

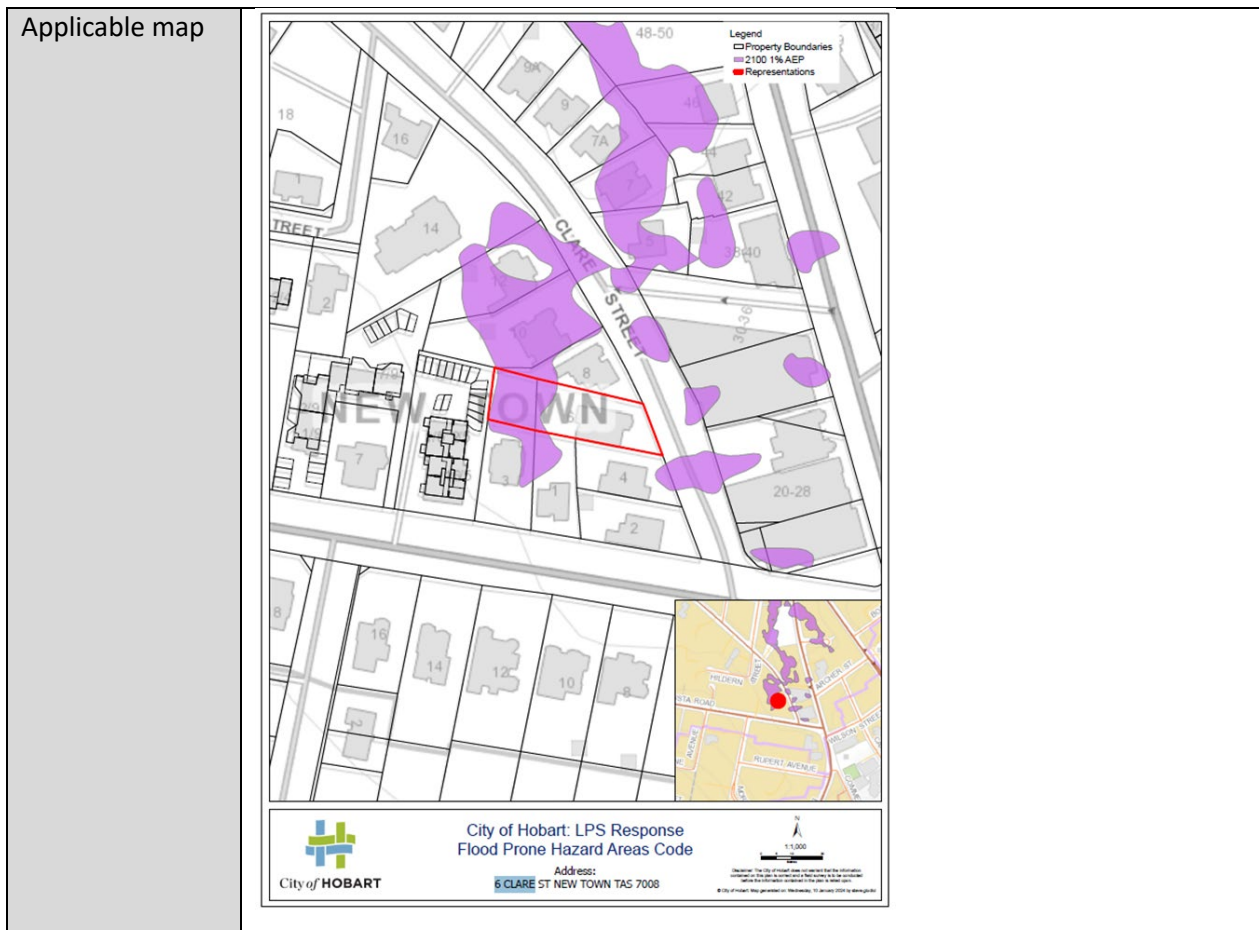
Attachment A – Analysis of representations and their merits

The analysis of each representation as required by section 35F of the Land Use Planning and Approvals Act 1993 (the Act) is provided over the following pages.

Where relevant Council’s heritage and hydraulic services officers have provided input.

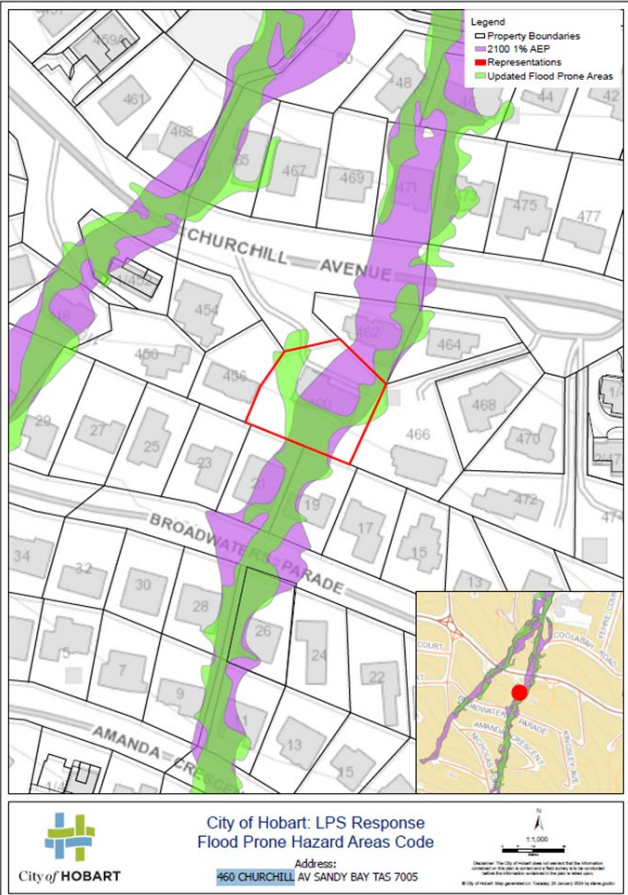
Representation No 1, 20, 51, 63: Neville Crowther, 6 Clare Street, New Town

Matters raised in representation	<p>He is concerned that the flood prone hazard area overlay was not disclosed to him when his property was purchased a year ago. He was made aware of the Heritage overlay but not flood prone area overlay. He believes it will depreciate the value of his property up to \$800,000 and impact insurance premiums. He would like to be compensated for this impact. He is also interested in understanding how the approval was given for the hospital over the road.</p>
Planning Authority response	<p>Flows affecting 6 Clare Street, New Town originate to the south of the property within neighboring properties on Augusta Road. These flows follow natural overland flow paths through properties on Augusta Road and Clare Street as they move north, eventually joining flooding on Maypole Creek before discharging to New Town Bay.</p> <p>Flows impacting the property are overland flows that exceed Council drainage capacity in the 1% AEP event. Overland flows predominantly effect the rear of the property and do not encroach on the building footprint or restrict access to the property. Flood depths across the property range between 0mm and 160mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



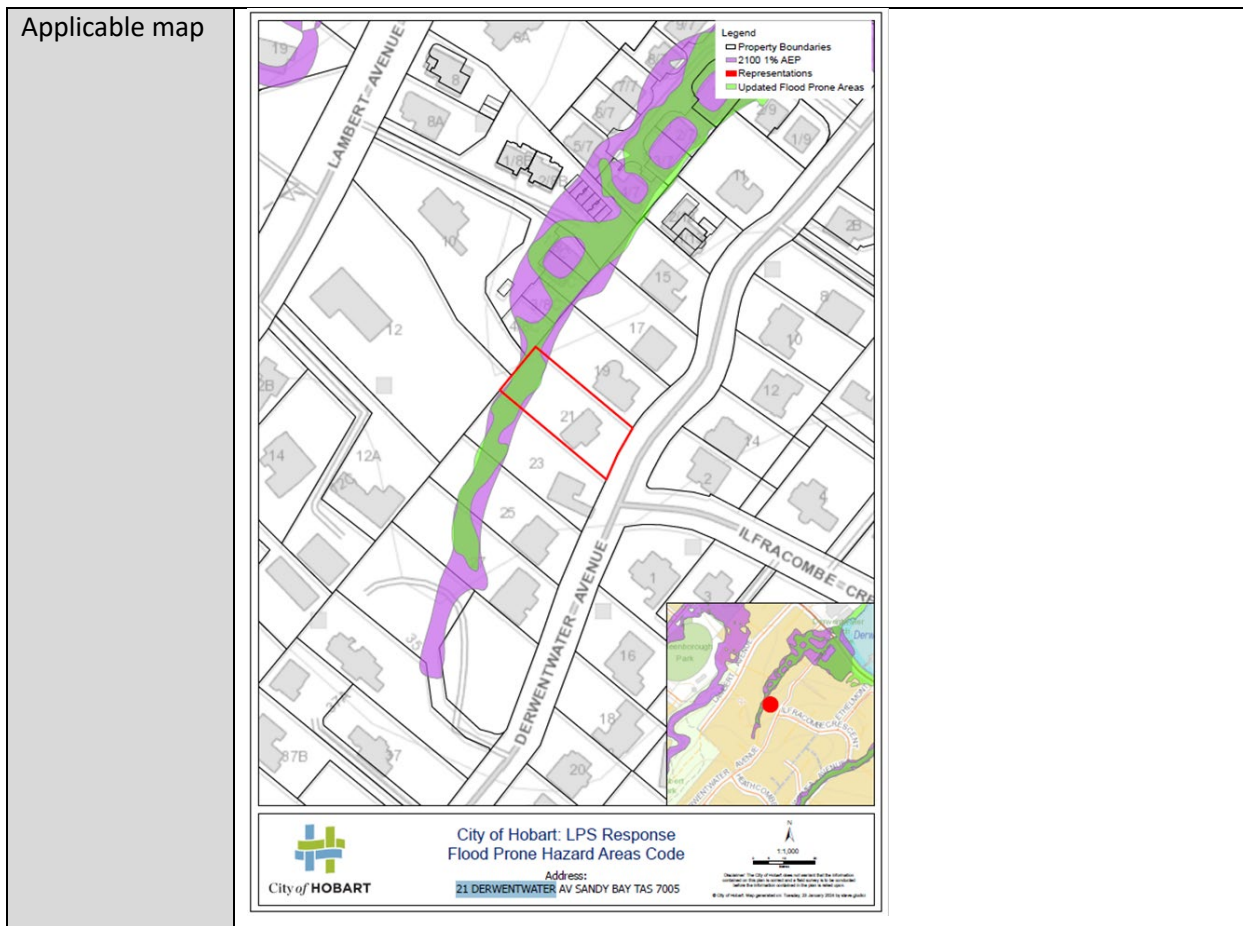
Representation No 2 and 38: Gajinder Oberoi, 460 Churchill Avenue, Sandy Bay

<p>Matters raised in representation</p>	<p>Concerned that his property has been included in the flood prone area overlay and believes that a stormwater surge/overflow reference would be more accurate. He is particularly concerned about the impact upon insurance cover. He also questions the role of inadequate stormwater drainage pipelines and what mitigation measures Council is proposing.</p> <p>He also believes that structures such as brick walls, upstream, may direct the water in different directions, potentially impacting on properties that are not identified as flood prone. There is a tall brick wall upstream between 21 and 23 Broadwaters Parade and their property. Any water coming through this area at 19 Broadwaters Parade is likely to impact 456 Churchill Avenue as well but this is not listed.</p>
<p>Planning Authority response</p>	<p>Flows affecting 460 Churchill Avenue, Sandy Bay originate to the south of the property within Bicentennial Park. These flows follow natural overland flow paths through properties on Nicholas Drive, Amanda Crescent and Broadwater Parade as they move north joining flooding along Wayne Rivulet before discharging to the Derwent River at Long Beach.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north</p>

	<p>before converging with flows from Wayne Rivulet. Flood depths across the property range between 0mm and 440mm.</p> <p>Council provides adequate drainage within the subject location that caters for flows up to the 5%AEP rainfall event.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.</p> <p>The modelling does not take into account fences as these are not subject to council planning approvals and may be built or removed without the knowledge or approval of council.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.</p>
<p>Applicable map</p>	 <p>The map displays a residential street grid with several streets labeled: Churchill Avenue, Broadwater Parade, and Amanda Cr. A red outline highlights a specific property area. The map is overlaid with various flood hazard zones: purple areas represent '2100 1% AEP' flood zones, and green areas represent 'Updated Flood Prone Areas'. A legend in the top right corner defines these symbols. At the bottom of the map, there is a title block for the 'City of Hobart: LPS Response Flood Prone Hazard Areas Code' with the address '460 Churchill Av Sandy Bay Tas 7005'. A scale bar and north arrow are also present.</p>

Representation No 3: L Millar, 21 Derwentwater Avenue, Sandy Bay

Matters raised in representation	The representor questioned what the risks are in relation to her property being in a flood prone area. Further questioned what costs there may be to home-owners impacted by these changes, as well as what unique standards are referred to in the new planning scheme.
Planning Authority response	<p>Flows affecting 21 Derwentwater Avenue, Sandy Bay originate to the south of the property within 35 Derwentwater Avenue, Sandy Bay. These flows follow natural overland flow paths through properties on Derwentwater Avenue, as they move north before discharging to Lords Beach Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 280mm.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.</p>
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated overlay.

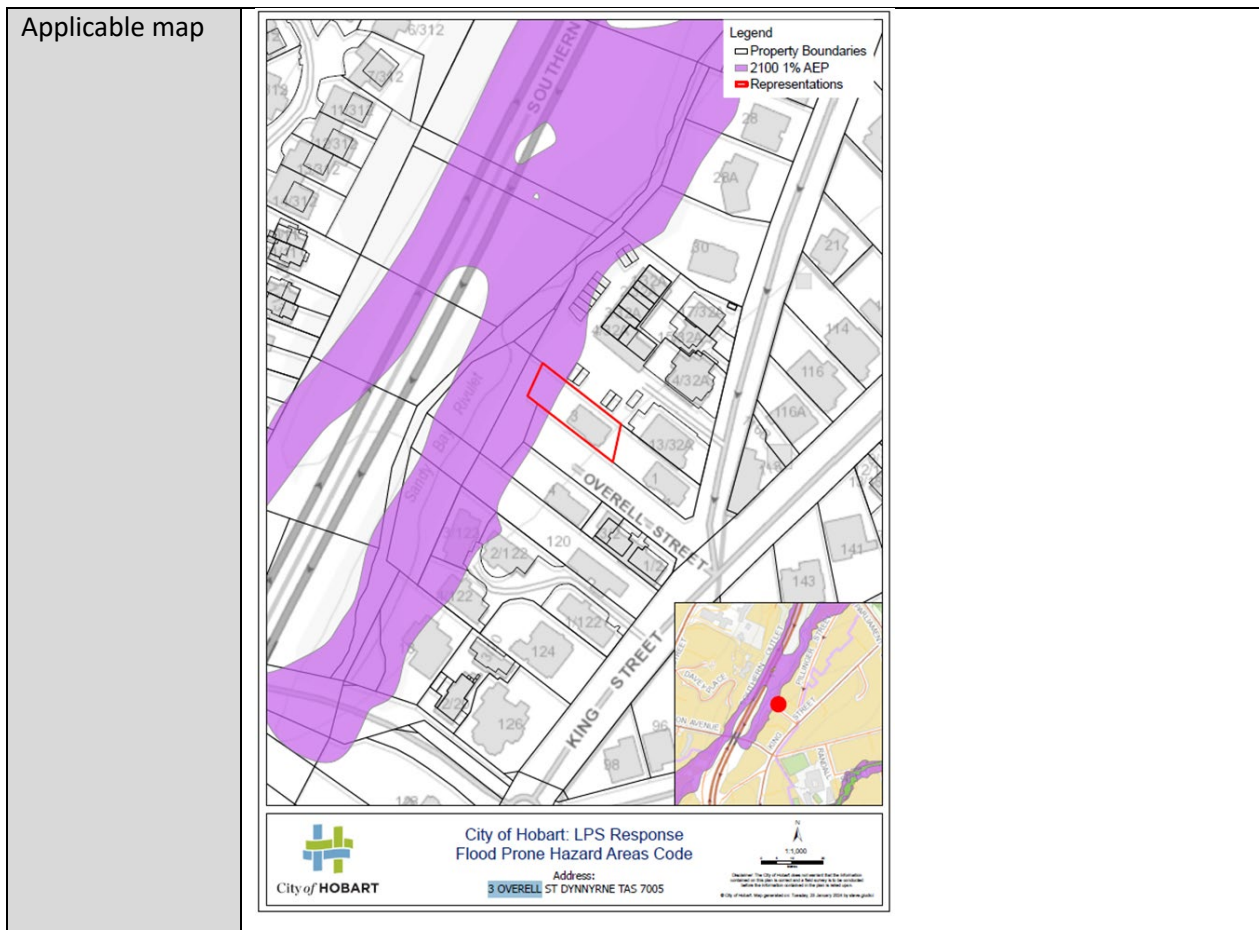


Representation No 4 and 93: Frank Martinovich, Director Corporate Services, Cancer Council Tasmania, 13-17 Princes Street, Sandy Bay

Matters raised in representation	Questioned the application of HOB-C6.2.50 and what implications the change will have for current operations, or future uses of the property. This was a general enquiry regarding the property described as 15 Princes Street but known in Council's system as 13-17 Princes Street.
Planning Authority response	This property is currently in the Sandy Bay 2 Heritage Precinct under <i>the Hobart Interim Planning Scheme 2015</i> (HIPS 2015) and will continue to be within a Heritage Precinct which will be called HOB-C6.2.50 under the LPS. The Local Historic Heritage Code under clause C6.2.4 does not apply to use.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 5: John Backhouse, 3 Overell Street, Dynnyrne

Matters raised in representation	Representor has raised concerns about the notification received and the fact that it did not provide adequate clarity to understand the impact to his property. Also notes that the flood risk area is likely to only impact a small section of the property, and not the area where the dwelling is located. He is of the view that recording the flood risk as being to only part of the property is more accurate and will further lessen Council's risk.
Planning Authority response	Flows affecting 3 Overell Street, Dynnyrne are caused by flooding of the Sandy Bay Rivulet originating southwest of the property within the Waterworks Reserve. These flows follow effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 460mm and does not affect the current housing footprint. As the Flood-Prone Area Code is used as a trigger for further assessment of planning application if new use or development is proposed in the overlay area, it is unnecessary to differentiate between vacant or developed parcels of land. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 6: Andrew Carlyle - 3/107 Strickland Avenue, South Hobart

Matters raised in representation	Representor is concerned that part of his property is zoned as “Open Space”. He requests clarification regarding what part of the property is zoned open space.
Planning Authority response	<p>The property at 3/107 Strickland Avenue is currently zoned General Residential with a small section zoned Open Space. It is understood that this occurred following it being identified as part of a broader strategic project to provide a shared user path from Wellington Park, along the rivulet to join up with the existing trails at Cascade Brewery.</p> <p>The zone application guidelines specify that Open Space should apply to land that provides, or is intended to provide, for the open space needs of the community, including land identified for passive recreation or natural or landscape amenity within an urban setting. The open space zoned should generally only be applied to public land but may be applied to privately owned land if it has been strategically identified for open space purposes.</p>

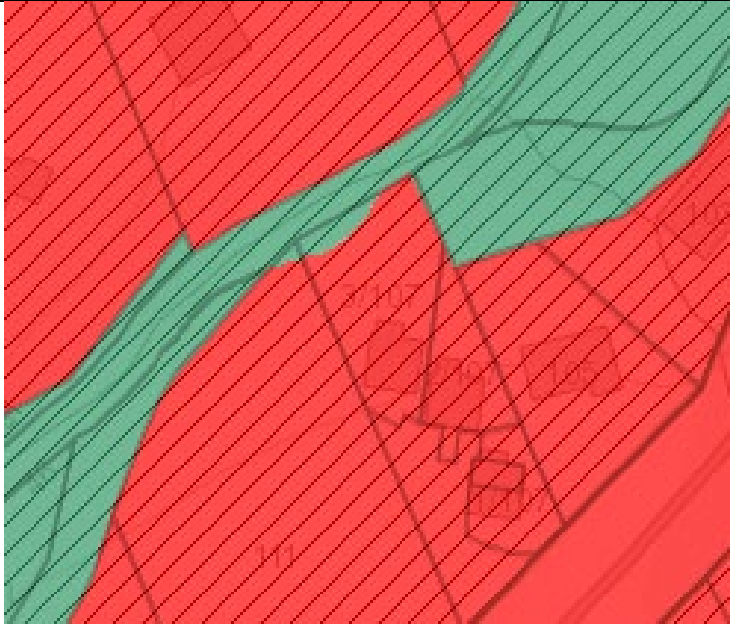


Figure 1: The proposed zoning applied to 3/107 Strickland Avenue, noting the section to the north west is zoned Open Space

In 2011 the Hobart Rivulet Park Strategic Masterplan was finalised which sought to provide a strategic multi-use pathway between the city and Wellington Park. The pathway for the most part follows the alignment of the rivulet, and the section immediately to the north of 3/107 Strickland Avenue is adjacent to the rivulet area. While this Masterplan does highlight a desire to provide a linkage in this section, it is unclear whether acquiring this land is necessary to achieve this.

The parcel of land was further identified in a study entitled the *Review of the Three Rivulet Plans 2016*, with recommendation 7 stating:

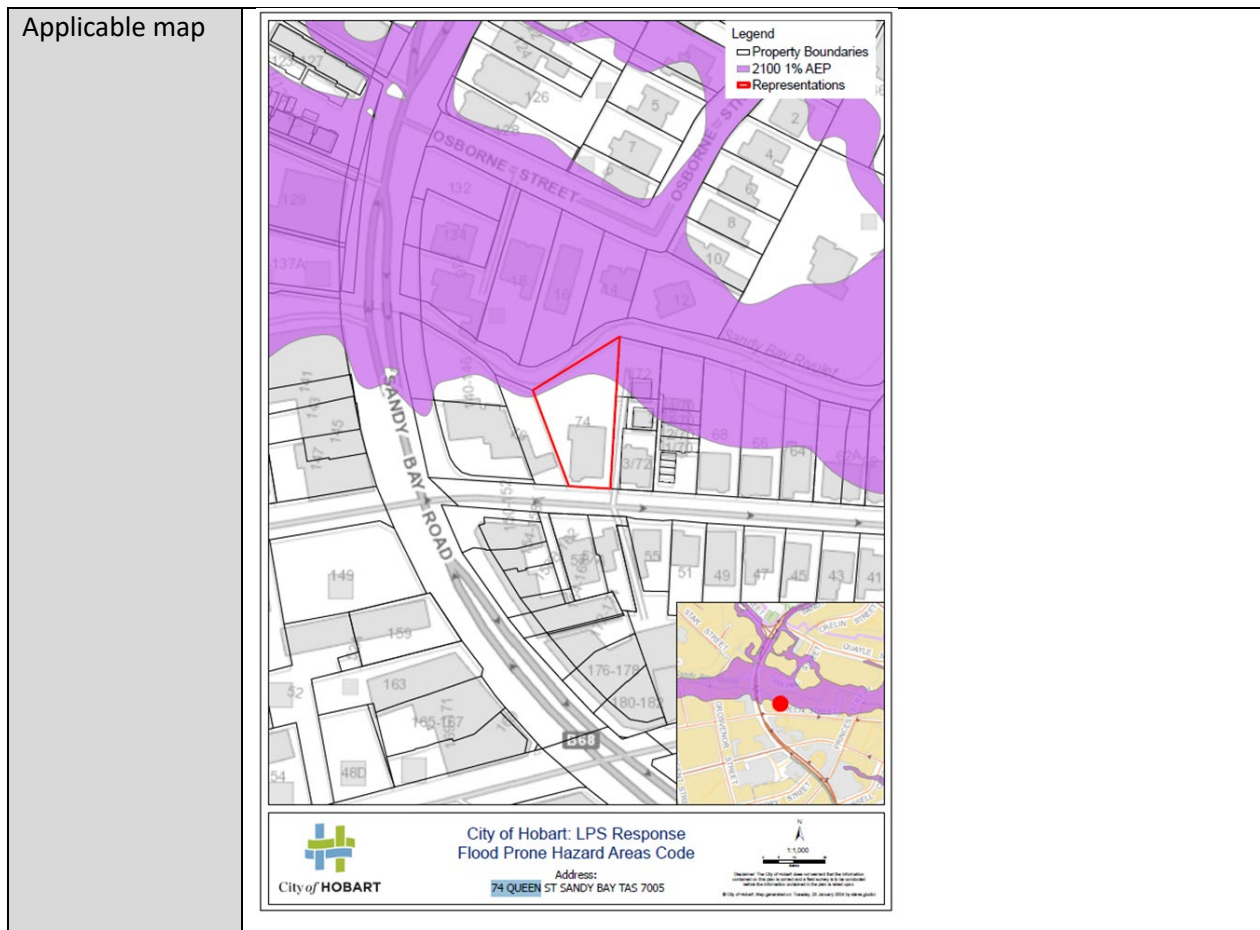
Undertake the necessary investigations and planning, design and approvals to develop the upper Rivulet Park from the Old Farm Road Bridge to the Strickland Avenue Bridge and through to Wellington Park (Moderate).

This report was completed some 8 years ago, and it is unclear whether any further actions or investigations have occurred to progress this. Given that a route has not been identified on either private land or within Council's ownership, and any subsequent pathway would require acquisition in any event, it is more appropriate that the land be entirely zoned Residential. If the land is acquired as part of a broader project, then at that stage, there may be a need to modify zoning both at this site and more broadly.

Recommended action	Modify the zone maps to apply the General Residential Zone to the entire property at 3/107 Strickland Avenue (CT 59578/3).
Effect of recommendation on Hobart draft LPS	Modification of the zone map under the Draft LPS so that the property at 3/107 Strickland Avenue is in the General Residential Zone.

Representation No 7: Dr David Boersma and Dr Jacoline Heller-Boersma, 74 Queen Street, Sandy Bay

Matters raised in representation	The representor raised concerns in relation to the flood prone hazard area overlay. In their view they are not in a flood prone hazard area overlay as no. 74 Queen Street lays 3-4 metres above the creek/rivulet level. They have not experienced flooding before and request that the zoning and documentation be amended to reflect this.
Planning Authority response	<p>Flows affecting 74 Queen Street, Sandy Bay are caused by flooding of the Sandy Bay Rivulet originating west of the property within the Waterworks Reserve. These flows effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 520mm and does not affect the current housing footprint.</p> <p>As the Flood-Prone Area Code is used as a trigger for further assessment of planning application if new use or development is proposed in the overlay area, it is unnecessary to differentiate between vacant or developed parcels of land.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact to the Hobart draft LPS.



Representation No 8: Sam Ibbott, 112 Swanston Street, New Town (also referred to as 110 Swanston Street), New Town

<p>Matters raised in representation</p>	<p>The representor is questioning the application of the Flood prone hazard area overlay to his property. He argues that in 2014 they engaged engineering expertise as part of a building upgrade which considered this issue and found it to not be at risk. Since then, a number of flooding incidents have occurred in Hobart and again his property has not been impacted, where others in the vicinity have. He requests the overlay be removed from his property.</p>
<p>Planning Authority response</p>	<p>As outlined in the covering report the Flood-Prone Area Hazard Code relies on the 1% Annual Exceedance Period and 2100 Climate Change flood modelling. The overlay represents modelling of expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. The 2014 flood study referenced by Mr. Ibbott does not take into account climate change. Council’s modelling is consistent with best practice and can be expected to show higher water levels than the 1 in 100-year flood study that was undertaken in 2014.</p> <p>Flows affecting 110 Swanston Street, New Town are caused by flooding of the Maypole Rivulet. These flows effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 870mm.</p>

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 9: Stewart Edwards, 6 Rupert Avenue, Mount Stuart

Matters raised in representation	The representor raises concern in relation to “heritage boundaries” and in particular 431 Elizabeth Street, questioning if the Heritage boundaries are re-aligned to incorporate that site, will the building be demolished.
Planning Authority response	The representors comments are noted. Nothing in the LPS can retrospectively require the removal of otherwise lawfully approved buildings in accordance with section 12 of the Land Use Planning and Approvals Act 1993.

	The site of 431 Elizabeth Street is currently not heritage listed and is not in a heritage precinct. Therefore, under the Hobart draft LPS there are no heritage provisions relating to demolition or boundary adjustment that apply to this site.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 10: Todd Jeffrey – no address provided

Matters raised in representation	Representor had a question regarding downloading the maps. No other comments were provided.
Planning Authority response	Planning authority responded and no further submissions were received.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

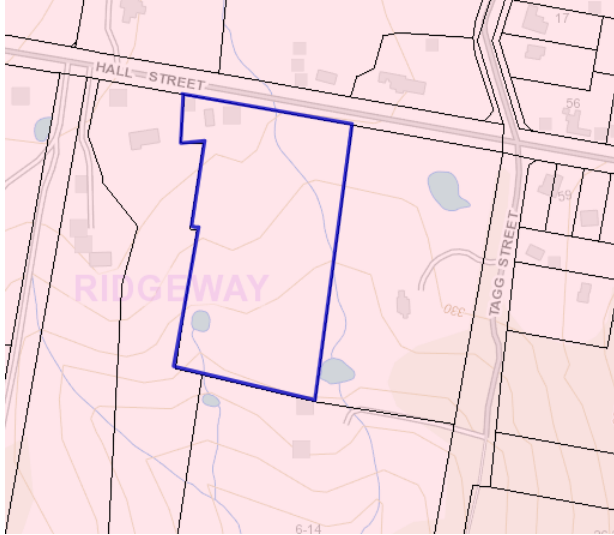
Representation No 11: Luc Richard, Unit 4/26 Newlands Avenue. Lenah Valley

Matters raised in representation	Representor is concerned about the application of the flood prone areas hazard overlay. Their concerns are in relation to the modelling used, as it is based on desktop assessments and is extremely conservative. There has not been any ground truthing. Previous storms did not result in any water or flooding. The representor has concerns about what this will mean for future developments at the site, and what it may mean in relation to insurance on the property.
Planning Authority response	Flows affecting unit 4, 26 Newlands Avenue, Lenah Valley, originate southeast of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 240mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.

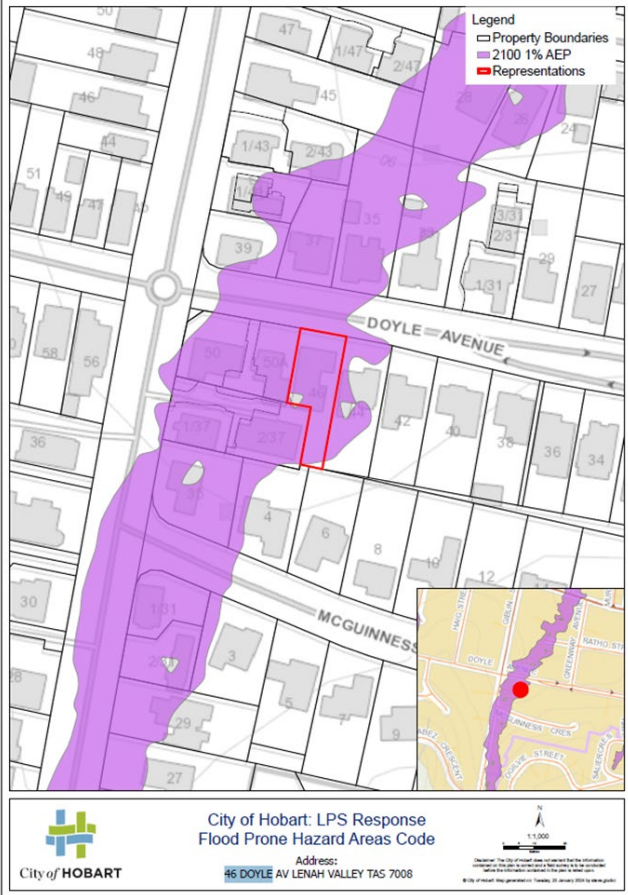
	Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	<p>City of Hobart: LPS Response Flood Prone Hazard Areas Code Address: UNIT 4 26 NEWLANDS AV LENAH VALLEY TAS 7008</p>

Representation No.12: Rosie and John Donald, 39-47 Hall Street, Ridgeway

Matters raised in representation	Their property is zoned Rural Living B and they are questioning whether they can subdivide it. Their property is just over 2ha, with the minimum lot size of the Rural Living Zone being 2ha.
Planning Authority response	The application of the Rural Living Zone B will not facilitate further subdivision of this property following the transition to the Hobart LPS. Modifying the zoning of this property to Rural Living Zone A would result in an ad hoc spot zoning in that location, which at this time could not be supported. If this area of Ridgeway were to be considered for Rural Living Zone A, it would require a

	<p>broader strategic analysis of the cluster of properties which has not yet been undertaken.</p>  <p><i>Figure 2: The subject property identified, located in a Rural Living B area (Source: City of Hobart GIS)</i></p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact upon the Hobart draft LPS.</p>

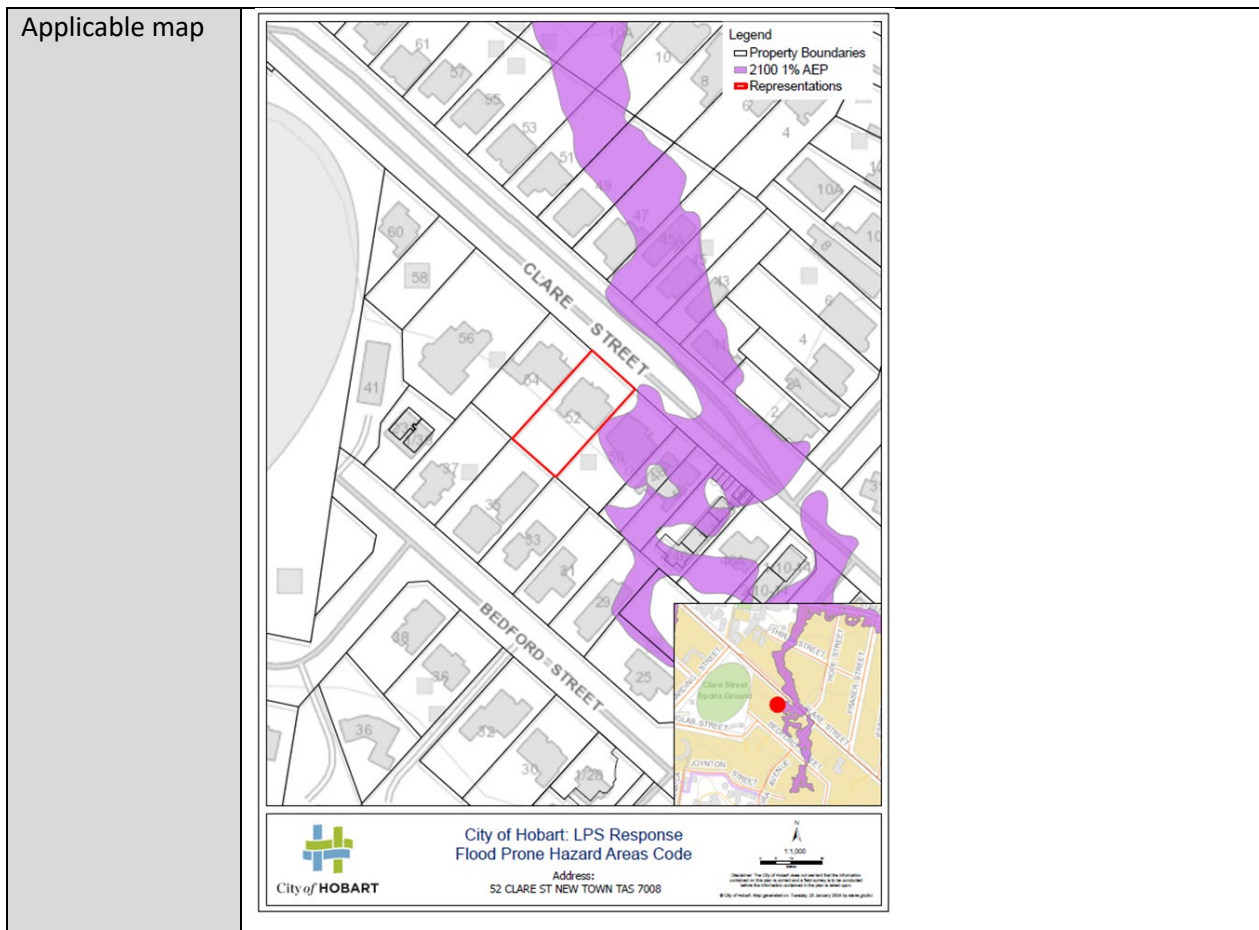
<p>Representation No 13</p>	<p>Daniel McQuillen, 46 Doyle Avenue, Lenah Valley</p>
<p>Matters raised in representation</p>	<p>Representor raises questions in relation to the flood prone hazard overlay. Is this something that changed from my property? Or was this property already designated "flood prone hazard"?</p> <p>Request to know what the outcome of this designation is and if it is new or updated?</p>
<p>Planning Authority response</p>	<p>Flows affecting 46 Doyle Avenue, Lenah Valley, originate south of the property in Knocklofty Park. These flows follow natural overland flow paths along Giblin Street, and through properties on Giblin Street, McGuinness Crescent and Doyle Avenue as they move north eventually discharging to Maypole Rivulet.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 130mm.</p>

	<p>The overlay area is consistent with Council’s existing flood maps available on the City of Hobart website and was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map</p>	 <p>The map displays property boundaries as thin black lines and flood-prone hazard areas as a purple shaded region. A red rectangular box highlights a specific property at 52 Doyle Avenue. The map includes street names such as Doyle Avenue and McGuinness Street. A legend in the top right corner identifies the symbols for Property Boundaries, 2100 1% AEP, and Representations. An inset map in the bottom right shows the location of the highlighted area within a larger neighborhood context. At the bottom of the map, there is a title block with the City of Hobart logo, the text 'City of Hobart: LPS Response Flood Prone Hazard Areas Code', and the address '52 DOYLE AV LENAH VALLEY TAS 7008'. A scale of 1:1,000 and a north arrow are also present.</p>

Representation No 14: Helen Mulligan and Robert Bennett, 52 Clare Street, New Town

<p>Matters raised in representation</p>	<p>Representor raises concerns about their property being included within the Flood prone hazard area overlay, particularly as only a very small section of the property is included in the overlay. If the overlay is applied more broadly, this may impact upon insurance costs and property value. The representor also questions the validity of the data to result in the mapping.</p>
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<p>Planning Authority response</p>	<p>Flows affecting 52 Clare Street, New Town originate to the south of the property within properties on Bedford Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows have minimal impact on the property only inundating a small portion of the eastern fence line.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.</p>



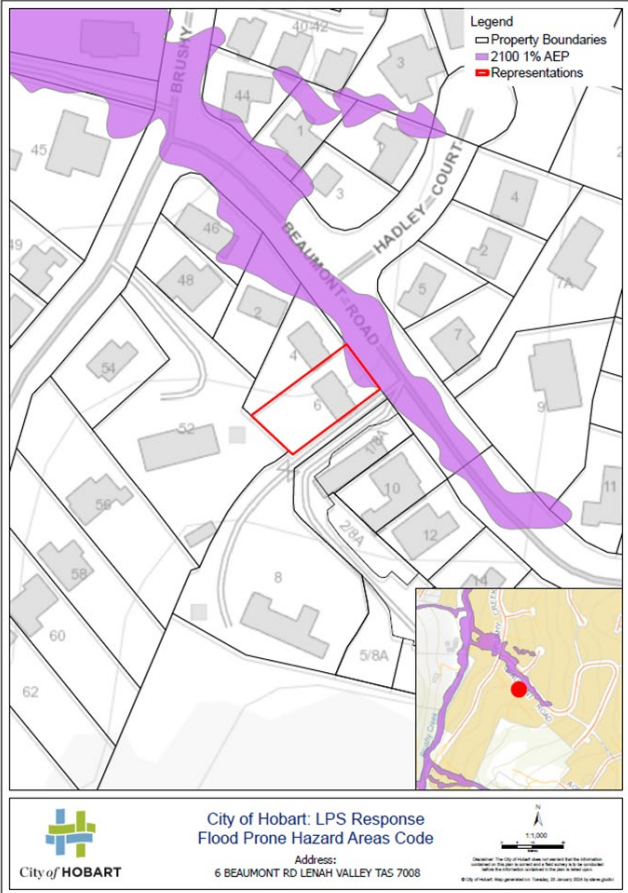
Representation No 15: Ian Hughes, 74 Waimea Avenue, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor raises concerns in relation to the identification of his property as being within a flood prone hazard area overlay.</p> <p>He believes the overlay has been incorrectly applied and he believes it only applies to a very small section of his property and the house is unlikely to be inundated. He believes that saying it is in a flood prone area is incorrect.</p> <p>Council also states that the information on the plan may not be correct and field survey should be conducted – therefore it shouldn’t be applied. They would like this to be removed from their property.</p>
<p>Planning Authority response</p>	<p>The current draft overlay shows flows affecting 74 Waimea Avenue, Sandy Bay originate to the south of the property within 84 Waimea Avenue, Sandy Bay.</p> <p>These flooding flows follow natural overland flow paths through properties on Waimea Avenue, as they move north before discharging to Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 60mm.</p>

	New mapping resulting from internal review and model updates, undertaken in late 2023 and as discussed in the covering report shows no inundation on the property with flows contained within the roadway in front of the property.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable map	<p>The map displays a residential street grid with various flood hazard overlays. A red rectangle highlights a specific property at 6 Beaumont Road. The legend indicates that purple areas represent the 2100 1% AEP, green areas represent updated flood prone areas, and red outlines represent individual representations. The map also shows property boundaries and an inset map of the surrounding area.</p>

Representation No 16: Roderic Van Binst, 6 Beaumont Road, Lenah Valley

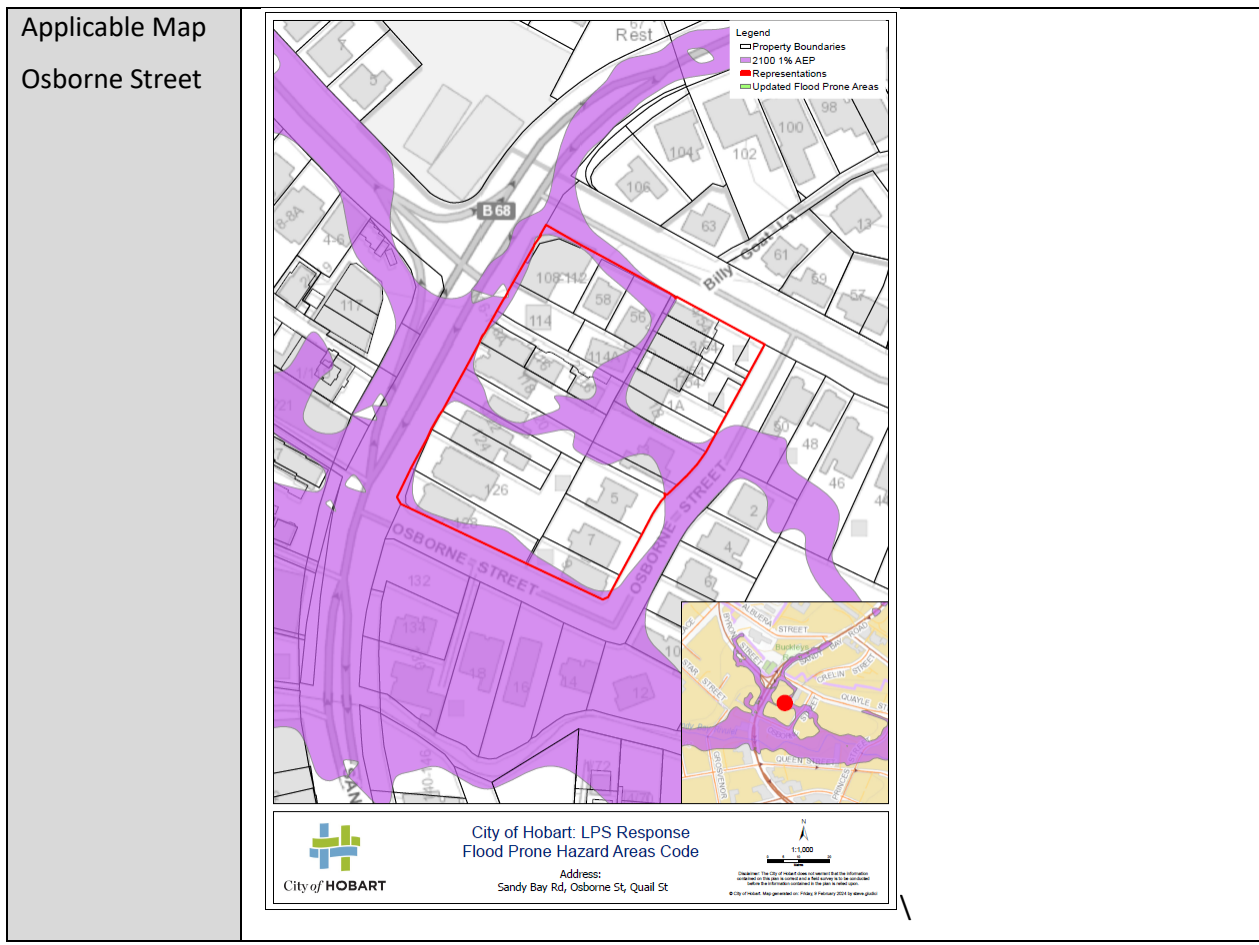
Matters raised in representation	The representor raises concerns with the flood prone hazard area overlay. They indicate that they live on a hill and have excellent drainage. They would like their property to be excluded from the overlay application as it will impact upon property values.
Planning Authority response	Flows affecting 6 Beaumont Road, Lenah Valley originate southeast of the property on Beaumont Road. As these flows move north west they inundate properties on Beaumont Road and Brushy Creek road before joining floodwaters from Brushy Creek as they head north eventually discharging to New Town Bay.

	<p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. It is expected that most of these flows will be contained within the roadways with shallow overland flows inundating the front of the property. Flood depths across the property range between 0mm and 70mm.</p> <p>This property was not affected by the re-modelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 17 and 40: Graham King, Osborne Avenue, Sandy Bay

Matters raised in representation	<p>The representor raised concerns with the application of the flood prone hazard area overlay to his property. He indicated that the property had not been subject to flooding, including during the substantial floods in May 2018 and therefore was</p>
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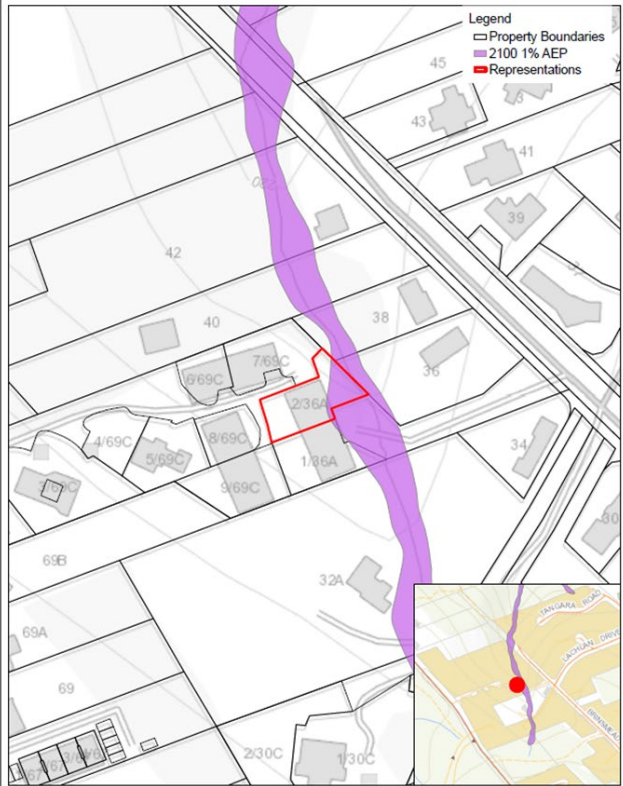
	<p>not at risk of flooding. He was particularly concerned about the potential increase in costs to landowners from things like insurance premiums and would be taking these matters further if there is an impact upon property values.</p>
<p>Planning Authority response</p>	<p>Flooding experienced within properties bounded by Quayle Street, Sandy Bay Road and Osborne Avenue are caused by a combination of overland flows from the north and flood waters from Sandy Bay rivulet. In the 1%AEP 2100 event overland flows exceed Council drainage capacity on Byron Street and Sandy Bay Road north of the subject site.</p> <p>These flows travel along overland flow paths and effect properties within the subject site before joining flooding from Sandy Bay rivulet as it moved east towards its outlet. Flooding across properties within this location range in depth between 0mm and 300mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>



Representation No 18: Adrian Pyrke, 9 Forbes Avenue, Sandy Bay

Matters raised in representation	The representor request clarification regarding the Heritage Precincts applicable to his property knowing that their property was already located in a Heritage Precinct (currently known as West Hobart 3 Heritage Precinct under HIPS 2015).
Planning Authority response	This was an enquiry that must be considered as a representation. The property will remain in a Heritage Precinct HOB-C6.2.72 under the Hobart draft LPS.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 19: Taufiq Tanasaldy, 2/36a Brinsmead Road, Mount Nelson

Matters raised in representation	The mapping shows their property within the flood prone area. In their view both of the units at 36a Brinsmead Rd are on higher ground, and up to 2m higher than the creek. They want the flood area to be excluded from their property.
Planning Authority response	<p>Flows affecting Unit 2, 36a Brinsmead Road originate within park land south of the property. As these flows move north along the Riffle Range Creek alignment, they inundate properties on Brinsmead Road.</p> <p>The flows affecting the property are overland flows that exceed the creek’s capacity in the 1%AEP flood. It is expected that most of these flows will be contained within the creek with shallow overland flows inundating the front of the property. Flood depths across the property range between 0mm and 110mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	 <p>The map displays a residential street grid with property boundaries outlined in grey. A purple shaded area represents the 2100 1% AEP flood zone, which runs north-south through the center of the map. A red outline highlights the specific property at 2/36a Brinsmead Road. The map includes a legend in the top right corner with three items: 'Property Boundaries' (grey outline), '2100 1% AEP' (purple fill), and 'Representations' (red outline). An inset map in the bottom right corner shows the broader context of the area, with a red dot indicating the location of the property. At the bottom of the map, there is a title block with the City of Hobart logo, the text 'City of Hobart: LPS Response Flood Prone Hazard Areas Code', the address 'Address: UNIT 2 36A BRINSMEAD RD MOUNT NELSON TAS 7007', and a scale bar for 1:1000.</p>

Representation No 21: Chris Wells, Vehicle restrictions in heritage areas

Matters raised in representation	The representor raised concerns regarding restricting vehicles in heritage areas. Specifically, he is concerned that restricting vehicles to 1 per property is draconian. Similar street appeal could be achieved by incorporating no parking zones to stop commuters parking outside houses all day. Parking needs to be better managed.
Planning Authority response	No specific address was provided in this representation. There are no requirements in the Local Heritage Code to limit the parking to one space per household
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 22 and 23: Chris Edwards, 570 Sandy Bay Road, Sandy Bay

Matters raised in representation	<p>The representor raises concerns that Council has rushed the modelling and been alarmist with their work. The representor believes there is a community responsibility to protect Nutgrove Beach, Long Beach and Blinking Billy Point. Waterfront properties should be able to take reasonable steps to protect their properties, and given they pay higher rates, there should be help available for them to do this.</p> <p>The representor suggests that long term planning around infrastructure solutions should be considered and a future fund should be established.</p> <p>The representor also notes that the property is identified as flood prone. It was unclear what the flooding referred to. He assumes it is related to flash flooding following extreme storm events and is of the view that Council should be addressing the adequacy of the local stormwater system before identifying overlays that may devalue properties. The representor is of the belief that they pay adequate rates to expect reasonable protection from stormwater, otherwise a reduction in rates should be provided for.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
Planning Authority response	Current mapping shows flows affecting 570 Sandy Bay Road, Sandy Bay originate to the southeast of the property. These flows follow natural overland flow paths through properties on Waimea Avenue, as they move north before discharging to Sandy Bay. The low-lying nature of the property means that these flows are influenced by sea level rise, storm and tidal surge which slow discharge of these flow to Sandy Bay and result in shallow pooling within 570 Sandy Bay Road and neighboring properties.

	<p>The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 550mm. New mapping resulting from internal review and model updates shows a reduction of inundation depths on the property.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>
<p>Applicable Map</p>	<p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 570 SANDY BAY RD SANDY BAY TAS 7005</p> <p>City of Hobart Map production on: Tuesday, 9 February 2016 by: wade.gillis</p>

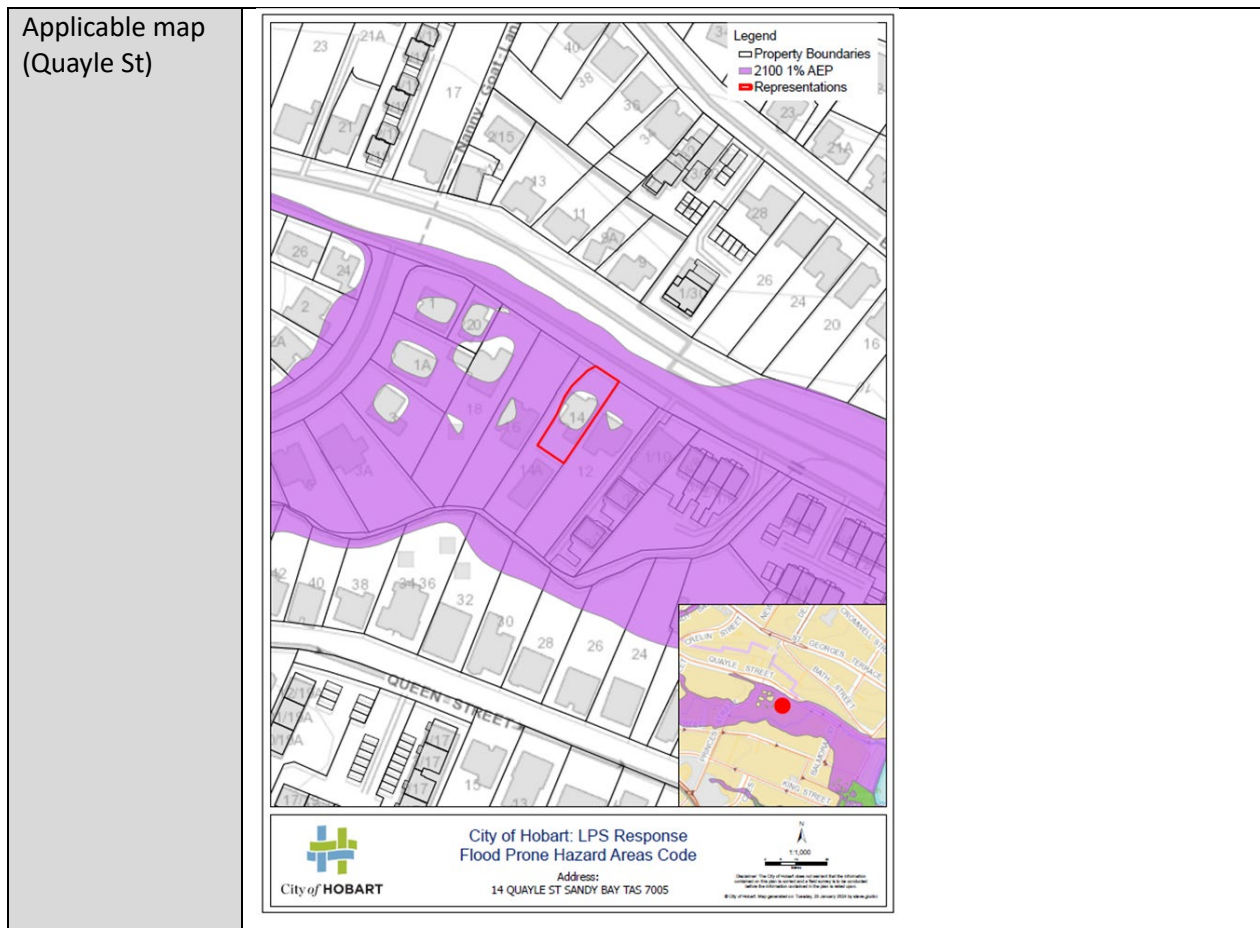
Representation No 24: Andrew Buckley, 9/286 Argyle Street, North Hobart and 14 Quayle Street, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor raises concerns in relation to flood prone areas. Specifically, he highlights that when he recently bought the two properties they were not identified as flood prone at that time. He is of the view that this will impact upon the value of the properties and drive up the cost of insurance. He will be seeking compensation from Council. He is of the belief that neither property has flooded, and he is adequate distance away from the flood risk to avoid that risk.</p>
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<p>Planning Authority response</p>	<p><u>9/286 Argyle Street</u></p> <p>Flows affecting 9/286 Argyle Street North Hobart originate to the southwest of the property at the base of Knocklofty Park.</p> <p>These flows follow the established overland flow paths of Providence Gully and Providence Valley Rivulet. In the 1%AEP the Providence rivulet including its piped sections exceed capacity resulting in shallow overland flows moving through the property heading northeast on Smith Street before converging with flood waters on Letitia Street and moving southeast, finally discharging into the Derwent River. Flood depth across the property range between 0mm and 110mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p> <p><u>14 Quayle Street</u></p> <p>Flows effecting 14 Quayle Street, Sandy Bay originate from Sandy Bay rivulet as flood waters exceed the capacity of the rivulet and over top its banks in the 1%AEP event. These flows inundate the surrounding low lying areas affecting properties on Quale Street and Queen Street as they make their way east to their discharge point at Short Beach, Sandy Bay. The depth of inundation across the property ranges between 0mm and 300mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Applicable map
(Argyle St)






Representation No 25: Lynley Hocking 32 Lalwinya Court, Mount Nelson

Matters raised in representation	The representation was a query regarding whether their property was in Rural Living A, B, C or D.
Planning Authority response	A response was provided to the representor confirming that their property is proposed to be zoned Rural Living A. No further queries were raised.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 26: Mark Bresnehan, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently
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	<p>approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential.</p> <p>The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.</p>
<p>Planning Authority response</p>	<p>It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015).</p>  <p><i>Figure 3: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023).</i></p> <p>The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.</p> <p>Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.</p> <p>It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4 to the HIPS 2015.</p>
<p>Recommended action</p>	<p>Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.</p>

Representation No 27: Anna and Justin Mayo, Address unknown

Matters raised in representation	The representor raised a query around heritage properties listed in her street and the differences between the HIPS 2015 and the Hobart draft LPS. Particularly she is interested in why some properties have been delisted and whether renovations have influenced that outcome. The answer to their enquiry (dated 11 May 2023) would determine whether the representor would make further comment.
Planning Authority response	No address was provided however Council has been able to ascertain that the query applies to Mary Street, North Hobart through a subsequent email sent 16 May 2023. An email response was provided, and no further queries or comments were received.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 28: Martin Balsiger, address unknown

Matters raised in representation	<p>The representor raised concerns about his property being listed as within the flood prone hazard overlay, and in particular he was concerned about not being able to insure his property into the future or only insure it at some cost.</p> <p>He is of the view that his property hasn't flooded before and understands that there have been stormwater upgrades in recent years so he doesn't believe the flooding should happen again.</p>
Planning Authority response	<p>The flood Prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments.</p> <p>Under the new Tasmanian planning scheme Council is required by law to provide information on flood prone areas in the form of the flood prone area hazard code where this information exists. Hobart city Council has undertaken extensive flood studies into its catchments that form the basis of these code overlays. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.</p> <p>As the representor has not provided details of his property address, Council is unable to provide an analysis of where the flooding influences are coming from, and whether they require reconsideration.</p>
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
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Representation No 29: Bob Cotgrove, 305 Nelson Road, Mount Nelson

Matters raised in representation	This representor raised a question about how the Hobart LPS impacts their property.
Planning Authority response	Council staff provided a response advising of the zoning to the representor's property.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 30: Andrew Crane, 333 Park Street, New Town

Matters raised in representation	<p>The representor raises concerns that it is a requirement under the zone and code application guidelines that heritage places include statements about their heritage significance and heritage values.</p> <p>The representor notes that his property is only listed for "Residence and Garden" with no further information provided. He also notes that the property is the only one in the street specifically listed for its garden. He believes this is inaccurate as it has no heritage value and they have undertaken significant works in the garden since purchasing the property so it has changed considerably.</p> <p>He requests that Council review the listing and prepare a datasheet that identifies why the garden is of significance, and/or remove the reference to the garden from the datasheet listing.</p>
Planning Authority response	<p>The subject property was first identified in the Significant Gardens Study (New Town and Lenah Valley) by James Douglas and Assoc, 1999 as a result of community consultation after the Study was featured on ABC radio and the owner of this property suggested that their garden might be of significance or have elements that were significant. The advice was followed up on and an assessment and datasheet was prepared. A copy of the datasheet from the Study is attached. This property was again identified the New Town Heritage Review prepared by GHD, April 2008. A copy of that datasheet is attached. A recommendation was made for formal heritage listing and the subject property was incorporated into the <i>HIPS 2015</i> and included in Table E13.1 of the Historic Heritage Code.</p>



Figure 4: Hedging at 333 Park Street along Gowrie Street.



Figure 5: Hedging along Park Street.



Figure 6: the gate on the north western elevation, at the corner of Gowrie Street and Park Street.

The subject property was inspected in January 2024 and the above images were taken.

The heritage listing in Table E13.1 of HIPS 2015 is as follows:

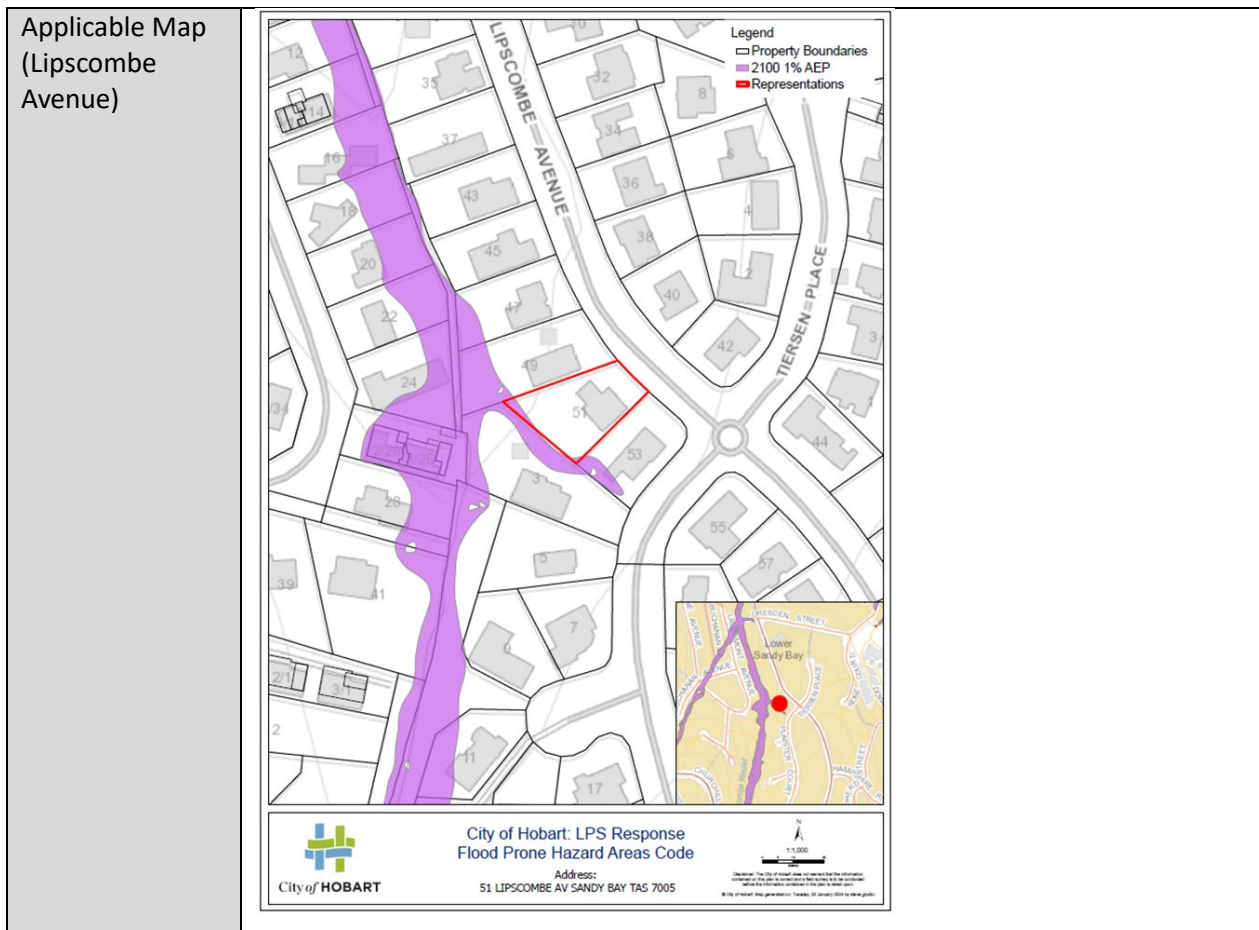
STREET	NO.	STREET	POSTAL CODE	HERITAGE
2433	333	PARK STREET	60981/79	Residence and Garden

In summary the essential character and physical attributes of the property, including the hedge configuration remain since the first Study and hence the identified heritage values remain.

	Gardening is exempt from requiring a planning permit under clause E13.4.1 (k) (i) a of HIPS 2015. While it is not obligatory for the preparation of statements of significance and/or a datasheet for inclusion there are two datasheets that could be included in the LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 31: Hazel Mariot, 51 and 53 Lipscombe Avenue, Sandy Bay

Matters raised in representation	<p>The representor is concerned that the property addresses have got mixed up between 51 and 53 Lipscombe and 53a Lipscombe. She is particularly concerned that this may mean her area is designated as flood prone incorrectly.</p> <p>There was a boundary adjustment many years previously which meant that the lower lying area has ended up on 3 Plaister Court (which was previously called 53a Lipscombe Avenue). The change in address occurred in the 1980s which was when Plaister Court was established as a residential subdivision instead of being used for a school. The rear part of 51 and 53 Lipscombe was subdivided to provide for what was 53a Lipscombe and is now 3 Plaister Court. This block is unfortunately within the overlay area.</p> <p>She is aware that there is water movement along the back boundary which has resulted in some fence movements and the lids of inspection pits being lifted.</p>
Planning Authority response	<p>Flows affecting 51 Lipscombe Avenue, Sandy Bay originate at the neighboring property of 53 Lipscombe Avenue. These flows follow natural overland flow paths through 53 Lipscombe Avenue, 3 Plaister Court and 51 Lipscombe Avenue before joining flows from Lipscombe Rivulet as they move north eventually discharging at Red Chapel Beach, Sandy Bay.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 30mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

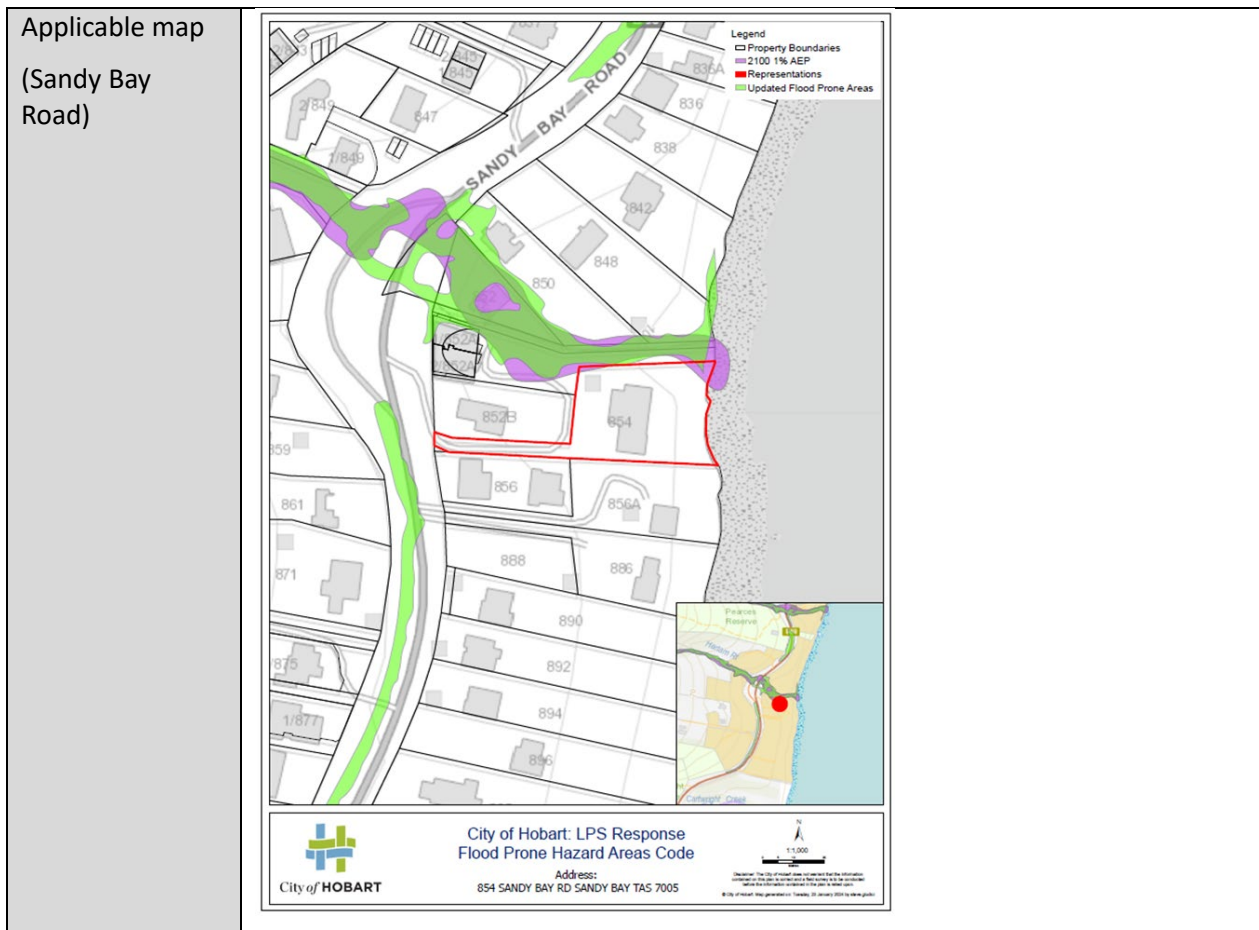


Representation No 32, 33 and 34: David Kentish, 12 Meredith Street, New Town

Matters raised in representation	The representor requested further advice on 17 May 2023 via the Representations email address regarding his property the heritage listing impacting his property at 12 Meredith Street, New Town and the boundary changes to the heritage precinct.
Planning Authority response	Further communication was received, and it was clear that this was an enquiry only, not a representation. No boundary changes to the Heritage Precinct HOB-C6.2.48 are proposed and the representors property is not heritage listed and not proposed to be heritage listed.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 35: Craig Deegan, 854 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representor has raised concerns about the application of the Flood prone hazard areas code to his property. He notes it is a very small amount that is covered by the overlay (estimates at 1-2%) and notes that there has never been any evidence of flooding previously. He is concerned that such a small incursion results in the property being declared as flood prone and he is worried about what the implications of this might be.
Planning Authority response	<p>Flows affecting 854 Sandy Bay Road, Sandy Bay originates to the northwest of the property within Bicentennial Park. These flows follow the natural overland flow path of Hartman Rivulet which has been partially piped through the local residential and discharge to the Derwent Estuary.</p> <p>The flows affecting the property are flows that exceed Council drainage capacity and move overland along the rivulet alignment. Current modeling shows depths across the property range between 0mm and 200mm with insignificant inundation along the northern boundary of the property.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard under the Australian Disaster Resilience Handbook</i>.</p>
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 854 Sandy Bay Road, Sandy Bay (CT 106037/3).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.



Representation No 36: Helena Bobbi, 98 Letitia Street, North Hobart

<p>Matters raised in representation</p>	<p>The representor’s email (17 May 2023) interest are focused on the Heritage precinct in which their property is located, specifically HOB-C6.2.33. They understand the rationale for the listing inclusion of this section of Letitia Street in the Heritage Precinct HOB-C6.2.33 however they raise concerns that there has not been a clear explanation of the difference between a Tasmanian heritage listing, Council heritage listing, Local historic heritage place and a heritage precinct listing. They also want clarification of the anticipated supporting documents if your property is located within a local heritage precinct, and what will the additional costs be? They would like a clear and objective description of the process, timeframes and limitations.</p>
<p>Planning Authority response</p>	<p>The representor was notified of the Hobart draft LPS drop-in sessions in May and June which were available to attend. It is not known if the representors attended those sessions.</p> <p>The representors property is shown below with the extent of the new precinct shown in green cross hatching.</p>



Figure 7 The subject site highlighted in blue with the green precinct shown hatched (Source: City of Hobart GIS)

The exhibited documents for HOB-C.6.2.33 Letitia Street – North Hobart provide a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy providing a clear rationale for this new heritage precinct.

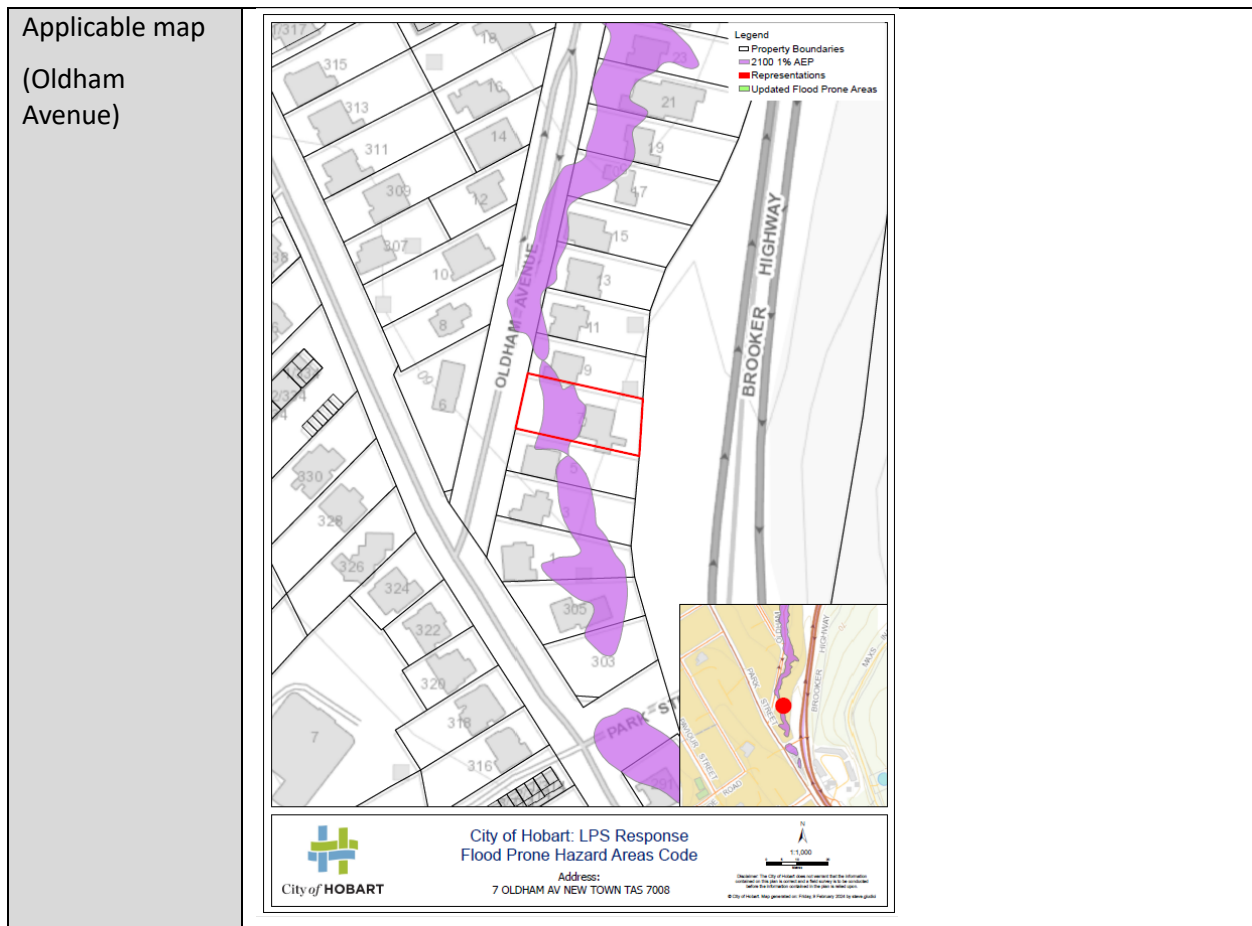
By way of background, Council commenced a review of all existing heritage precincts in November 2016. During the review this group of houses was identified as a potential new heritage precinct. Once research and mapping had been undertaken, the above document was prepared and reviewed again by Council’s staff. It was then concluded that this heritage precinct, in which the representors property is located, has a consistency of scale and character of houses from the Interwar period and qualifies as a local heritage precinct.

In terms of the definition of a heritage precinct under the LPS, it is considered that this new heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

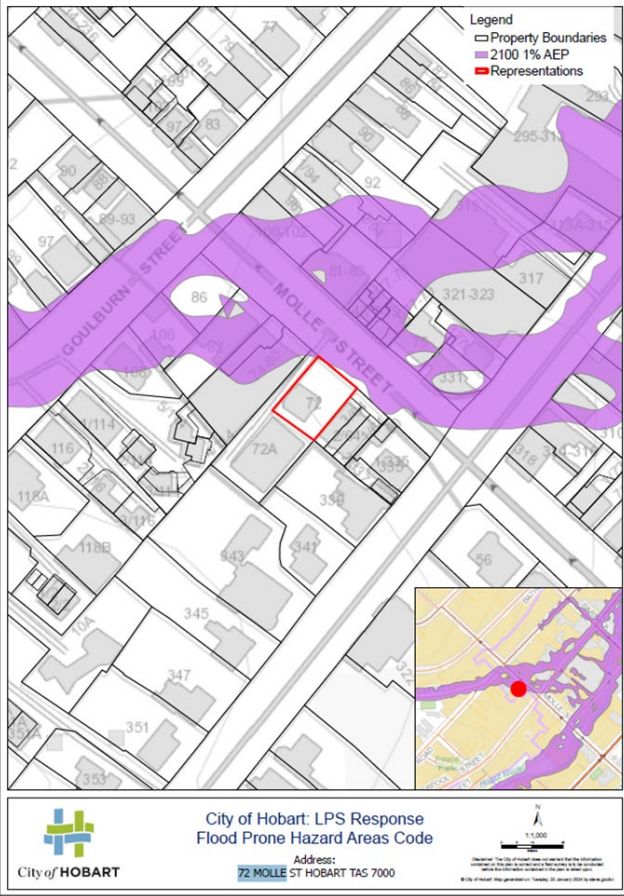
Representation No 37: Brian Chamber, 7 Oldham Avenue, New Town

Matters raised in representation	<p>The representor is concerned about the property being located within a flood prone area hazard overlay. They wish to advise that there has never been any flooding on the property and they believe there will never be any flooding. To that end they wish for the listing to be removed so as to not impact upon insurance in the future.</p>
Planning Authority response	<p>Flows affecting 7 Oldham Avenue New Town originate to the south of the property on Park Street. These flows follow natural overland flow paths as they move north through properties along Park Street and Oldham Avenue, eventually discharging to Cornelian Bay.</p> <p>These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that the majority of flow will be contained within the road reserve with shallow overland flows inundating the property. Flood depth across the property range between 0mm and 90mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	<p>No further action.</p>
Effect of recommendation on Hobart draft LPS	<p>No impact on the Hobart draft LPS.</p>



Representation No 39: David Boyer, 72 Molle Street, Hobart

Matters raised in representation	The representor raised concerns about his property being located in a flood prone hazard area overlay. He indicates that they are not aware of any flood events that could justify the inclusion of the property and request advice on the reason for placing a flood prone hazard area overlay over his property and the area more broadly.
Planning Authority response	<p>Flows affecting 72 Molle Street, Hobart originate to the west of the property in Knocklofty Park. These flows follow natural overland flow paths as they move east along Salvator Rosa Glen and through properties on Goulburn Street and Liverpool St before joining flooding from Hobart Rivulet.</p> <p>These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that most of the flow will be contained within the road reserve with shallow overland flows inundating a very small portion of the northern corner of the property. Flood depth across the property range between 0mm and 70mm.</p> <p>While this was not affected by the re-modelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone</p>

	<p>areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 72 Molle Street, Hobart (CT 126201/4).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.</p>
<p>Applicable map (Molle Street)</p>	

Representation No 41: John Thompson, Summerleas Road, Conservation Landholders Tasmania

<p>Matters raised in representation</p>	<p>The representor represents Conservation Landholders Tasmania (CLT) and notes that 6 properties within the municipality have conservation covenants. These include:</p> <ul style="list-style-type: none"> • Summerleas Rd, Fern Tree, CT 232875/1
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	<ul style="list-style-type: none"> • 93a Summerleas Rd, Fern Tree, CT 40475/6 • 96a Summerleas Rd, Fern Tree, CT 162643/2 • 150 Summerleas Rd, Fern Tree, CT 251292/1 • 5 Tew Terrace, Sandy Bay, CT 176862/1 • 24 Gardenia Grove, Sandy Bay CT 152401/1 and CT 231548/1 <p>The CLT agrees with the zoning proposed by Council as a mixture of Landscape Conservation, and Environmental Management subject to the circumstances.</p>
Planning Authority response	Noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

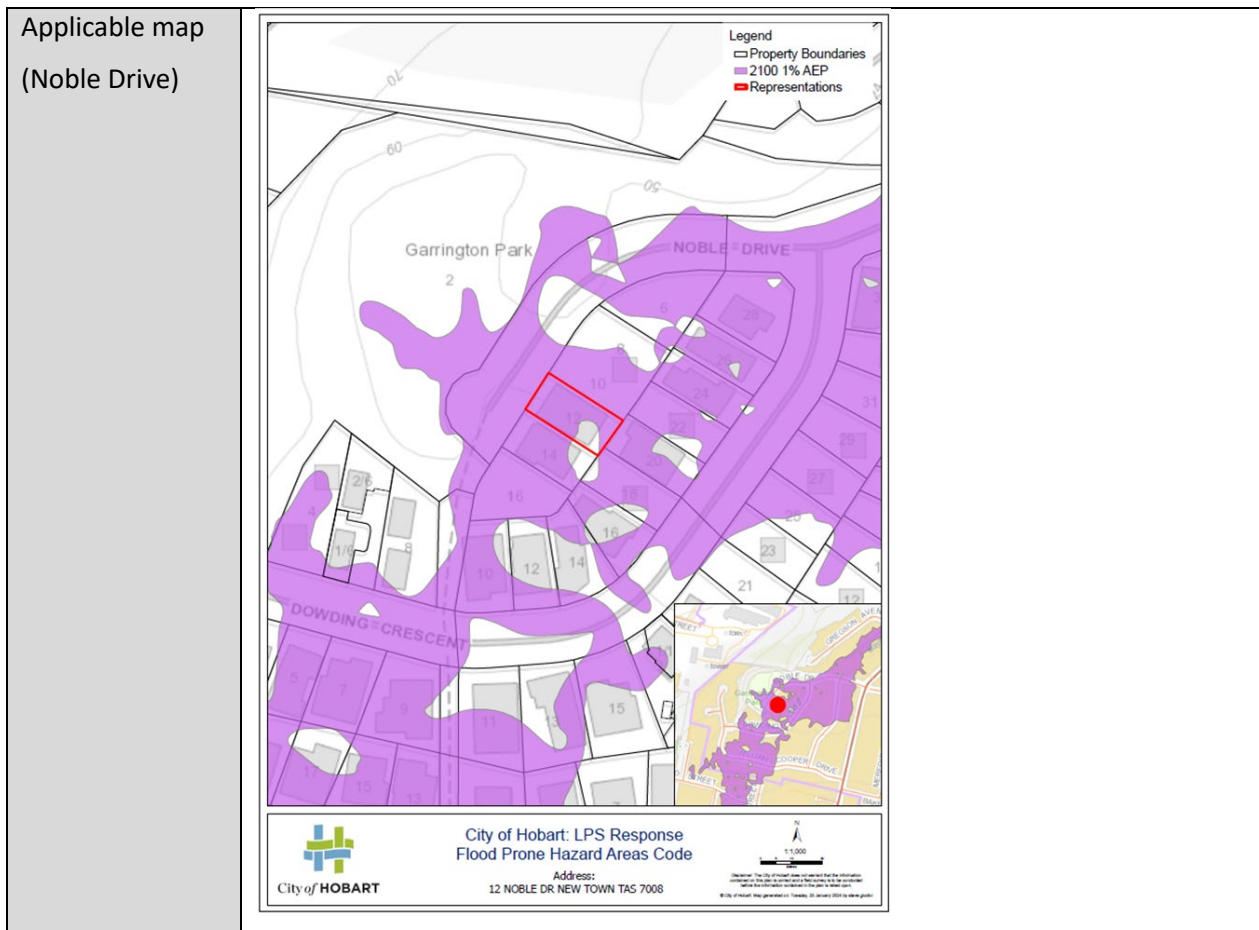
Representation No 42: Pam Schindler, Central Hobart Plan

Matters raised in representation	The representor is supportive of the Hobart Central Plan believing it will protect Hobart’s heritage, streetscapes and view lines. The representor strongly supports the height controls recommended in this report and believes it will provide clear guidelines and certainty to developers and authorities. They are of the view this should be incorporated within the Hobart draft LPS.
Planning Authority response	<p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that the Building Height Standards Review be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches)</p>
Recommended action	No further action.
Effect of recommendation	No impact to the Hobart draft LPS.

on Hobart draft LPS	
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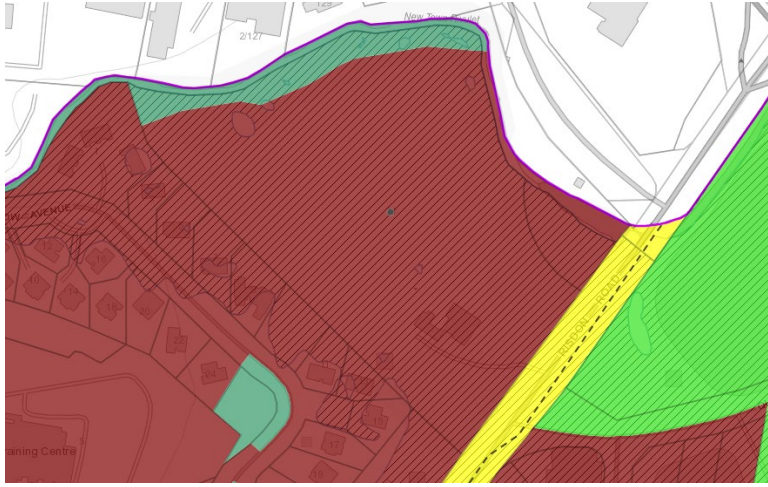
Representation No 43: Paul Munting, 12 Noble Drive, New Town

Matters raised in representation	The representor has provided a submission in relation to the flood prone hazard area overlay. Specifically, he wanted further information regarding when his property was assessed as flood prone, and what the Council is doing to remedy the issue.
Planning Authority response	Code overlays effecting 12 Nobel Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to roadways and constructed overland flow paths as per approved development application. The area of Garrington Park has been identified as a location where updated modelling will be necessary. It is anticipated that this will occur over the next 3 years and may reflect a reduction in flood impact on that site. This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

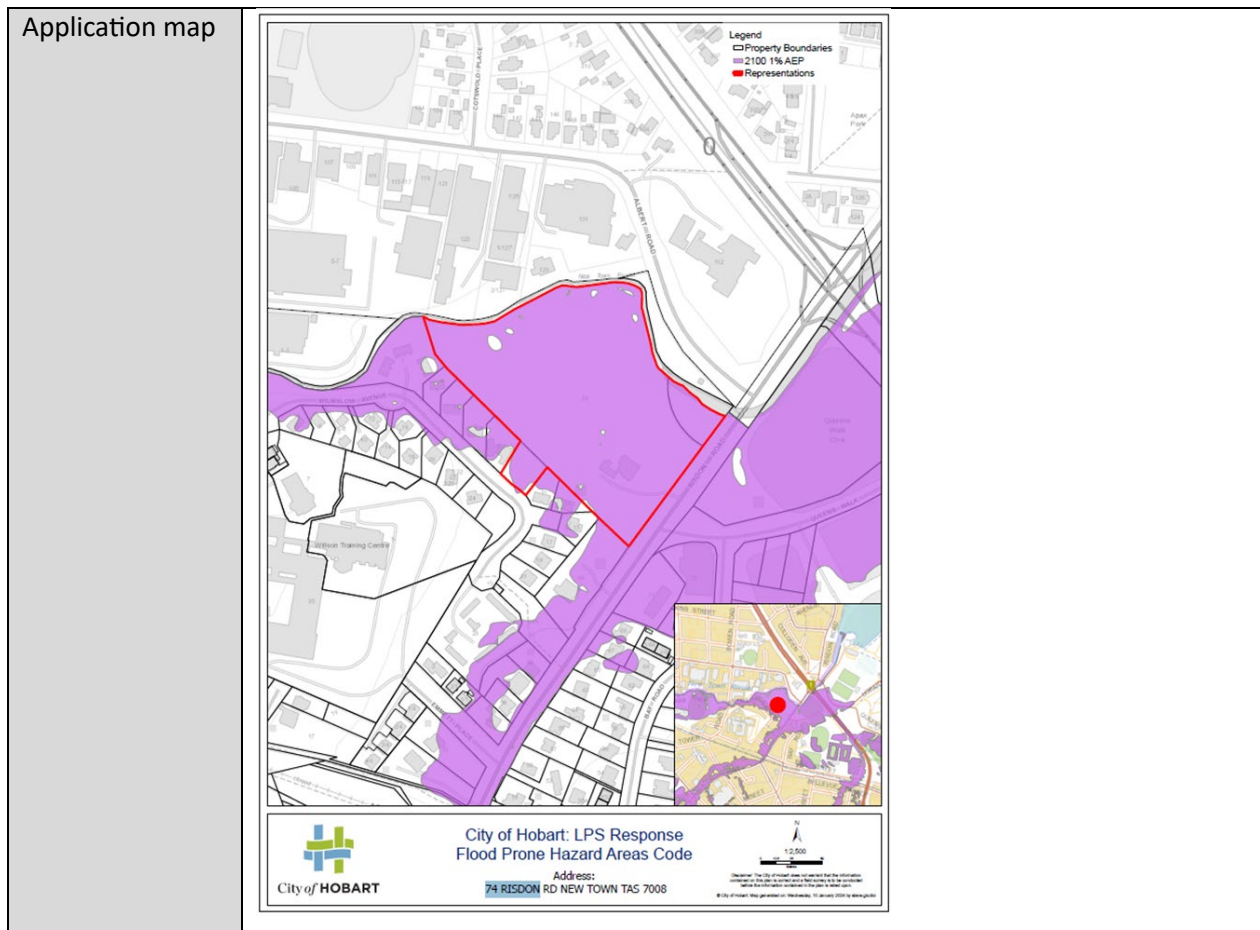


Representation No 44 and 92: Ben Hutchinson, 74 Risdon Road, New Town

<p>Matters raised in representation</p>	<p>The representor requests the removal of the Open Space Zone currently covering a portion of residential land at “Lauderdale Cottage”, 74 Risdon Road, New Town 7008.</p> <p>The Open Space Zone was originally applied to the land in 2017 when Council wanted to acquire that land for a walkway. The Council did not proceed with this acquisition due in part to matters of heritage but this has resulted in the zoning being redundant. It is the owners view that the application of the open space zone jeopardises the property’s historical integrity and future. It is their view that they maintain this property to a high standard, enhancing the unique heritage features, and that maintaining the original title boundary is critical to this. Lauderdale Cottage also provides an educational opportunity for residents and visitors and the riparian zone is contextual to its history. The owner is also replacing willows along the creek line with suitable natives and less invasive exotics. It is important to maintain the full title for the Cottage’s visual appeal as well as fostering community engagement and pride.</p> <p>The application of the Open Space Zone also impacts on the ability for the property to be run on a sustainable footing; the open space zone suggests the land in question is open to unfettered public access, and the owners are reluctant to invest</p>
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	<p>further while this is the case. The representor would like this zoning removed from their title.</p> <p>The additional representation highlights that the entirety of 74 Risdon Road is now covered by the flood prone areas hazard overlay. They note that the site hasn't flooded before and questions whether infrastructure upgrades have been undertaken to manage stormwater runoff. This is highlighted by the minor rainfalls which flood Risdon Road already. All of this infrastructure requires looking at. The representor questions whether there are any plans for upgrades and what the timeframe for this is.</p>
<p>Planning Authority response</p>	<p>The property at 74 Risdon Road is currently predominantly zoned Inner Residential, with a strip of the riparian zone along the creek line zoned Open Space as shown below.</p>  <p><i>Figure 8: the property at 74 Risdon Road, zoned Inner Residential, with the strip of land to the north zoned Open Space.</i></p> <p>The section 8A zone application guidelines issued by the TPC specify that Open Space should apply to land that provides, or is intended to provide, for the open space needs of the community, including land identified for passive recreation or natural or landscape amenity within an urban setting. The open space zone should generally only be applied to public land but may be applied to privately owned land if it has been strategically identified for open space purposes.</p> <p>The critical issue is the extent to which this land has been identified for open space purposes, and the anticipated timeframe regarding acquisition of this land. In looking to the west the title immediately adjacent, also fronting the rivulet, (1 Wilmslow Avenue) does not show any land zoned Open Space, therefore the broader strategic approach does not appear to have been applied consistently. It is considered that the most appropriate way to address this is to remove the application of the Open Space Zone and continue to zone that land Inner Residential. In the event that it doesn't become part of a broader open space network, the land can be acquired and rezoned at that time, alongside any other rezonings of adjoining sites which may be required.</p>

	<p>As discussed in the covering report the Flood Prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments.</p> <p>Council acknowledges that Risdon Road and surrounding areas including the sports field flood in smaller events, impacting local residents. Mr. Hutchinson’s previous correspondence on the issue has been noted and Council will be undertaking further investigation into possible upgrades for the area. Any resultant upgrade will be subject to Councils prioritisation and budget availability. There are no scheduled works to address flooding within the area at this time.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
<p>Recommended action</p>	<p>Modify the zone maps to apply the Inner Residential Zone to the entire site at 74 Risdon Road, New Town (CT 141336/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the zone map under the Draft LPS so that the entire property at 74 Risdon Road is in the Inner Residential Zone.</p>



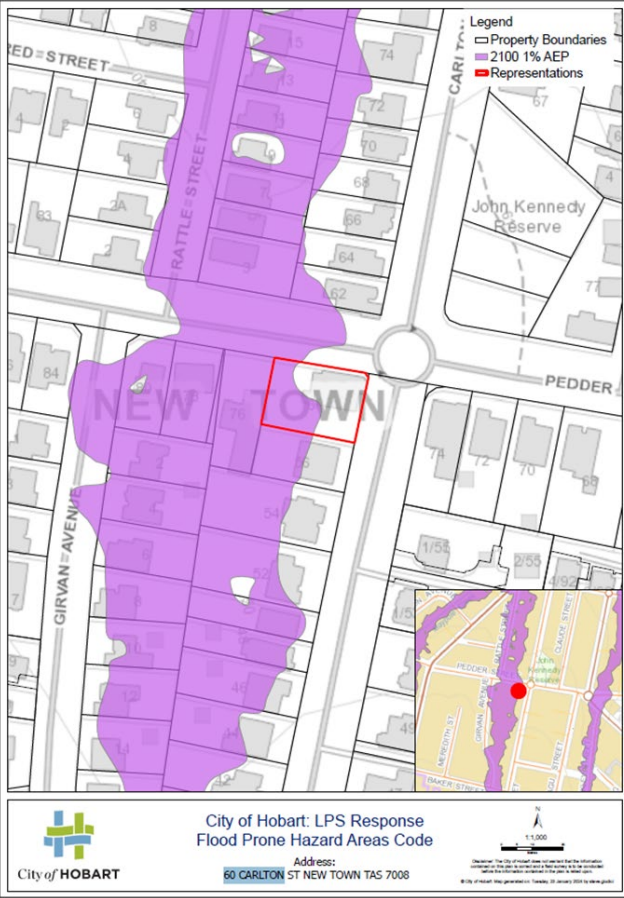
Representation No 45: Duncan Hall, 350 Davey Street, South Hobart

<p>Matters raised in representation</p>	<p>The representor raised concerns that his house has been incorporated within the South Hobart heritage precinct even though his house was only built in 2021. He understands the house cannot be removed from the precinct but requests a notation that it is a modern build therefore is otherwise exempt from the heritage restrictions that might apply.</p>
<p>Planning Authority response</p>	<p>The subject property is currently located within the South Hobart 7 Heritage Precinct. In 2021, the representor received approval for the construction of a new house behind the property with the street address of 350a Davey Street. The assessment was under the Historic Heritage Code of <i>HIPS 2015</i> with approval granted. Prior to this, the representor owned the heritage listed property, now known as 350a Davey and subdivided off the ‘battleaxe block’ – the property now known as 350 Davey Street. The property known as 350a Davey Street remains a heritage listed property, however the property at 350 Davey Street is listed on the maps.</p> <p>This appears to be an administrative error in mapping and should be amended to accurately reflect the heritage values in the area.</p> <p>The heritage precinct overlay will remain and is called HOB-C6.2.69.</p>

	 <p data-bbox="435 856 1218 888">Figure 9: Map identifying 350 and 350a Davey Street (Source: City of Hobart GIS)</p>
Recommended action	Modify the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.

Representation No 46: Gary Coates, 60 Carlton Street, New Town

Matters raised in representation	The representor raises concerns in relation to the Flood Prone Hazard area overlay. He notes that he has not experienced any water problems and raises a question around the Council's interest in upgrading infrastructure and also maintaining infrastructure. He is also concerned about the listing impacting values of properties and insurance costs.
Planning Authority response	<p>Council undertakes routine maintenance and upgrades as required, providing adequate drainage as specified under the <i>Urban Drainage Act 2013</i>. This does not cater for rare events such as the 1%AEP where flows are expected to exceed Council drainage capacity.</p> <p>Flows affecting 60 Carlton Street, New Town, originate south of the property in Knocklofty Park. These flows follow natural overland flow paths along streets and through properties as they move north eventually discharging to Maypole Rivulet. The flows effecting the property are overland flows that exceed Council drainage capacity in the 1%AEP 2100 climate change event. It is expected that most of these flows will be contained within road reserve with shallow overland flows moving</p>

	<p>through the property. Flood depths across the property range between 0mm and 510mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (Carlton Street)</p>	

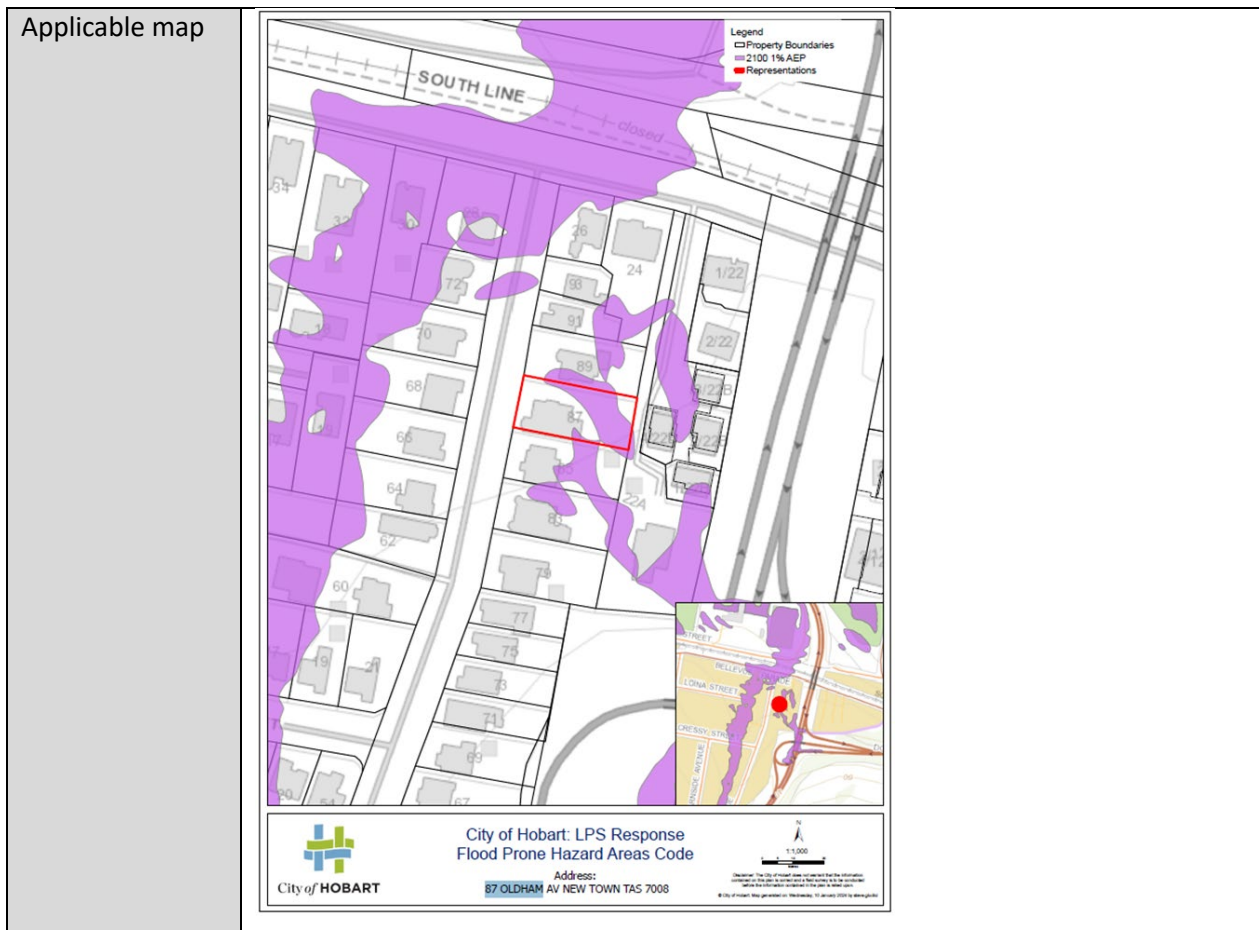
Representation No 47: Iain Millar, 2/19 Macfarlane Street, South Hobart

<p>Matters raised in representation</p>	<p>The representor raises concerns in relation to the application of the flood prone hazard area overlay. Specifically, he is of the view that his property does not flood from waters in Hobart rivulet. The land opposite the rivulet on the northern bank which is the Council Reserve – Rivulet Park is approximately 0.5m lower than his property and this provides enough capacity for excess flow in the rivulet during extreme storm events which leaves his property clear of flood water. Previous</p>
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	<p>floods in the South Hobart area do not reach the southern bank properties therefore he is of the view the overlay should be removed from his property.</p>
<p>Planning Authority response</p>	<p>Flood modelling of the Hobart rivulet shows that in the 1%AEP event the rivulet breaks its banks at multiple location along its alignment including Unit 2, 19 Macfarlane Street, South Hobart.</p> <p>The rivulet inundates both the northern bank including the Hobart Rivulet Park and its southern bank including both Unit 2 and 3 of 19 Macfarlane Street. Inundation depths on the property range from 0mm to 1.4 meters at the property's lowest point along its northern boundary.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (MacFarlane Street)</p>	

Representation No 48 and 78: Anthony and Linda Kube (Lil Kube), 87 Oldham Avenue, New Town

Matters raised in representation	<p>The representor questions whether their property is classified as being Flood prone. They also question whether this impacts upon their insurance policy.</p> <p>They note that they received their letter very late therefore missed the information sessions. They are interested to understand what impact a flood could have on their property. They would like further information regarding the impact on insurance on the property, and should they be negotiating with their insurer regarding flood protection insurance. They request Councils advice on whether this will impact upon house values in the future. They would like further information about how this flood prone overlay was determined. They also request clarification regarding whether a legal opinion should be sought.</p>
Planning Authority response	<p>Flows affecting 87 Oldham Avenue, New Town originate to the south of the property on Queens Domain Highway and Brooker Highway. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood.</p> <p>It is expected that most of these flows will be contained within the roadways with shallow overland flows moving northward through the property before converging with overland flows from the surrounding area at Belview Parade before discharging to Cornelian Bay. Flood depths across the property range between 0mm and 130mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 49: Kath Lonergan, 6 Jutland Street, New Town

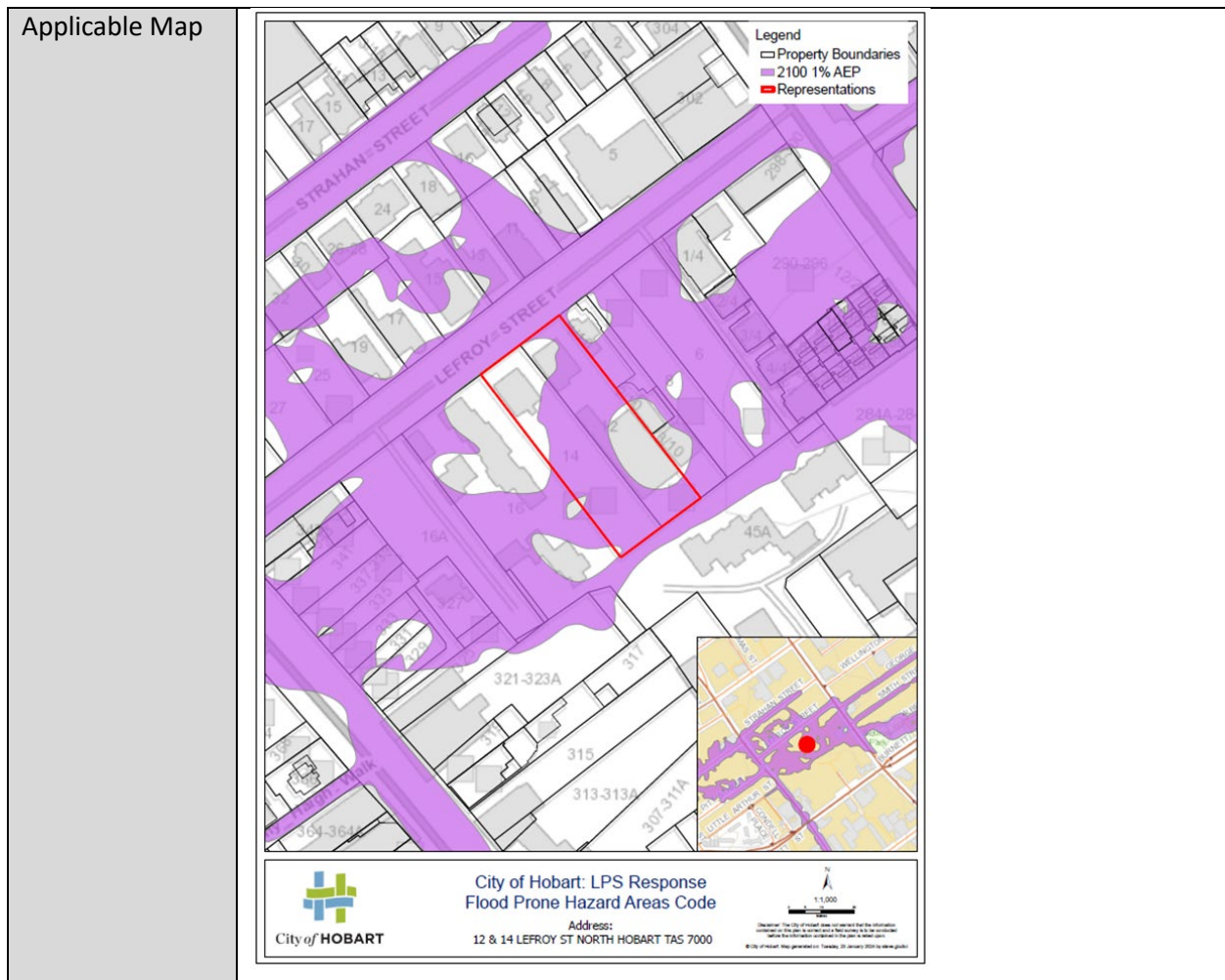
<p>Matters raised in representation</p>	<p>The representor raises concerns with the application of the flood prone hazard area overlay being applied to their property. They have lived there for many years and have not seen any flooding and believe this will result in property devaluations and higher insurance premiums. She is further concerned that if stormwater infrastructure is inadequate for future needs, then the residents will be penalized financially. She is now very concerned about flooding risk to her property.</p>
<p>Planning Authority response</p>	<p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the Urban Drainage Act 2013. In the 1%AEP this capacity is exceeded.</p> <p>Flows affecting 6 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland St.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the</p>

	<p>property range between 0mm and 500mm at the northwest boundary of the property.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (Jutland Street)</p>	

Representation No 50, 130 and 161: Mike Burke, 12 and 14 Lefroy Street, North Hobart

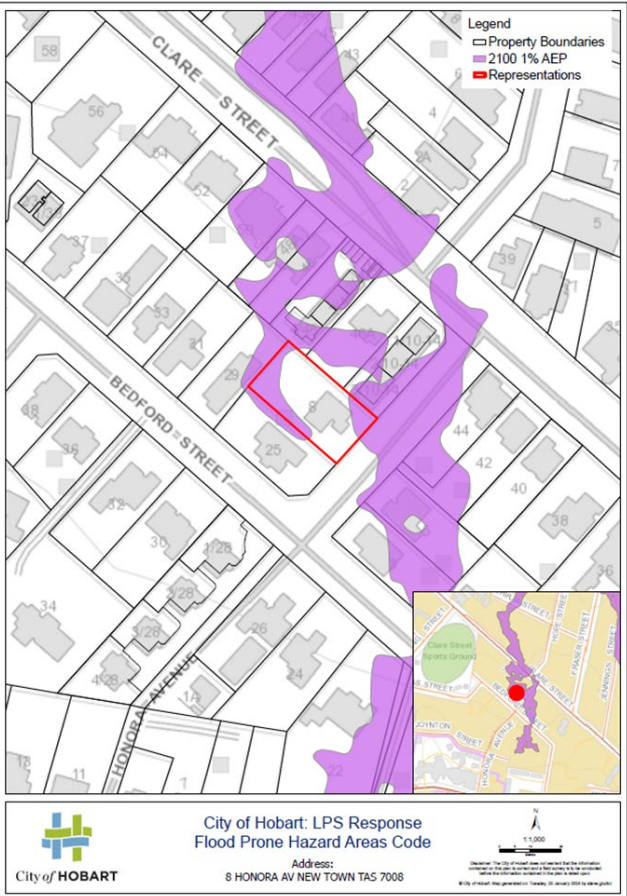
<p>Matters raised in representation</p>	<p>The representor raises concerns that the properties have been identified as being within a Flood prone hazard area overlay. He doesn't understand why this is applied to his property and notes that it has never been subject to floods before, not even in 1960 when there was heavy flooding.</p> <p>He believes the circumstances of Hobart, with many rivulets, is not unique and other similar locations such as Monte Carlo, Cape Town and Rio de Janeiro have not been declared flood prone. He believes that the modelling is flawed as it</p>
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	<p>assumes that the drainage infrastructure won't be maintained. He also believes upgrades to infrastructure will address some of these issues.</p> <p>He questions the position that Hobart has a high rainfall value when compared to other urban areas in Australia. Resilience needs to be built into the infrastructure. He is of the view that the modelling is predicting sea level rise of up to 3m, but in any event with even that level of rise, Lefroy Street would not flood. He notes that other organisations do not predict the same level of sea level rise or rain fall levels.</p> <p>Incorrectly labelling land as flood prone can result in insurance premiums going up, land values falling and housing not being built. He questions whether Council will find itself liable for compensation if the plan is adopted.</p> <p>He also notes that there is a long history of managing floods in Hobart and fundamentally the resolution for this is to improve the drainage and be better prepared. He questions whether the flooding is going to result in sea level rise of up to 3m, and if so we just need to install better infrastructure to resolve this issue. He notes however that climate change modelling does not predict this level of sea level rise. He further notes that in places like Queensland, they can have 150mm in 2 hours and not flood so he doesn't understand why this is a risk in Hobart.</p>
<p>Planning Authority response</p>	<p>Current predictions for sea level rise for Hobart 2100 is an increase of up to 0.8 meters, the stated increase of 3 meters is not recognized or implemented by Council within its modelling or infrastructure planning. Sea level rise is not a factor in the flooding experienced at the subject site.</p> <p>Flows affecting 12 and 14 Lefroy Street originate to the west of the property within Knocklofty Park. These flows follow Providence Rivulet and established overland flow paths along Newdegate Street, Elizabeth Street and Lefroy Street as move towards their outfall points at Sullivans Cove and Macquarie Point. Flows affecting the property are flows that exceed the enclosed Providence Rivulet and other Council drainage. Flow depths across the properties range from 0mm to 190mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>



Representation No 52: Tim Hower, 8 Honora Avenue, New Town

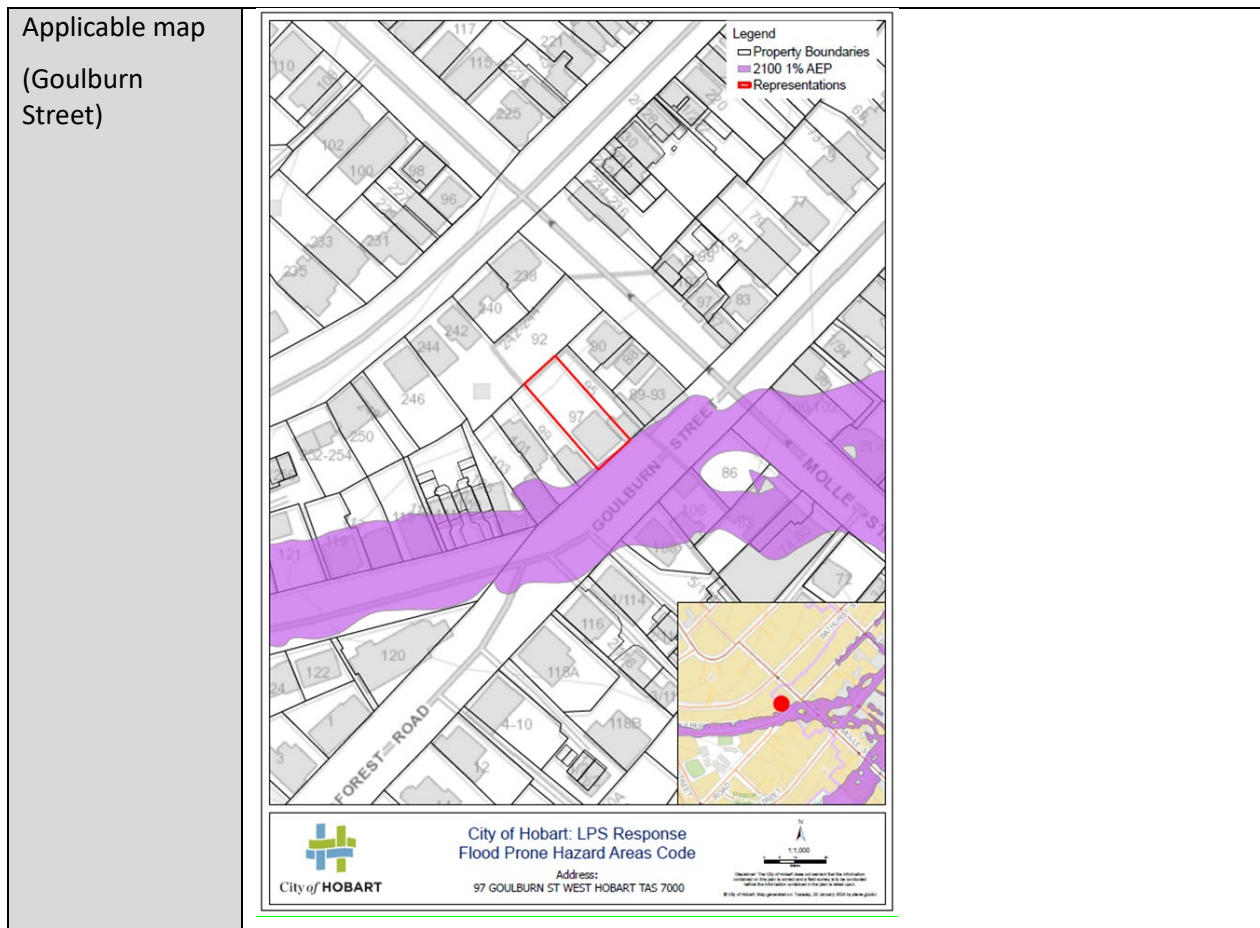
Matters raised in representation	The representor is raising concerns in relation to the application of a Flood prone hazard area overlay. Specifically, he is concerned about the investment he has made in his property, and the fact it may be devalued through the overlay
Planning Authority response	<p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p> <p>Flows effecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties inundating properties along Bedford Street, as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay. It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. Depths across the property range between 0mm and 270mm.</p>

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Honora Ave)	

Representation No 53: Chris Arthur, 97 Goulburn Street, West Hobart

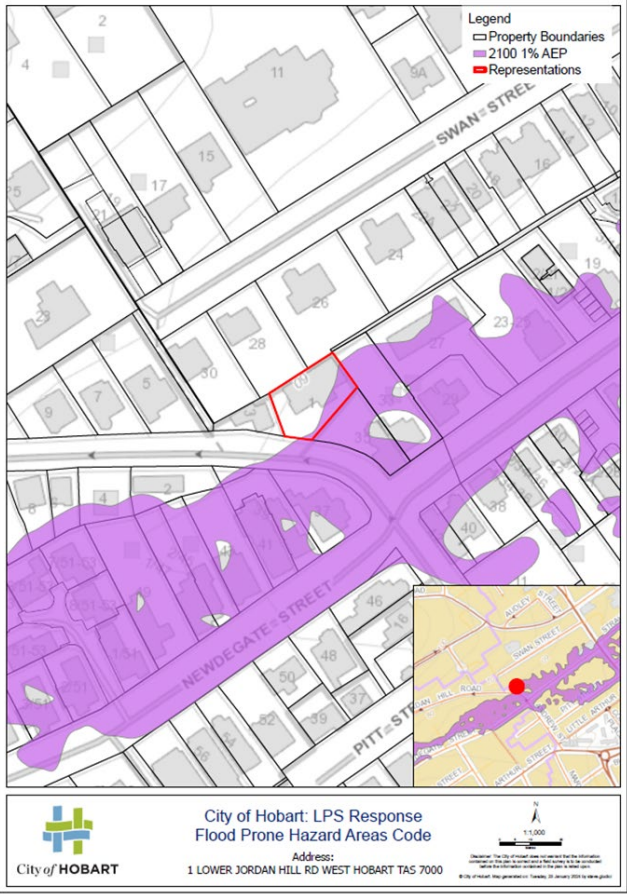
Matters raised in representation	<p>The representor raises concerns in relation to the application of a flood prone hazard area overlay map. He has concerns that his house was constructed in 1860 and has not been flooded at any point. The area he lives in is developed, with the only occasion when flooding occurred being in the 1980s when drains were blocked by vegetation.</p> <p>He believes that maintenance is the critical issue, and has sought advice from his insurance company who have stated that if the documents become part of the planning scheme, then he will not be insured for flooding until he pays a significant rise in insurance premiums.</p>
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<p>Planning Authority response</p>	<p>Flows affecting 97 Goulburn Street, West Hobart originate to the west of the property in Knocklofty Park. These flows follow natural overland flow paths as they move east along Salvator Rosa Glen and through properties on Salvator Road and Goulburn Street as they move east before joining flooding from Hobart Rivulet.</p> <p>These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that the majority of flow will be contained within the road reserve with shallow overland flows inundating a very small portion of the property frontage. Flood depth across the property range between 0mm and 90mm and do not effect the housing footprint.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 97 Goulburn Street, West Hobart (CT 45743/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through removal of the flood prone hazard area overlay from 97 Goulburn Street, West Hobart.</p>



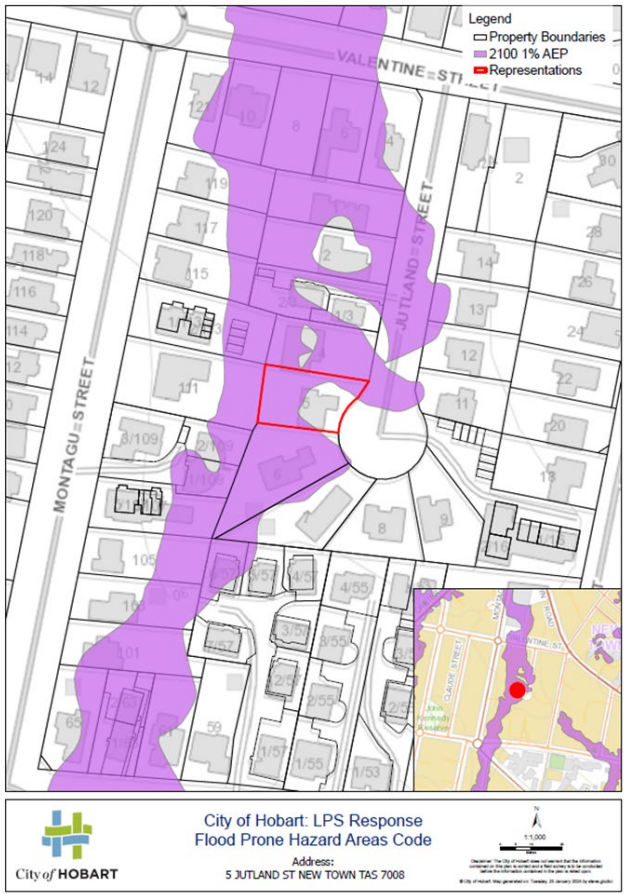
Representation No 54: Martin Headlam, 1 Lower Jordan Hill Road, West Hobart

Matters raised in representation	The representor raises concerns with the flood prone hazard overlay, and the mapping in particular. He is of the view that it isn't accurate, that neighbouring properties act to restrict the overland flow path, and that this is something that he has been in touch with Council about over the years.
Planning Authority response	Flows affecting 1 Lower Jordan Hill Road, West Hobart are from the Providence Gully Rivulet which flows through the rear of the property. These flows are overland flow that exceed Council drainage capacity, and the rivulet capacity in the 1%AEP. It is expected that the majority of flow will be contained within the rivulet Flood depth across the property range between 0mm and 500mm at the southeastern corner of the property. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable map (Lower Jordan Hill Road)	

Representation No 55: Norah Crowther, 5 Jutland Street, New Town

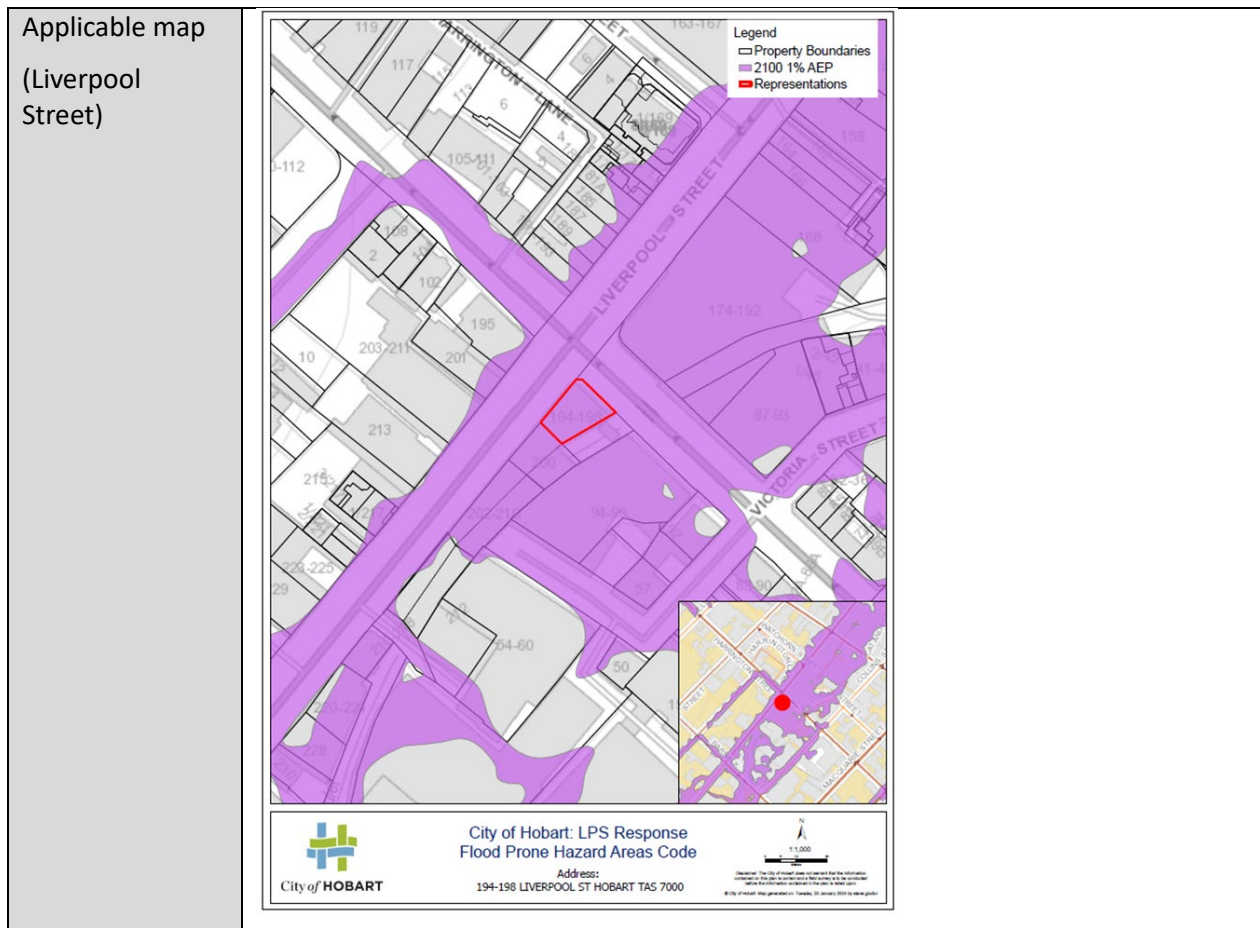
Matters raised in representation	<p>The representor contacted council regarding the flood prone hazard area overlay. In particular she had concerns that the overlay would decrease the value of her house if she decided to sell it and also impact upon insurance. When she bought the property 20 years ago, she wasn't made aware of this.</p>
Planning Authority response	<p>Flows affecting 5 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland St.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the property range between 0mm and 500mm at the southwest boundary of the property.</p>

	<p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control. Flood modelling for this area was not available when she purchased the property and hence she was not notified.</p> <p>This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map</p>	 <p>The map displays a residential street grid with property boundaries outlined in grey. A large area is shaded in purple, representing the 2100 1% AEP flood-prone hazard area. A specific property at the intersection of Jutland Street and Montagu Street is highlighted with a red outline, indicating a representation. The map includes a legend with the following items: Property Boundaries (grey outline), 2100 1% AEP (purple shading), and Representations (red outline). Below the map, there is a title block for the City of Hobart: LPS Response Flood Prone Hazard Areas Code, with the address 5 JUTLAND ST NEW TOWN TAS 7008. A north arrow and a scale of 1:1,000 are also present.</p>

Representation No 56: Rob McFie, 194-198 Liverpool Street, Hobart

<p>Matters raised in representation</p>	<p>The representor raises concerns in relation to the Flood prone hazard area overlay. He notes that he has owned the site for 46 years and there has never been any flooding. The building was built in 1881 and has not been impacted despite a number of floods in that period of time.</p>
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	<p>He notes that the building and add-on structure sit on or above the Hobart Rivulet and that the site does not have a basement level. Any overland flow from street water can be controlled as there are only 3 doors and no windows at pavement level. The application of this overlay will impact insurance premiums. The City of Hobart has a duty of care to provide a flood plan that does not impose a large financial burden on property owners.</p> <p>As a heritage listed building the representor raises the issue that the LPS heritage listing will also impact values of the property, and the potential upkeep of their ability to mortgage maintain the 1880s building.</p>
Planning Authority response	<p>The property is already heritage listed in <i>HIPS 2015</i> and this status of the listing is not changing. The LPS Local Heritage Code does not require consideration of valuation, maintenance or mortgage costs associated with the property.</p> <p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. In the 1%AEP this capacity is exceeded, implementing drainage systems that would completely remove this risk is not feasible or financially viable at this time.</p> <p>Flows affecting 194-198 Liverpool Street, Hobart are due to the Hobart Rivulet which in the 1%AEP exceeds its channel capacity at numerous locations through the CBD before discharging to the Derwent Estuary. Flood depths across the property range between 300mm and 4.2m.</p> <p>As outlined in the covering report, Council is however updating flood modelling for the CBD over the next 12 months and should inundation areas be different, updated overlay mapping will be progressed through a separate scheme amendment.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS



Representation No 57: Rosemary Summers OBO David Stokell, 7 Jutland Street, New Town

<p>Matters raised in representation</p>	<p>The representor raises concerns in relation to the Flood prone hazard area overlay. Specifically in the area of Jutland Street, the level of development in this area means that the old Jutland Creek has been redirected into CoH drainage infrastructure. This should mean that CoH is responsible for the stormwater drains. They also question whether CoH will be liable for any property damage caused by inadequate drainage infrastructure.</p>
<p>Planning Authority response</p>	<p>Flows affecting 7 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland Street.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the property range between 0mm and 200mm at the western boundary of the property.</p>


	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	<p>City of Hobart: LPS Response Flood Prone Hazard Areas Code Address: 7 JUTLAND ST NEW TOWN TAS 7008</p>

Representation No 58: Bea Beswick, 21 King Street, Sandy Bay

Matters raised in representation	The representor contacted Council with an enquiry regarding whether the flood prone hazard area overlay applied to their property or not. It is noted that it does not apply and the representor was advised of this.
Planning Authority response	No response required.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
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Representation No 59: George Giannakopoulos, 156 Pottery Road, Lenah Valley

Matters raised in representation	<p>The representor raises concerns with the application of the Landscape Conservation Zone to his property.</p> <p>He raises concerns that the historical use of the property has been for agriculture since the late 1800's, specifically a dairy, orchard, cattle grazing, goat husbandry and more recently a garlic farm with a move to a small scale vineyard in the future.</p>  <p><i>Figure 10: The property identified at 156 Pottery Road, under the current HIPS zoning of Environmental Living. (Source: The LIST, searched 22 December 2023)</i></p> <p>The representor notes that the property was zoned Rural C under the <i>City of Hobart Planning Scheme 1982</i>, which provided for a minimum lot size of 4ha. When the interim scheme came into play, the representor contacted Council who advised him not to challenge the application of the Environmental Living zone, as the scheme was interim and likely to change.</p> <p>It is noted that the adjoining properties at 136a and 136b are zoned Rural Living. The representor does not believe that the site meets the criteria for Landscape Conservation, as in their view:</p>
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	<ul style="list-style-type: none"> • Part of the site is not in bushland, but rather is cleared and has introduced species and weeds; • Part of the site does not have any native vegetation and is not of any scenic value. • Sections of the site do not contain threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation. • The site does not hold any landscape or conservation values that require protection. <p>It is suggested that 156 Pottery Rd be sectioned into 3 different zones:</p> <ul style="list-style-type: none"> • Rural Living B in the area that is cleared. • Rural Living D in the area that boundaries with 136, 136a and 136B Pottery Road • Landscape Conservation on the skyline area that boundaries with 220 Pottery Rd. <p>They are concerned that the blanket application of the Landscape Conservation zone will result in financial loss in property value, and the landowner's ability to borrow against the property to fund projects. They are also concerned about their ability to maintain the property including weed control and fencing. They are also concerned about the ability to expand farming operations and the ability for their children to build a house on the property in the future.</p>
<p>Planning Authority response</p>	<p>The property is dominated by vegetation and has an area of approximately 29ha. The property is bisected by land owned by the City of Hobart to provide access to the McRobbies Gully tip site to the south, although there is no evidence of a formed track in this area. Approximately 4ha of the site is cleared, although the quality of the vegetation on the site more broadly is unclear.</p> <p>It is acknowledged that this site is the only Landscape Conservation zoned site in this immediate vicinity. This is in part due to the land to the west and south being zoned Environmental Management, in reflection of its ownership by the City of Hobart or Cascade Brewery. There are also a number of titles zoned Utilities which are all in the ownership of City of Hobart. The titles immediately to the east of the subject site are currently zoned Environmental Living but are proposed to be Rural Living D under the Hobart draft LPS. The titles to the north are zoned General residential and are all residential in size.</p> <p>In considering whether the Landscape Conservation Zone is the appropriate zone for the site, the following zone application guidelines are applicable:</p> <p style="padding-left: 40px;"><i>LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.</i></p> <p>The site does have expansive bushland areas, however it is unclear whether the site has any scenic values as it is acknowledged that much of the bushland area is in a gully.</p>

LCZ 2 The Landscape Conservation Zone may be applied to:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;

The site does contain some threatened native vegetation communities shown in Figure 11, namely *Eucalyptus tenuiramis* forest and woodland on sediments, although the areas in question are limited to the north of the site, with much of the site not containing threatened native vegetation communities (noting that this has not been ground truthed).



Figure 11: The areas of *Eucalyptus tenuiramis* forest located on the site.

(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or

The Scenic Protection Code is not proposed to apply to this site. However the Priority vegetation overlay does apply to the entire site.

(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The land is currently within the Environmental Living Zone, it is unclear whether the primary intention was for the protection and conservation of landscape values.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

	<p>This lot is less than the minimum lot size for the zone, however it is not within a group of titles.</p> <p><i>LCZ 4 The Landscape Conservation Zone should not be applied to:</i></p> <p><i>(a) land where the priority is for residential use and development (see Rural Living Zone); or</i></p> <p><i>(b) State-reserved land (see Environmental Management Zone).</i></p> <p>The notes to this zone application guidelines state that the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.</p> <p>The representor argues that the property could be split zoned, with the cleared section and dwelling zoned Rural Living B. The land to the east would be zoned Rural Living D with the remainder Landscape Conservation. It is understood that there is greater acceptance of split zonings of properties where necessary to achieve a more logical zoning outcome. In this instance, zoning the cleared area Rural Living B would however result in a level of subdivision potential that currently does not exist, which given the representors response, may be their preference. However, leaving the remainder of the site as Landscape Conservation, with a lot size already under the minimum lot size, will mean that the Rural Living lots may be unable to be subdivided, as the Landscape Conservation zoning standards must also be met.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 60: Giameos Constructions, various properties

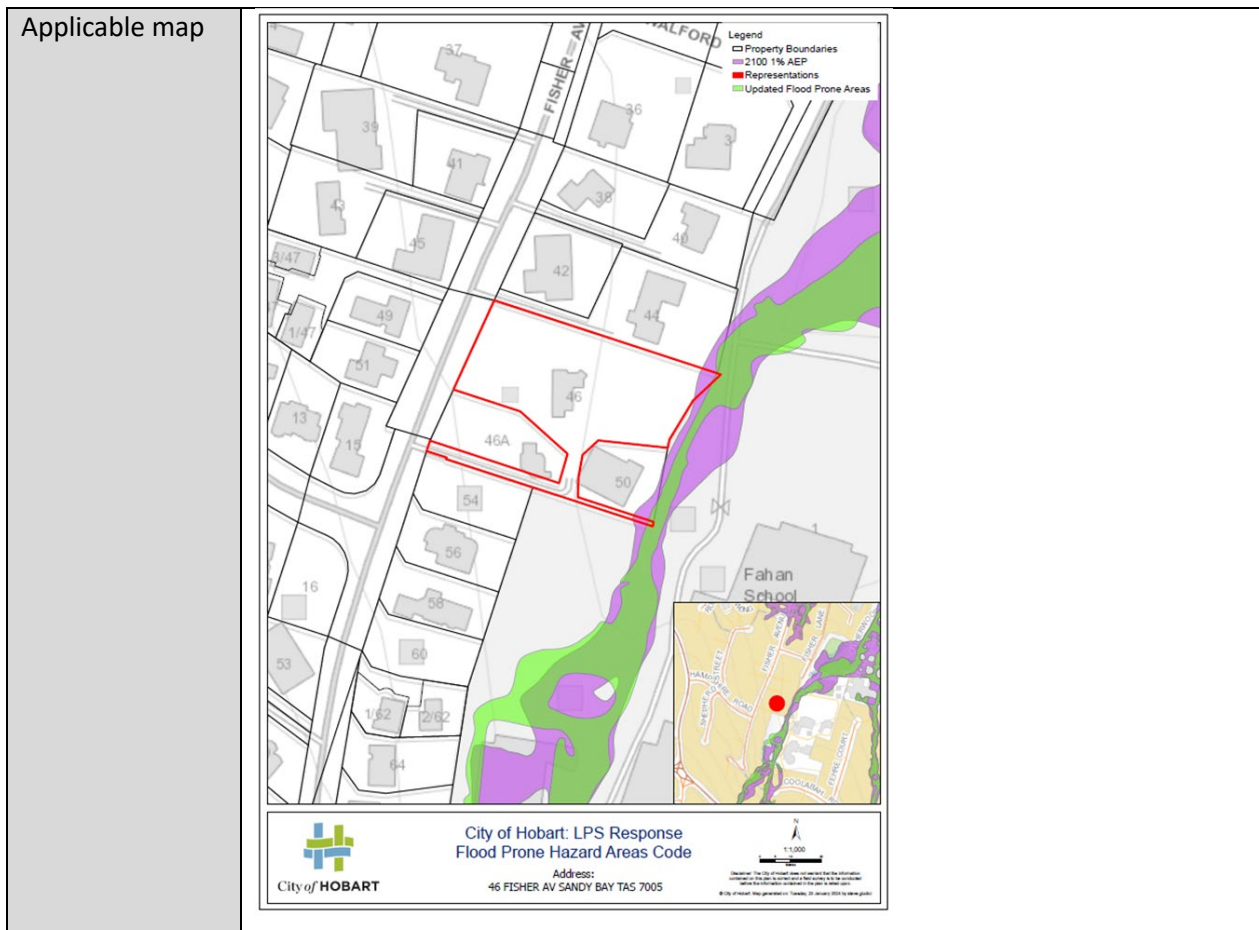
Matters raised in representation	This representation requests clarification regarding the various properties that the landowner has, and the lack of information provided in the letters sent to the landowner.
Planning Authority response	Council staff provided a response confirming the relevant zones applicable to the properties.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 61: Mark Newman, 25 Toorak Avenue, Mount Stuart

Matters raised in representation	The representor contacted Council to enquire about the Heritage overlay in his area and also when a presentation that was provided at a drop-in session, will be available on line.
Planning Authority response	This representation was also sent as an enquiry on the same day. The applicant was informed that their property was already in a heritage precinct. Sent the representor information about the heritage precinct documents and design and conservation policy.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS


Representation No 62: Matthew Hale, 46 Fisher Avenue, Sandy Bay

Matters raised in representation	The representor has raised concerns regarding the application of the Flood prone hazard area overlay to his property. In his view the property is on a sloping site, and the house was built over 100 years ago and there is no sign of flooding. He can't understand a circumstance where the water would rise high enough to reach his buildings.
Planning Authority response	Flows affecting the property are from flooding of the Wayne Rivulet. This flooding inundates a small portion of the property along the eastern boundary and does not affect the housing footprint. Depth of inundation ranges across the property from 0mm to 90mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below which now excludes the property at 46 Fisher Avenue.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.



Representation No 64: Jeff Stokes, 7 Lefroy Street, North Hobart

<p>Matters raised in representation</p>	<p>The representor has contacted Council raising questions about the flood prone hazard area overlay applicable to his property. He notes it only applies to approximately 1% of the property, and further notes that this area is approximately 180mm above the footpath level, with the house a further 1370mm above the footpath. Given the level difference and the relatively minor encroachment, the representor would prefer the overlay did not apply because they are concerned what the insurance ramifications might be and the additional costs.</p>
<p>Planning Authority response</p>	<p>Flood modelling indicates minor flooding of a small portioning of the front of the property. The flooding is considered to be insignificant and does not encroach on the housing footprint. Flood depths immediately in front of the property range between 0mm and 60mm.</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>. Council recommends that consideration be given to excluding this property.</p>

Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lefroy Street, North Hobart (CT 139593/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 7 Lefroy Street, North Hobart.
Applicable map	 <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code Address: 7 LEFROY ST NORTH HOBART TAS 7000</p>

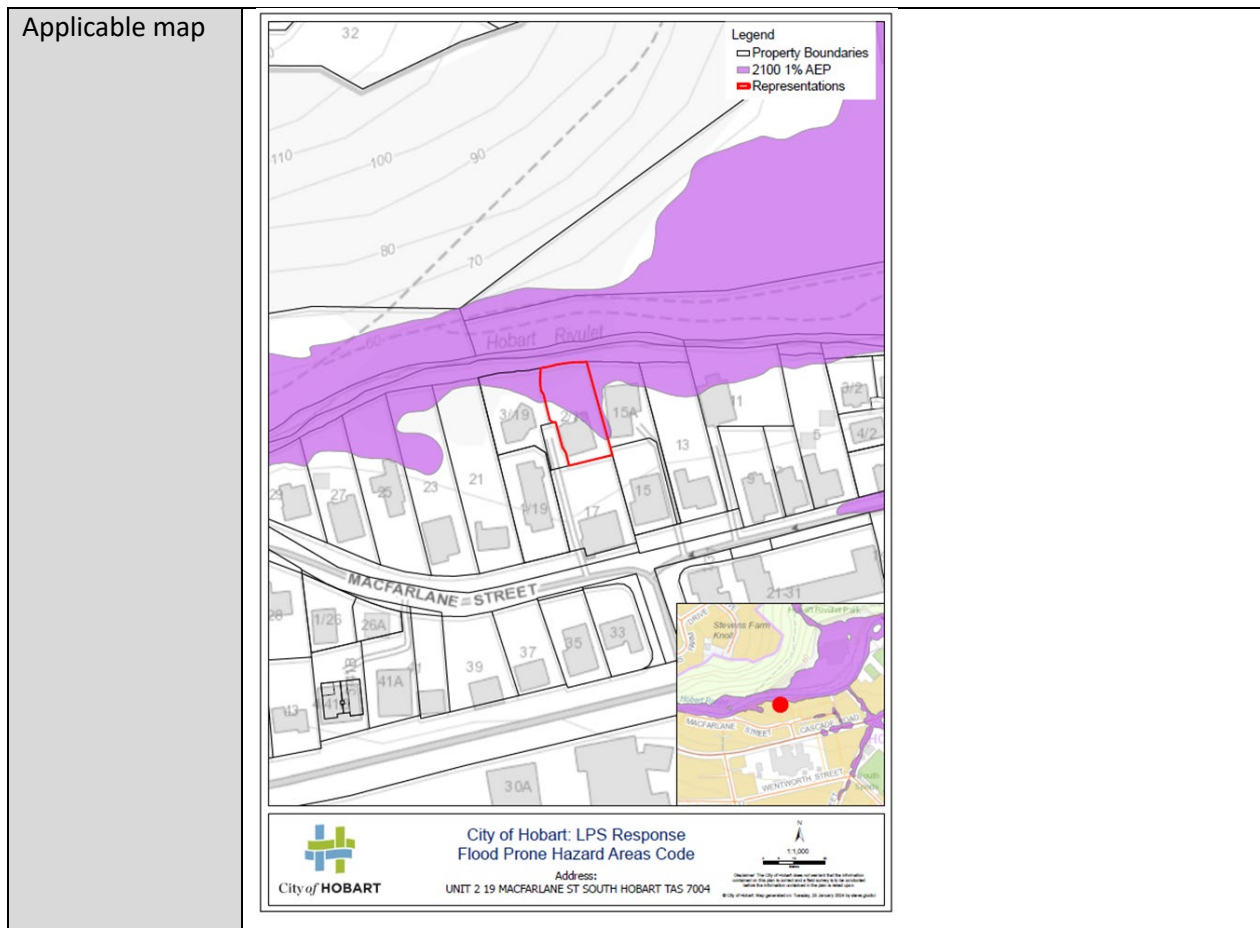
Representation No 65: Douglas Gibbons, 7 Westinwood Road, Lenah Valley

Matters raised in representation	<p>The representor has contacted Council raising concerns that his property is located in a flood prone hazard area overlay. He disputes this claim on the following grounds:</p> <ul style="list-style-type: none"> • The property is located in a new subdivision area known as Parkwood Gardens; • The house is 92m above sea level and is built on sloping ground; and • The area has well established stormwater systems in place. <p>There was a small dam to the northern corner of his property prior to it being developed. It was fed by a spring which would now be under 11 Westinwood Road. Appropriate drainage was installed to redirect spring water. Roads and houses are</p>
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	<p>now constructed over this Dam and Council was aware of this and approved it. Given this he believes it is inappropriate to apply the overlay.</p>
<p>Planning Authority response</p>	<p>Code overlays affecting 7 Westinwood Road are based on modelling undertaken prior to the development of Parkwood Gardens and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application.</p> <p>Council will be progressing updating flood modelling for the Parkwood Gardens area. This updated flood mapping is scheduled to be completed over the coming 3 years and will be the subject of a separate scheme amendment request.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (Westinwood Road)</p>	<p>The map displays a residential street layout with Westinwood Road and Hartwood Rd. A purple shaded area indicates the 2100 1% AEP flood-prone hazard zone, which covers several properties and the road reserve. Red outlines represent specific representations. A legend in the top right corner identifies the symbols: Property Boundaries (black line), 2100 1% AEP (purple fill), and Representations (red outline). An inset map in the bottom right shows the location of the site within the Hobart area, with a red dot marking the site. The map footer includes the City of Hobart logo, the title 'City of Hobart: LPS Response Flood Prone Hazard Areas Code', the address '7 WESTINWOOD RD LENA VALLEY TAS 7008', a scale of 1:1,000, and a north arrow.</p>

Representation No 66: Dianne Morse, 3/19 MacFarlane Street, South Hobart

Matters raised in representation	The representor contacted Council regarding the application of the Flood prone hazard area overlay applying to her property. She is concerned that her property does not flood as the land on the other side of the Rivulet is 0.5m lower than her property. This provides enough overbank capacity for excess flow in the rivulet during extreme storm events. Her view is that the southern bank of MacFarlane Street does not flood. She is concerned that with this overlay, her house insurance will go up which is already very costly.
Planning Authority response	Flood modelling of the Hobart Rivulet shows that in the 1%AEP event the rivulet brakes its banks at multiple location along its alignment including Unit 3, 19 Macfarlane Street, South Hobart. The rivulet inundates both the northern bank including the Hobart Rivulet Park and its southern bank including both Unit 2 and 3 of 19 Macfarlane Street. Inundation depths on the property range from 0mm to 1.60 m at the properties lowest point along its northern boundary. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



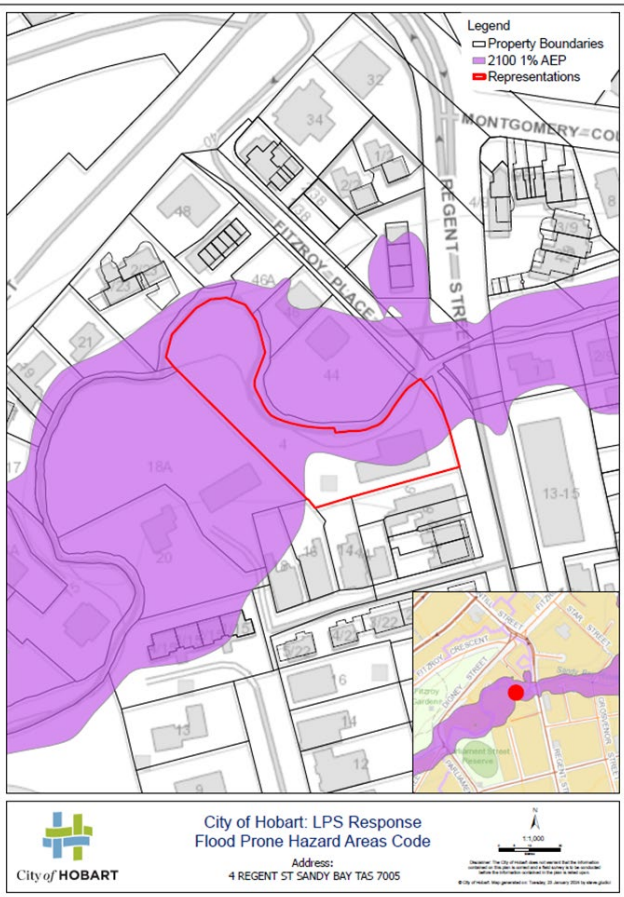
Representation No 67: Lisa Murphy, 57 Woodcutters Road, Tolmans Hill

Matters raised in representation	The representor has contacted Council raising concerns with the Flood prone hazard area overlay. She is of the view that it should not apply to her property as they have never seen any flooding in the area in the 20 years they have lived there.
Planning Authority response	Flows affecting originate to the south of the property on 53 Woodcutters Road. The flows move northeast through 55 and 57 Woodcutters Road follow naturally occurring overland flow paths before joining flows in Proctors Creek. It is expected that most flows will be contained within the roadway with only shallow overland flows affecting the property. Depth of inundation ranges across the property from 0mm to 90mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable map (Woodcutters Road)	<p>The map displays a residential street layout with property boundaries outlined in grey. A purple shaded area represents the 2100 1% AEP flood zone, which runs along the right side of the road. A red rectangular box highlights a specific property at the intersection of Woodcutters Road and Regent Street. The map includes a legend in the top right corner with three items: 'Property Boundaries' (grey outline), '2100 1% AEP' (purple fill), and 'Representations' (red outline). At the bottom, there is a title block with the City of Hobart logo, the text 'City of Hobart: LPS Response Flood Prone Hazard Areas Code', and the address 'Address: 57 WOODCUTTERS RD TOLMANS HILL TAS 7007'. A scale bar and north arrow are also present.</p>

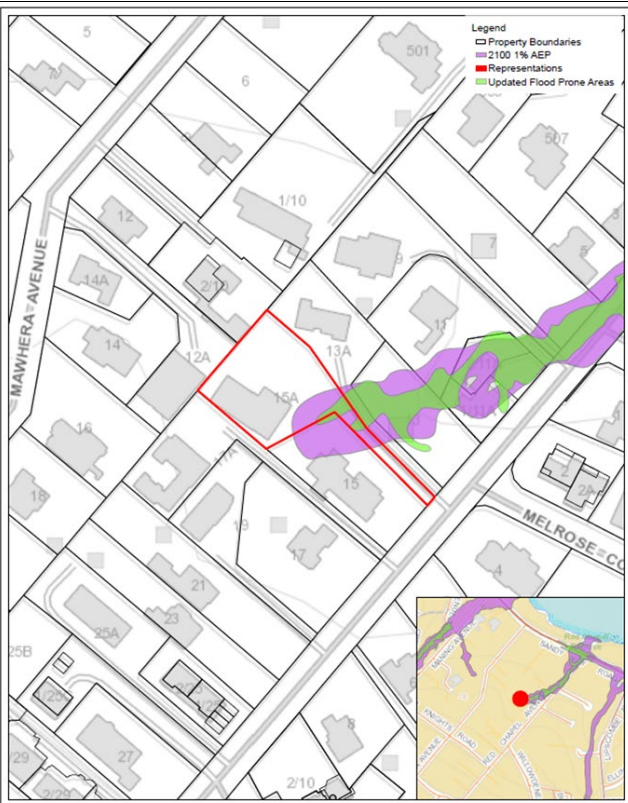
Representation No 68: Rod Betts, 4 Regent Street, Sandy Bay

Matters raised in representation	<p>The representor has contacted Council regarding the Flood prone hazard area overlay, noting that he is in agreement with the overlay. They have had local area flood studies completed and that has shown the extent of the possible flooding, and it shows it impacting the lower part of the land, and not where the house is located. He is requesting that the line of the flooding be reconsidered, so that it is shown being along the bank, and not covering the house.</p>
Planning Authority response	<p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the Urban Drainage Act 2013. In the 1%AEP this capacity is exceeded.</p> <p>Unfortunately, no flood study has been submitted with the representation so it is impossible to pinpoint the differences in methodology and inputs that may be responsible for the discrepancies between the study mentioned and Council Modelling.</p>

	<p>Council modelling indicated that the Sandy Bay rivulet exceeds its capacity at this location during the 1%AEP2100 event. Flood depths across the property are expected to range between 0mm and 2.91 m within the rivulet channel.</p> <p>This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable Map (Regent Street)</p>	 <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 4 REGENT ST SANDY BAY TAS 7005</p> <p>City of HOBART</p> <p>City of Hobart: Map generated on Tuesday, 20 January 2024 by MapInfo</p>

Representation No 69: Stephen Davy, 15a Red Chapel Avenue, Sandy Bay

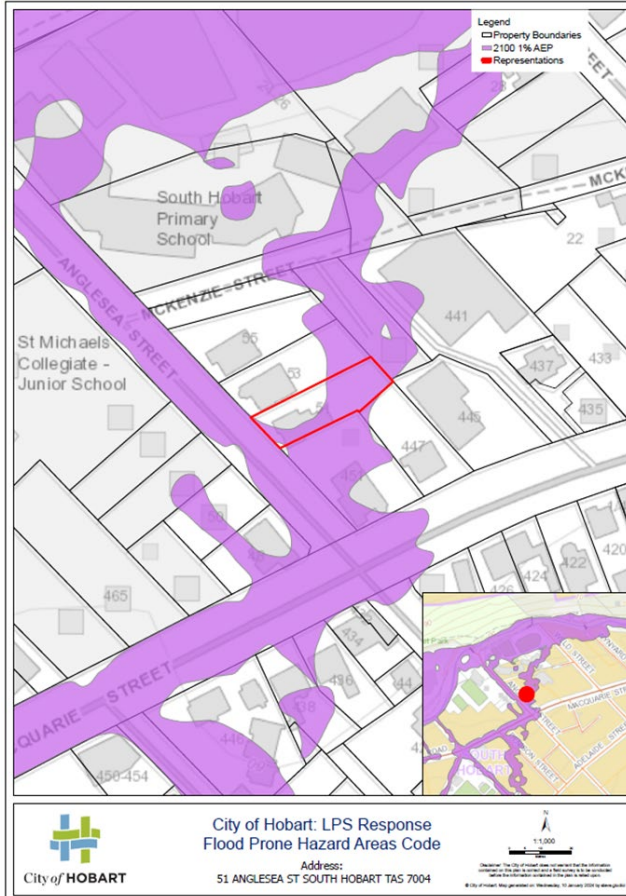
<p>Matters raised in representation</p>	<p>The representor contacted Council regarding the flood prone hazard area overlay. They understand the principle behind the overlay however are concerned that there will be impacts upon the valuation of their property and also on insurance premiums.</p> <p>They are also concerned that the mapping that is used for the overlay is not the most up to date, particularly as in 2011 and 2012 they built a house at the site and</p>
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	<p>built up a forecourt area which is now 1.2-1.5m higher in elevation than the low point of the drive. They believe that given this, only a small part of the property should be included in the overlay, and that as the risk situation is unchanged, that Council consider not including it in the overlay.</p>
<p>Planning Authority response</p>	<p>Flows affecting 15a Red Chapel Road originate within 15 and 15a Red Chapel Road. The flows move northeast through properties and along Red Chapel Road follow naturally occurring overland flow paths before discharging to Red Chapel Beach.</p> <p>It is expected that most flows will be contained within the roadway with only shallow overland flows affecting the property. Depth of inundation ranges across the property from 0mm to 90mm and does not encroach on the housing footprint.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>
<p>Applicable map (Red Chapel Avenue)</p>	 <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 15A RED CHAPEL AV SANDY BAY TAS 7005</p> <p>City of HOBART</p> <p>Scale: 1:1,000</p> <p>© 2018 City of Hobart. All rights reserved. Hobart, 21 January 2018 by W&A Architects</p>

Representation No 70: Andrew Hejtmanek, 51 Anglesea Street, South Hobart

<p>Matters raised in representation</p>	<p>The representor raised concerns with Council regarding the imposition of the flood prone hazard area overlay to his property. He acknowledges and agrees with the concerns around climate change however he is of the view that the application of the overlay has been done in too broad a fashion. While South Hobart has known flooding impacts, it is noted that the deluge of a few years ago did not break the rivulets banks, and the representors property is a further 100m up the hill and an extra 5m above sea level.</p> <p>While some blocked drains did result in some flooding impacts, with the upgrade in infrastructure it is considered that this issue is resolved. While he believes flooding is not an issue, he acknowledges that stormwater could be in the future, however notes that maintenance should ensure the drains are fit for purpose to do their job.</p> <p>He is concerned about the impact upon his property’s value and believes more in-depth studies should be completed to assess risk in different areas, or the overlay should be removed from the property.</p>
<p>Planning Authority response</p>	<p>Flows affecting 51 Anglesea Street South Hobart originate to the south of the property on D’Arcy Street. These flows follow natural overland flow paths through properties on D’Arcy Street and Denison Street and along Macquarie Street and Anglesea Street before joining flows from Hobart Rivulet that breach the rivulets banks.</p> <p>The flows affecting the property are not from the rivulet but are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north before converging with east bound floodwaters within the Hobart Rivulet that discharge to the Derwent River. Flood depths across the property range between 0mm and 150mm.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council’s control.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Applicable map
(Anglesea Street)



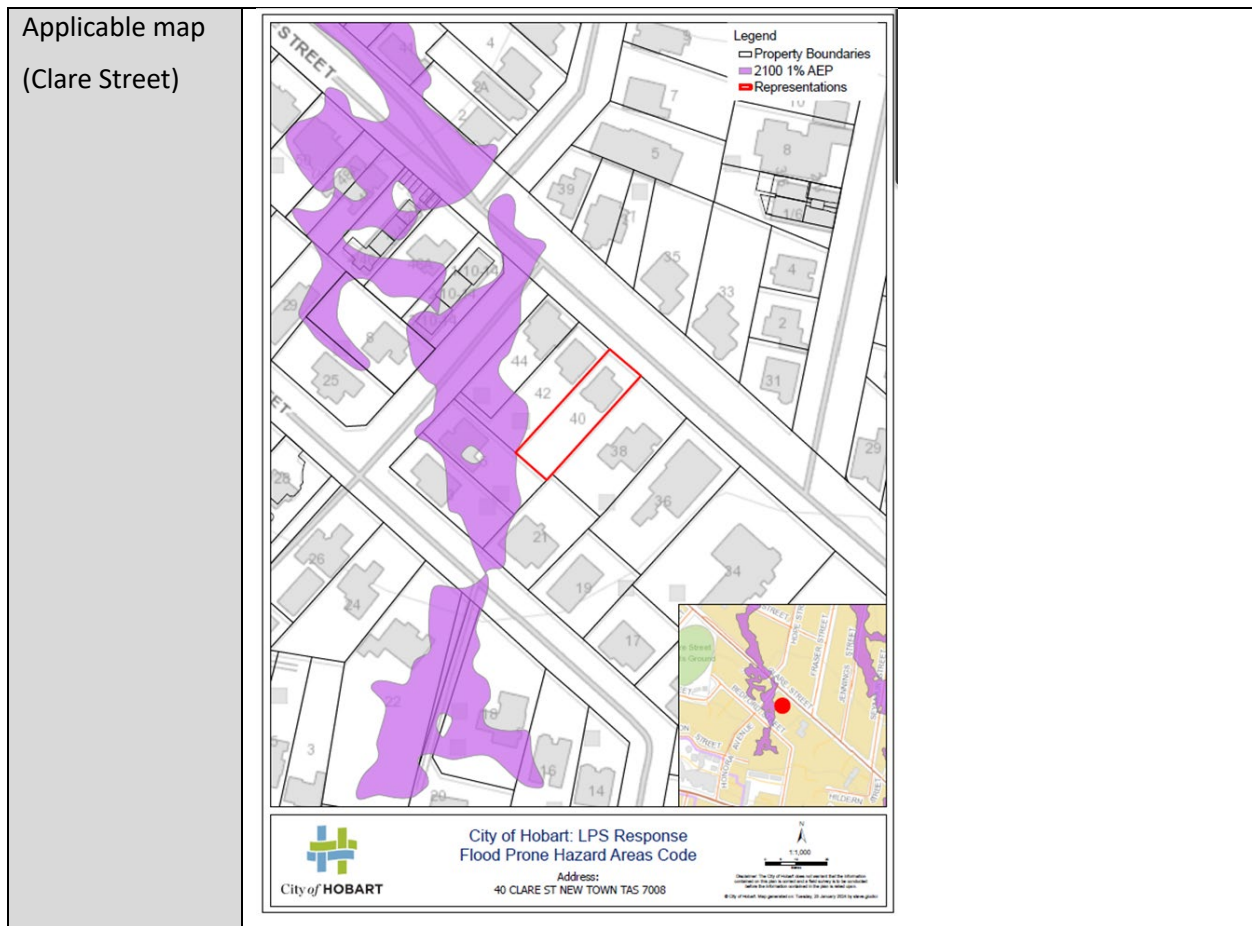
Representation No 71: Brian Walter, 40 Clare Street, New Town

Matters raised in
representation

The representor is raising concerns about the flood prone hazard area overlay being applicable to his property. He is of the view that it is not flood prone and the overlay should be removed. This is because:

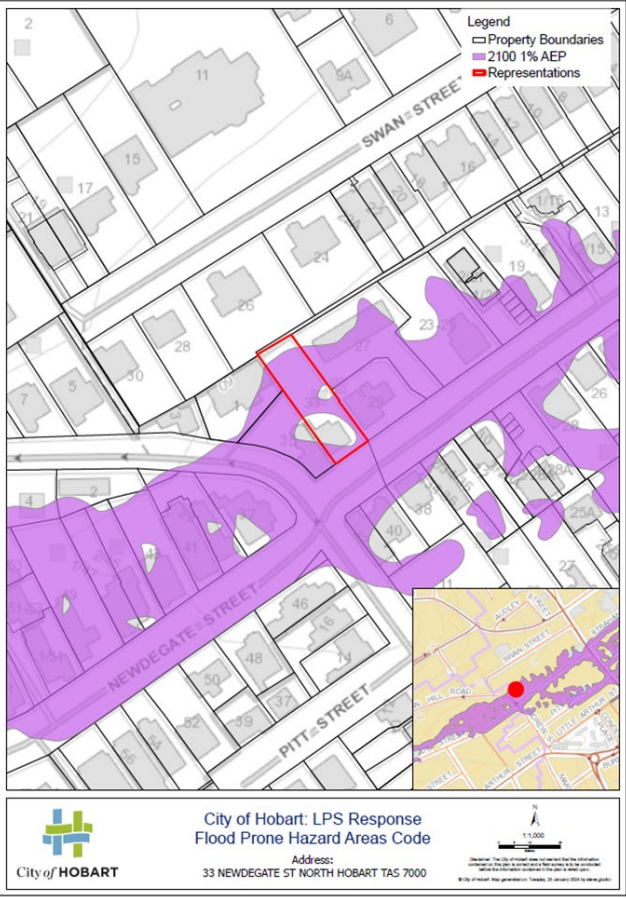
- He is not near a watercourse, so it is assumed that the flooding is from overland flow. There is no evidence overland flow has been a problem in the past.
- There are concerns regarding accuracy based on the level of granularity in the mapping. Should a margin of error be included before a property is deemed flood prone.
- The modelling does not include local factors such as ground height, or slope.
- Should there be an exclusion rule that removes properties due to the small proportion of land indicated as flood prone by the model?
- Is the reason the property being declared as flood prone about reducing risk for government agencies who allowed houses to be built in these areas in the first place?

<p>Planning Authority response</p>	<p>Flows affecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties along Bedford Street, Honora Avenue and Clare Street as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay.</p> <p>It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. It should be noted that only a small portion of the southwest corner of the property is affected and there is no inundation across the housing parcel.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 40 Clare Street, New Town (CT 69277/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through removal of the flood prone hazard area overlay from 40 Clare Street, New Town.</p>



Representation No 72: Carolyn Brooks, 33 Newdegate Street, North Hobart

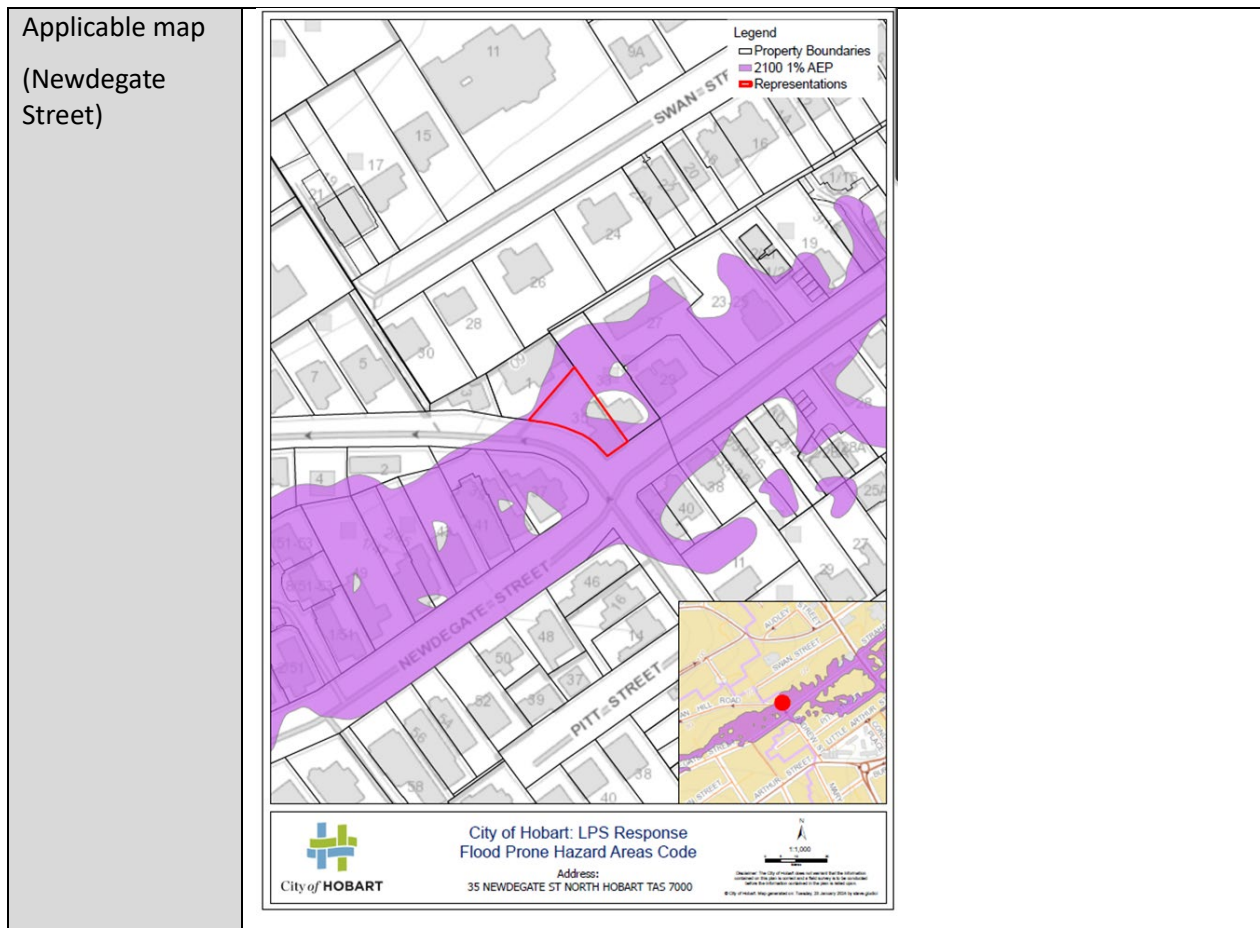
<p>Matters raised in representation</p>	<p>The representor raises concerns about the application of the Flood prone hazard area overlay. In their view this is incorrect and based on incorrect information. They are of the view that any water impacting their property is the result of a lack of maintenance on Providence Rivulet, if the water was contained in a pipe there would be no issues with flooding. This is made worse by the construction of dwellings further upstream. This decision of Council will result in further expense to landowners through a loss of property values and an increase in insurance costs.</p>
<p>Planning Authority response</p>	<p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Providence Gully catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates.</p> <p>Flows affecting 33 Newdegate Street North Hobart are due the flows from piped Providence Rivulet exceeding capacity in the 1%AEP. These flows follow naturally occurring overland flow path of the original rivulets alignment.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Newdegate Street)	 <p>The map displays a residential street grid with property boundaries outlined in grey. A large purple shaded area represents the 2100 1% AEP flood zone, which follows the course of Newdegate Street and extends into the surrounding blocks. A red rectangular box highlights a specific property at the intersection of Newdegate Street and Pitt Street. An inset map in the bottom right corner shows the broader geographic context, with a red dot indicating the location of the highlighted property. The map includes a legend in the top right corner with the following items: Property Boundaries (grey outline), 2100 1% AEP (purple fill), and Representations (red outline). At the bottom of the map, the City of Hobart logo is on the left, and the text 'City of Hobart: LPS Response Flood Prone Hazard Areas Code' is centered, with the address '33 NEWDEGATE ST NORTH HOBART TAS 7000' below it. A scale bar and north arrow are also present.</p>

Representation No 73: David McMeniman 35 Newdegate Street, North Hobart

Matters raised in representation	<p>The representor has contacted Council as their property has been identified as being located within a flood prone hazard area overlay. The representor is of the view that if the Providence Rivulet - which is an open watercourse at the rear of their property - were enclosed, then this would assist. The rivulet currently experiences intermittent flooding from stormwater which has been made worse by further development in the surrounds of West Hobart. The representor also has concerns about the approval of infill developments nearby when the services don't have the capacity to manage the stormwater.</p> <p>He remains concerned that his household insurance premiums will increase with an associated impact on the property valuation.</p>
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	<p>He believes that the maintenance of the Rivulet is the Council’s responsibility, particularly when there is scouring of the rivulet bank, however has been advised by Council that it is the responsibility of landowners.</p>
<p>Planning Authority response</p>	<p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Providence Gully catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates.</p> <p>Flows affecting 35 Newdegate Street North Hobart are due the flows from Providence Rivulet exceeding capacity in the 1%AEP. These flows follow the naturally occurring overland flow path of the original rivulet’s alignment. Flood depth across the property range between 0mm and 380mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>



Representation No 74: John and Alison Hutchison 3 MacFarlane Street, South Hobart

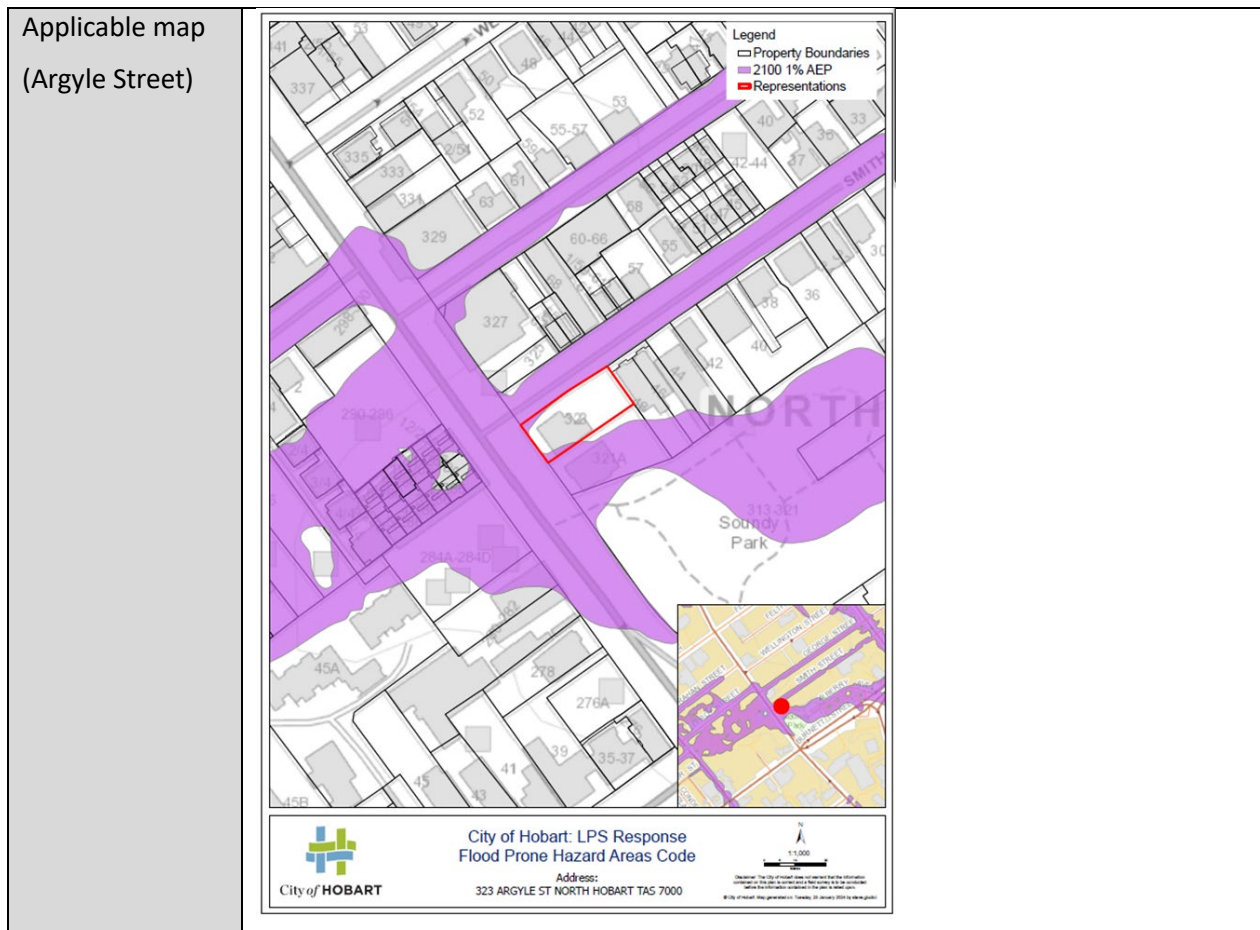
<p>Matters raised in representation</p>	<p>The representor raises concerns about their property being located within a flood prone hazard area overlay. They are of the view that their property has no potential for flooding, and the maps show that the nearest flooding occurs on the street, and there would only be a small area that impacts the front of the property. They would like any reference to the overlay removed from their property.</p>
<p>Planning Authority response</p>	<p>Current mapping shows flows affecting 3 MacFarlane Street, South Hobart is contained within the road reserve and only affects the boundary of the property and front wall of the housing parcel.</p> <p>The flows affecting the property are overland flows that exceed Council’s drainage capacity. The depth of inundation across the property boundary ranges between 0mm and 60mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p>

	<p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart (CT 116176/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart.</p>
<p>Applicable map (Macfarlane Street)</p>	

Representation No 75: Philip Littlejohn, 323 Argyle Street, North Hobart

<p>Matters raised in representation</p>	<p>The representor raises concerns about their property being located within a flood prone hazard area overlay. They believe this is incorrect and note that:</p> <ul style="list-style-type: none"> • Only 2% of their block is covered by this overlay, and this is unfair and an inaccurate assessment of the flood risk to their property. • The house is over 170yrs old and has never been flood damaged. In the 30yrs they have lived there, they have never experienced any flooding or
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	<p>water damage. This included in the May 2018 event, where the house sustained no damage.</p> <ul style="list-style-type: none"> • There is a sandstone wall which acts as a barrier against any potential flooding. <p>They are concerned about the impact on their property value and insurance.</p>
Planning Authority response	<p>Modelling indicates that inundation across the property ranges from 0mm to 80mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
Recommended action	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 323 Argyle Street, North Hobart (CT 224644/1).</p>
Effect of recommendation on Hobart draft LPS	<p>Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 323 Argyle Street, North Hobart.</p>



Representation No 76 and 139: Zoe Burton/Wendy Bliss, 1/17 Dowding Crescent, New Town

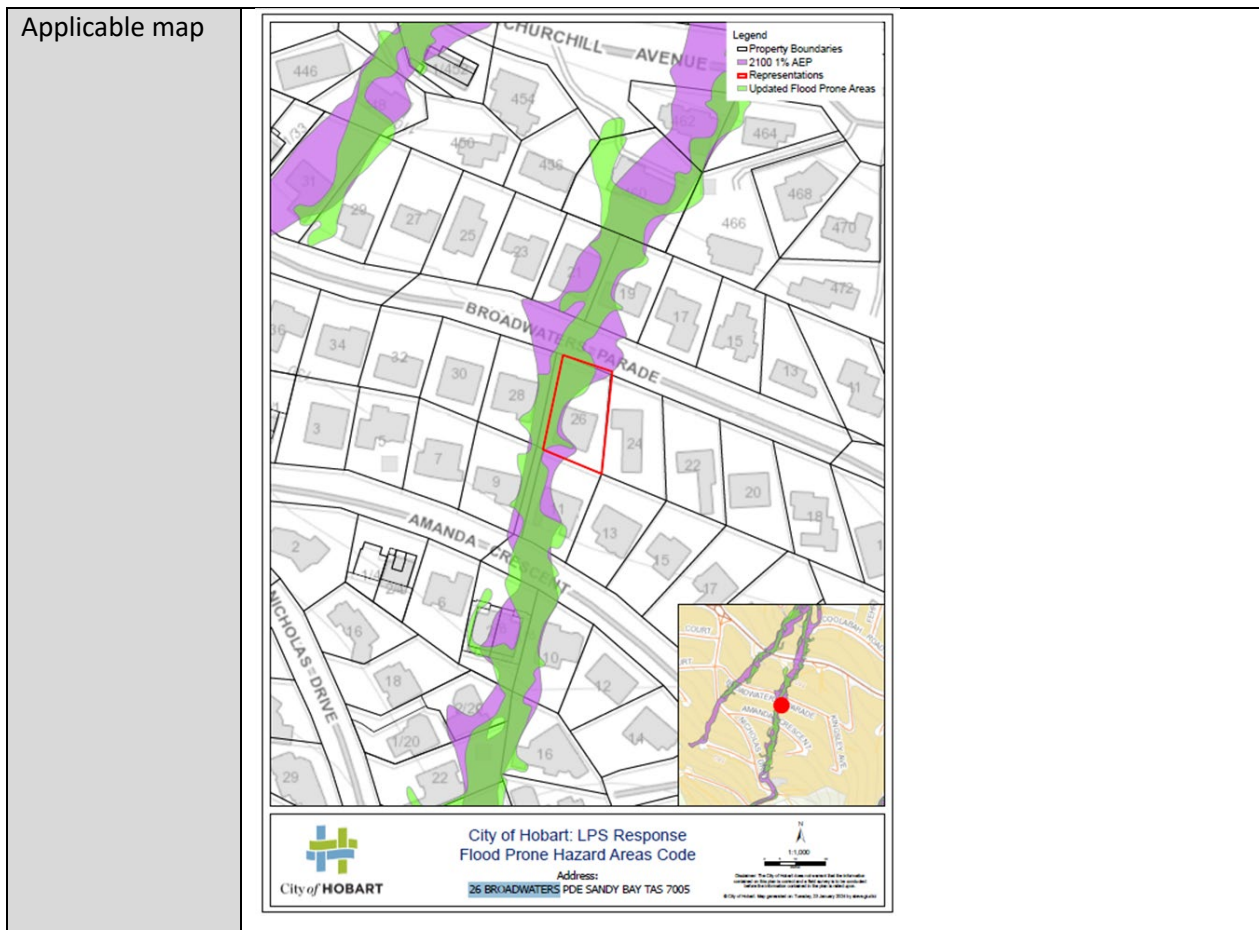
<p>Matters raised in representation</p>	<p>The representor is raising concerns regarding the flood prone hazard area overlay. They are of the view that the map is outdated and was drafted prior to the new Garrington Park development. It is noted that the developers put in place critical infrastructure and street drainage which would change the water flow from properties. However, while this map still exists, it results in increased insurance premiums and impacts upon the value of the dwelling.</p> <p>The representor requests that the area be resurveyed, and the map updated to detail the engineering changes around drainage and infrastructure.</p>
<p>Planning Authority response</p>	<p>The overlay mapping affecting Unit 1, 17 Dowding Crescent is based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site.</p> <p>It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application.</p> <p>Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been</p>

	identified. This will be a project undertaken over a 3-year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Dowding Crescent)	

Representation No 77: Anna Rose, 26 Broadwaters Parade, Sandy Bay

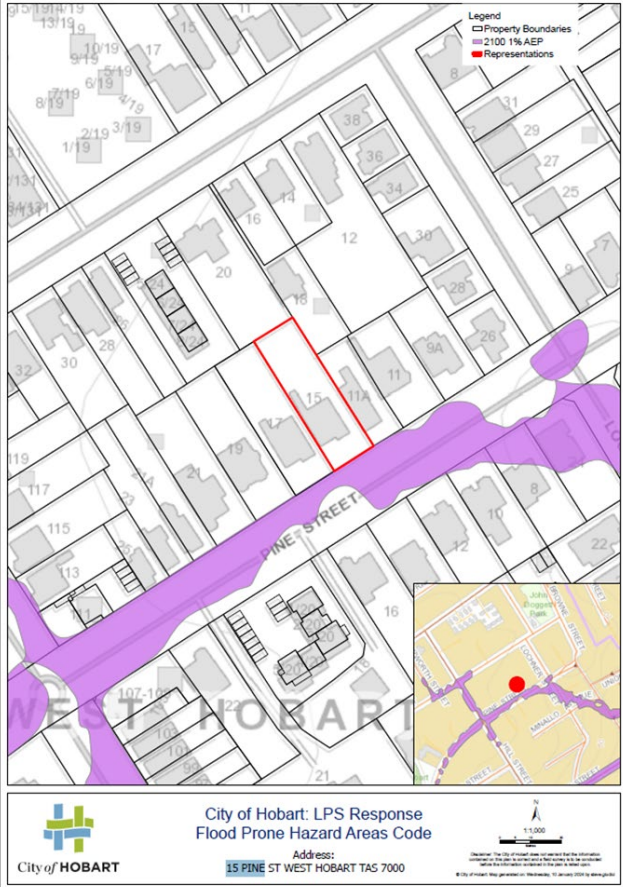
Matters raised in representation	The representor is raising concerns with the application of the flood prone hazard area overlay. They particularly note that they live several hundred metres uphill and there are no waterways near them, and they live on a sloping block of land. Therefore, they believe the application of the overlay is incorrect. They are concerned about increases in insurance premiums. They also believe that any inundation due to insufficient stormwater drainage is not due to the land, but more the outcome of inadequate infrastructure when urban development expands.
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<p>Planning Authority response</p>	<p>Flows affecting 26 Broadwaters Parade, Sandy Bay originate from Bicentennial Park uphill and to the south of their property. These flows follow natural overland flow paths through properties on Nicholas Drive and Amanda Crescent as they move north joining flooding along Wayne Rivulet before discharging to the Derwent River at Long Beach.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north before converging with flows from Wayne Rivulet. Flood depths across the property range between 0mm and 200mm.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>

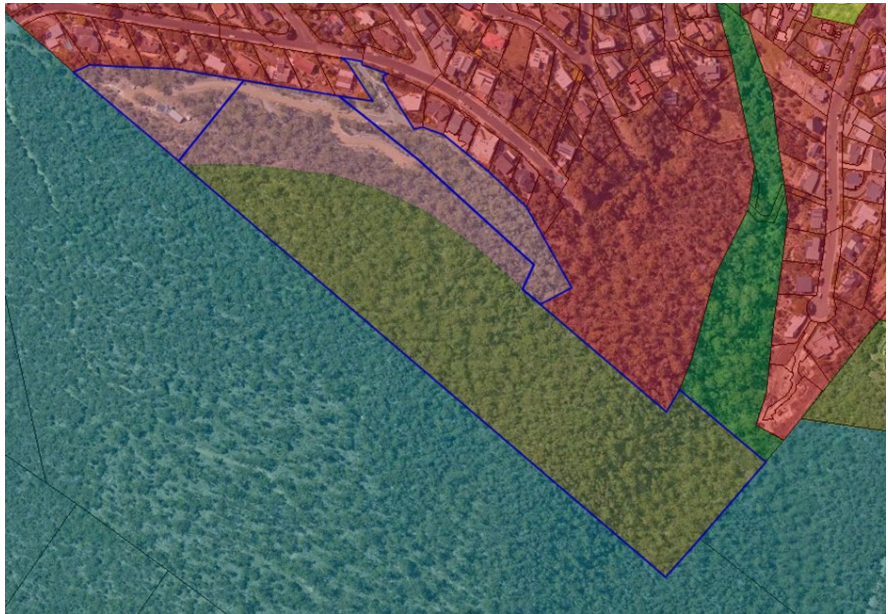


Representation No 79: Ben Wagner, 15 Pine Street, West Hobart

<p>Matters raised in representation</p>	<p>The representor is raising concerns with the application of the flood prone hazard area overlay. Particularly, he is of the view that the mapping shows that the City of Hobart assets are at risk, not the houses and properties specifically.</p> <p>They have undertaken their own works to ensure stormwater is appropriate managed at a single property level, but City of Hobart should be doing the same with their assets and impacting on neighbouring properties.</p> <p>Before these flood maps are applied to properties, the Council should quantify what level of risk is attributable to poorly maintained infrastructure. They should specifically consider 15 Pine Street through field survey and ensure that the line does not</p>
<p>Planning Authority response</p>	<p>Flows affecting 15 Pine Street West Hobart originate to the West of the property On Pine Street, Hamilton Street and Hill Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood.</p> <p>Modelling indicates that these flows will be contained within the road reserve as they pass the property. While there is no indication that the property will be inundated, overland flows are expected to restrict access to the property during a</p>

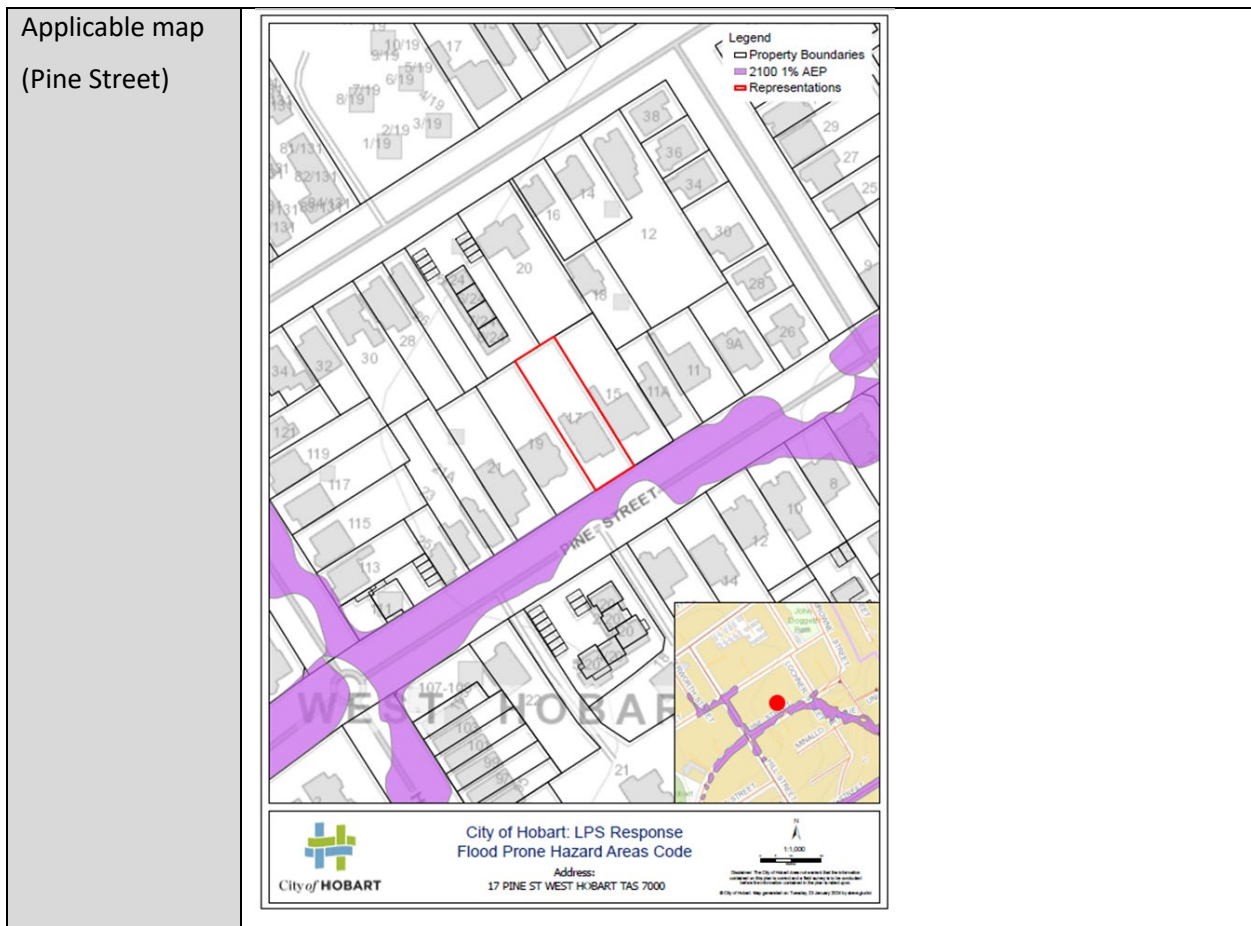
	<p>flood event. Flood depths immediately in front of the property range between 0mm and 130mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard under the Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 15 Pine Street, West Hobart (CT 71300/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 15 Pine Street, West Hobart.</p>
<p>Applicable map (Pine Street)</p>	 <p>The map displays a street grid in West Hobart, Tasmania. Pine Street runs diagonally from the bottom-left towards the top-right. A red rectangle highlights a specific property at 15 Pine Street. A purple shaded area along Pine Street indicates the 2100 1% AEP flood prone hazard area. The map includes a legend with three items: 'Property Boundaries' (black outline), '2100 1% AEP' (purple fill), and 'Representations' (red fill). An inset map in the bottom right shows the location of the highlighted property within the broader West Hobart area. At the bottom of the map, there is a title block with the City of Hobart logo, the text 'City of Hobart: LPS Response Flood Prone Hazard Areas Code', and the address '15 PINE ST WEST HOBART TAS 7000'. A scale bar and north arrow are also present.</p>

Representation No 80: Fiona Baillie, 21, 21a and 21b Enterprise Road, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor has raised concerns that the three properties in question have been rezoned from General Residential to Low Density Residential. This is not reflected on the LPS planning scheme maps. The representor does not provide details regarding the circumstances that have led to this error.</p>
<p>Planning Authority response</p>	<p>It is agreed that this land was approved by the TPC to be zoned Low Density Residential under <i>the HIPS 2015</i> through a planning scheme amendment process (reference PSA-21-4).</p>  <p><i>Figure 12: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023).</i></p> <p>The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.</p> <p>Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.</p> <p>It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.</p>
<p>Recommended action</p>	<p>Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.</p>

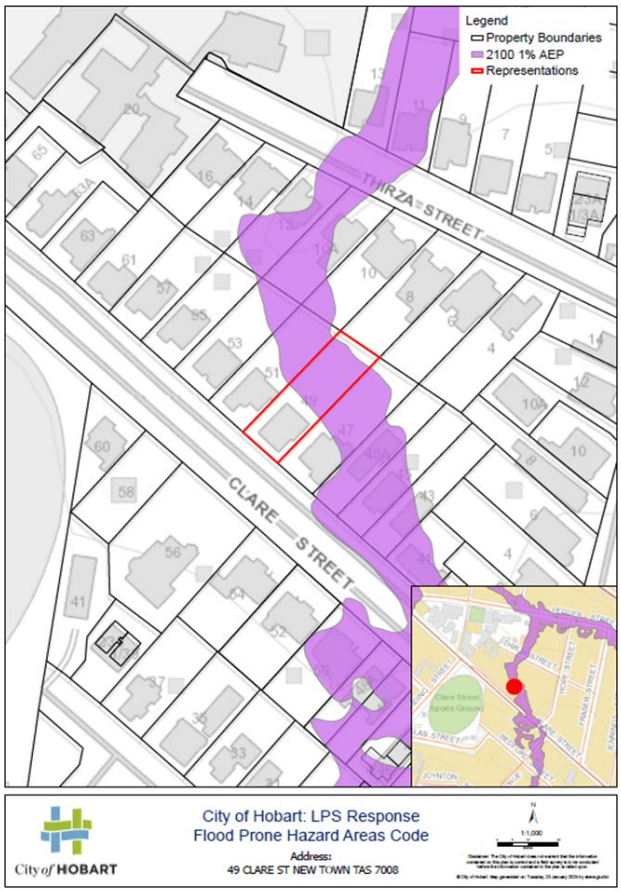
Representation No 81: John Ballard, 17 Pine Street, West Hobart

<p>Matters raised in representation</p>	<p>The representor raised concerns in relation to the application of the Flood prone hazard area overlay applying to their property. In particular, he questioned the “wide fuzzy blue line” which on a low-resolution overlay, will place the edge of that line within the property boundary and therefore the entire block is deemed flood prone. This will result in a devaluation of the property, and potential increase in insurance costs as well as any additional costs for engineering submission to Council for future developments of the property.</p> <p>The lack of clarity on the plans is resulting inadvertently in impacts on properties and resulting in questions on the validity of the modelling data. In addition, the definition of Flood and Flood zone was not provided, either by depth of water or by duration of water staying there.</p> <p>It is further noted that Council has an obligation to manage stormwater and that in the representors view, this has been overlooked in recent years.</p>
<p>Planning Authority response</p>	<p>Flows affecting 17 Pine Street West Hobart originate to the west of the property on Pine Street, Hamilton Street and Hill Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood.</p> <p>Modelling indicates that these flows will be contained within the road reserve as they pass the property. While there is no indication that the property will be inundated, overland flows are expected to restrict access to the property during a flood event. Flood depths immediately in front of the property range between 0mm and 140mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 17 Pine Street, West Hobart (CT 16407/1).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 17 Pine Street, West Hobart.</p>



Representation No 82: Mary Gibbs, 49 Clare Street, New Town

<p>Matters raised in representation</p>	<p>The representor has raised concerns in relation to the flood prone hazard area overlay. The overlay applies to the rear half of their property, potentially following an old creek line. They are concerned that the overlay is incorrect and may increase insurance premiums. The representor notes that there is evidence of subsurface water at various locations nearby (some of which aren't mapped as being in the overlay). However this area of Hobart is highly developed with stormwater infrastructure, and they've experienced no evidence of flooding in the past 13 years of living there. The soil is generally quite dry, and there doesn't appear to be any upstream source for the water to follow the mapped flow path.</p>
<p>Planning Authority response</p>	<p>Flows affecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties along Bedford Street, Honora Avenue and Clare Street as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay.</p> <p>It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. Inundation depths across the property range between 0mm and 260mm and do not affect the housing parcel.</p>

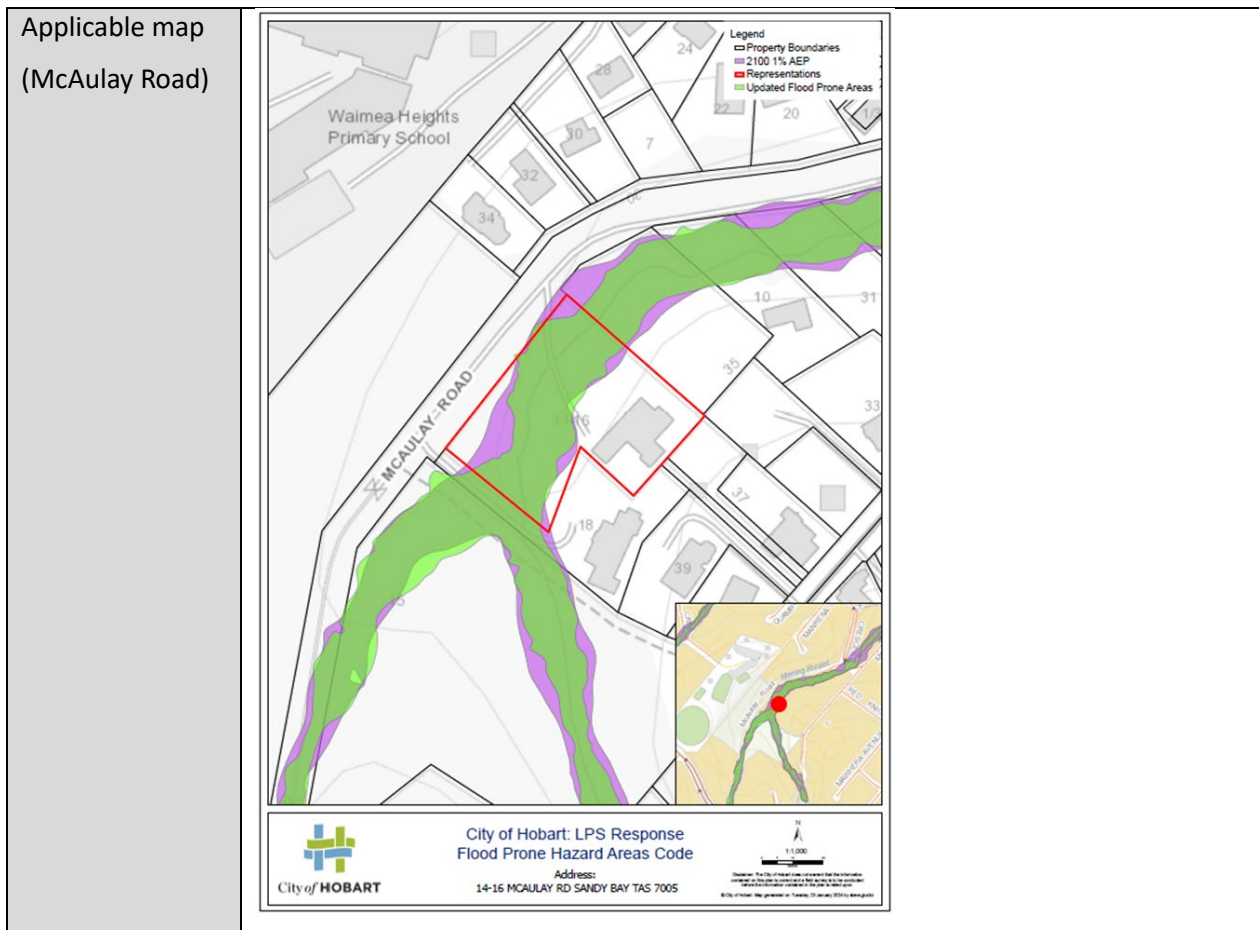
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	 <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 49 CLARE ST NEW TOWN TAS 7008</p> <p>City of HOBART</p> <p>Scale: 1:1,000</p> <p>Disclaimer: The City of Hobart does not warrant the information contained in this document and is not liable for any loss or damage arising from its use. © City of Hobart 2018. All rights reserved.</p>

Representation No 83: Mark and Caroline Corrigan, 14 McAulay Road

Matters raised in representation	<p>The representor raises concerns about the application of the flood prone hazard area overlay to their property. The representor notes that the Maning Rivulet goes through his property with approximately 1,700m² included in the area of the proposed overlay.</p> <p>They are concerned about the information underpinning the overlay. Particularly the design criteria have not been explained beyond it being a 1% annual exceedance probability (AEP) and climate change projection to 2100.</p> <p>The representor assumes the model of Maning Rivulet would be based on Ellerslie Road BoM weather station data and that the projection of 1% AEP to 2100 is approximately 15% higher than current. He has also assumed that the 1%AEP time interval of 1-3 hours seems reasonable to assume (noting that this time interval</p>
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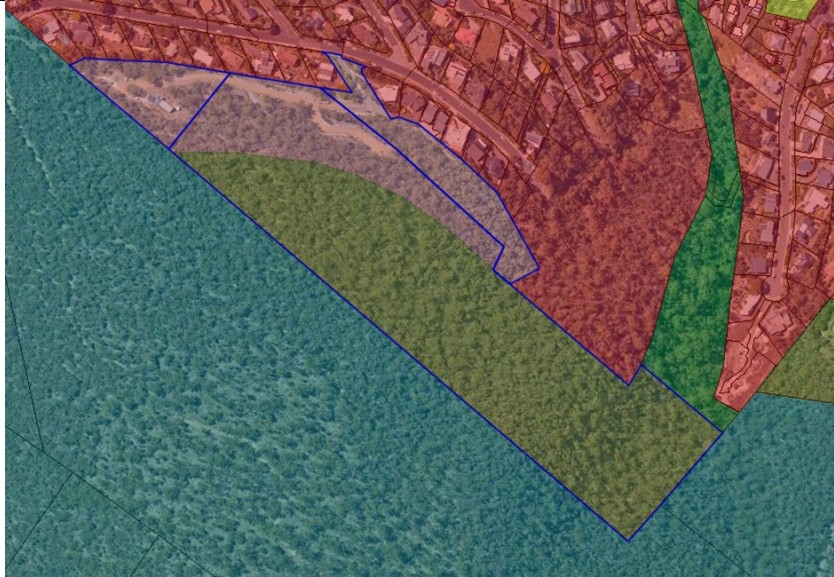
	<p>has not been defined – noting that any choice of time interval will have a significance on flowrate and therefore overlay area.) The representor argues that the landowners should have a clear indication of these assumptions to understand how modelling is established.</p> <p>Data from the 2018 event determined that it has an AEP of less than 1%. In fact, over short periods rainfall during that event was 26-32% greater than the 1%AEP design threshold. During that event the rainfall exceeded the level of the banks of the Rivulet which caused damage to fences, a footbridge and general debris. In his opinion if the overlay was accurate then their entire driveway including McAulay Road would have been inundated. This didn't occur.</p> <p>The representor is concerned about modelling deficiencies, specifically:</p> <ul style="list-style-type: none"> • The map elevations do not accurately consider the depth and width of the channel, contours are assuming that the water level along the flow path is at ground level. The actual normal water level is 1.1-1.5m below the level of surrounding land. The channel is approximately 3m wide between banks. • There has been no consideration of the 1200mm culverts under the driveways of 14-16 McAulay and 18 McAulay Road and these culverts are bigger than the CoH's Churchill Avenue culvert for marginally higher flow. These pipes have not blocked. • The contours of the nearby area more broadly are not precise enough to be applied in the application of the overlay. They are also incorrect in places. • The flood modelling may not adequately take into account the flow limit of the culvert pipe where Maning Rivulet passes under Churchill Avenue. The flow capacity for stormwater under our driveway is greater than the capacity at the Churchill Avenue upstream culvert. Effectively this upstream culvert and Edith Reserve acts as a flood detention basin. • The flow needs to be considered as a leaking dam in terms of high rainfall events from the Maning Rivulet catchment above Churchill Avenue. • Blockage assumptions should be consistent and stated – this is particularly the case for the Churchill Avenue culvert as branches are washed in from the reserve during a substantial rainfall event. <p>There are a number of improvements that could be implemented including a flood detention basin above Churchill Avenue at Edith Reserve. Trash screening could also be implemented to maintain water flows. And a deepening of the dish drain alongside the driveway to 18 McAulay Rd would improve potential waterflow impacts by directing stormwater to Maning Rivulet.</p>
<p>Planning Authority response</p>	<p>As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below maps in green. This updated modelling incorporates a higher level of detail and shows reduction in inundation of the property. Flows have and will continue to be modelled using conventional modelling in-line with relevant standard and guidelines such as the <i>Australian Rainfall and Runoff 2019</i>.</p>

	<p>The updated modeling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes.</p> <p>Blockage factors and hydraulic efficiency parameters were applied to inlets and pits. This accounts for blockages occurring during major storms which reduces the capacity for pits and inlets to receive stormwater. blockage selection was based on sensitivity analysis from the following scenarios:</p> <ol style="list-style-type: none"> 1. No Blockage 2. 50% Blockage 3. 100% Blockage. <p>For the purpose of identifying development risk 50% blockage was identified as appropriate.</p> <p>Council’s trunk drainage is represented within the model however, the privately owned 1200mm culverts under the driveway at 14-16 McAulay Road and 18 McAulay Road have not been included at this point in time. Future flood modelling of the catchment will consider taking these into account. The revised model includes accurate representation of the channel at Norfolk Crescent Inlet based on 2013 LiDAR.</p> <p>The 1200mm Churchill Avenue culvert was included in the original modelling. Subsequent review has identified the culvert to be lined with an 800mm diameter sleeve. Recently updated modelling has used an 800mm diameter culvert to replicate current conditions at the site.</p> <p>Stormwater network improvements identified through the Local Provisions Scheme representations are appreciated and will be taken into consideration for future upgrades.</p>
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.



Representation No 84: Penny Webb, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The property at 21, 21a and 21b Enterprise Road was changed from General Residential to Low Density Residential and approved by the TPC in September 2022. This needs to be rectified in the Hobart draft LPS.
Planning Authority response	<p>It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).</p> <p>The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time was proposed to be a straight like for like translation from General Residential to General Residential.</p> <p>Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.</p> <p>It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.</p>

	 <p data-bbox="435 779 1393 835"><i>Figure 13: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS 2015. (Source: The LIST, searched 22 December 2023).</i></p>
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 85: Peter Grant, 146 Strickland Avenue, South Hobart

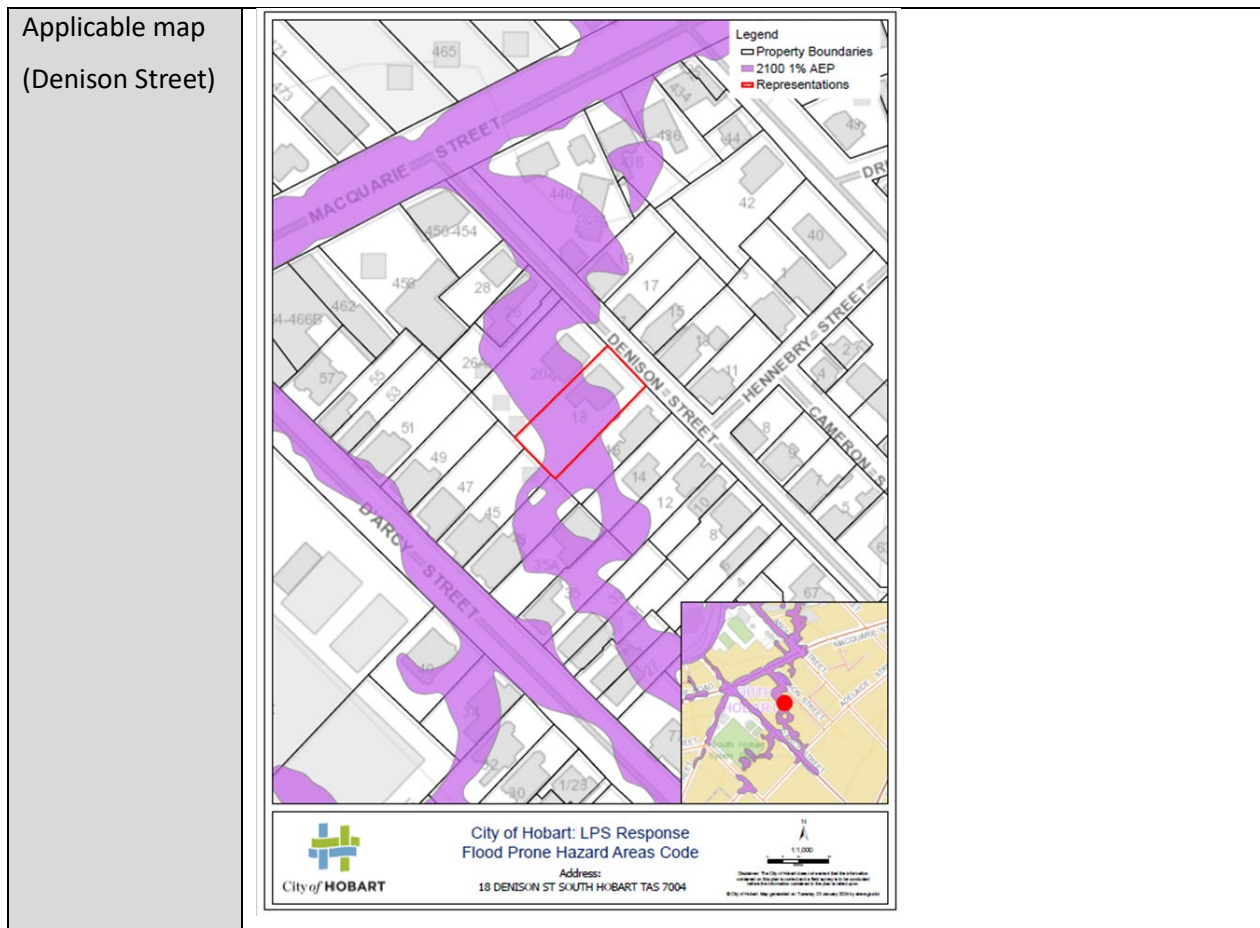
Matters raised in representation	<p>The representor raises concerns that his property has been identified as being located within a flood prone hazard area overlay. He doesn't understand how this could be the case as the property is on a steep slope.</p> <p>He however acknowledges that they have experienced flooding before, and he believes this is due to the fact that there is a lack of curb, gutter and stormwater drainage on the northern side of Huon Road. During times of heavy rain, the water channels through the bush owned by Cascade Brewery and travels downslope to the houses along Strickland Avenue. This causes major erosion of gullies and flooding. Responsibility for managing stormwater appears to be hand balled between the Council, road authorities and Cascade. Authorities are only responding where the damage is being caused as opposed to fixing the problem.</p>
Planning Authority response	<p>Flows affecting the property originate to the south of the property within property owned by Cascade. These flows follow naturally occurring overland flow paths affecting properties on Strickland Avenue before joining flooding in Hobart Rivulet. Inundation depths across 146 Strickland Avenue range between 0mm and 120mm and do not affect the housing parcel.</p> <p>The Cascade property has a significant catchment area and includes a naturally occurring gully that has in recent years become increasingly eroded. Overland</p>

	<p>flows from Huon Road are directed into the Cascade property and dispersed preserving predevelopment conditions of the area.</p> <p>There is no indication of gulying or erosion from Huon Road stormwater outlets within the Cascade property and although there have been multiple site inspections of the gully no connection between Huon Road stormwater drainage and the erosion have been found.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (Strickland Avenue)</p>	

Representation No 86: Sharn Davies, 18 Denison Street, South Hobart

<p>Matters raised in representation</p>	<p>The representor raised concerns that their property was identified as being located within a flood prone hazard area overlay. They acknowledge that their property was flooded in May 2018. However, in 2019 Council undertook substantial</p>
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	<p>upgrades of stormwater in Darcy and Denison Streets and sealed off all stormwater previously entering via the old pipes under their property. They were advised by workers at the time that they should experience no further stormwater flooding.</p> <p>Their house was built in 1853 and they believe it is unlikely to be flooded again. They are concerned about the implications to future sale value of the property and the insurance premiums.</p>
Planning Authority response	<p>Flows affecting 18 Denison Street South Hobart originate to the south of the property on D'Arcy Street. These flows follow natural overland flow paths through properties on D'Arcy Street and Denison Street as they move north to join flooding from Hobart Rivulet.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the road reserve with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 120mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 87: Department of Natural Resources and Environment, Tasmania, Truganini Conservation area

<p>Matters raised in representation</p>	<p>NRE Tas supports the proposed Environmental Management Zone for the Truganini Conservation Area.</p> <p>They note that TasVeg 4.0 should be utilised and this includes additional area of <i>Eucalyptus globulus</i> dry forest and woodland (DGL) and <i>Eucalyptus ovata</i> forest and woodland (DOV). These vegetation communities are recognized as critical habitat for the Swift Parrot. There have been areas in the Hobart draft LPS where this vegetation type is identified and not covered by the priority vegetation area overlay.</p> <p>These include:</p> <ul style="list-style-type: none"> • Road casement south of title reference 153623/3 which contains approximately 3.8ha of mapped DGL.
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Figure 14 The road casement located south of 153623/3 highlighted. (Source: The LIST searched 22 December 2023)

- Road casement north of 110715/50 which contains approximately 0.6ha of mapped WGL.



Figure 15 The road casement located north of 110715 subdivision containing wet eucalypt forest and woodland. (Source: The LIST searched 8 February 2024)

- Title reference 174043/1 contains approximately 0.7ha of mapped DGL.

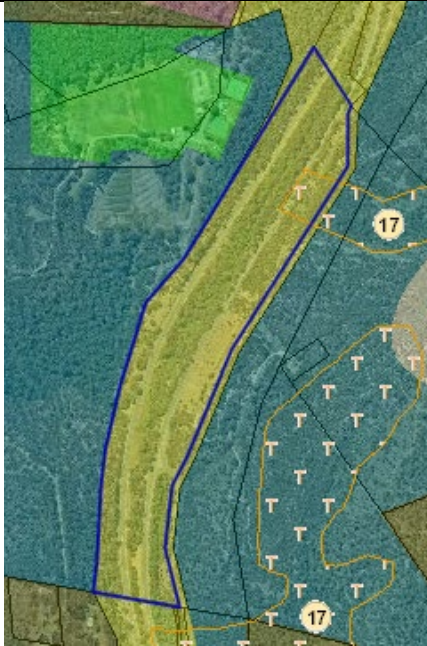


Figure 16: The road casement, with a section of *Eucalyptus globulus* shown highlighted. (Source: The LIST, searched 22 December 2023).

- Title references 175653/2 and 183802/0 containing combined approximately 0.5ha of WGL.



Figure 17: The two privately held titles zoned Inner Residential. (Source: The LIST searched 22 December 2023)

All of this land area should be included within the priority vegetation area overlay of the LPS.

<p>Planning Authority response</p>	<p>It is acknowledged that the TasVeg mapping has been revised, and that in some instances this results in additional areas of threatened vegetation communities identified.</p> <p>Consideration of these areas identifies three road casements sites which are currently zoned Utilities. All of these road casements are adjacent to the Southern Outlet. The priority vegetation overlay can be applied to road casements and corridors, although it is unclear whether the Department of State Growth have a position on this approach.</p> <p>In any event, the exemption provisions that exist within the Tasmanian planning scheme allow for road upgrades, maintenance and works within the road corridor without reference to the natural values. To that end, it is of limited benefit to incorporate the priority vegetation overlays on the road casements as it is unlikely that these provisions will ever be applicable given the established use in the area and far-reaching exemptions that apply.</p> <p>Protections of swift parrot habitat afforded under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> will however be unaffected by the Hobart LPS and these legislative requirements will remain relevant to the Department of State Growth.</p> <p>Two title references, 175653/2 and 183802/0 are in private ownership and zoned Inner Residential. The Section 8A, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that the priority vegetation area should not be shown on the overlay map for land that is within the Inner Residential Zone amongst other zones.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact upon the Hobart draft LPS.</p>

Representation No 88: Stuart McKenzie Hall, 21, 21a and 21b Enterprise, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor noted that he was part of a community group that went through the lengthy process with Council and the TPC to get the properties rezoned to low density residential. This zoning is not reflected in the new planning scheme which still has this area zoned General Residential. Can this oversight be rectified.</p>
<p>Planning Authority response</p>	<p>It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4). This is reflected in Figure 18 below.</p>

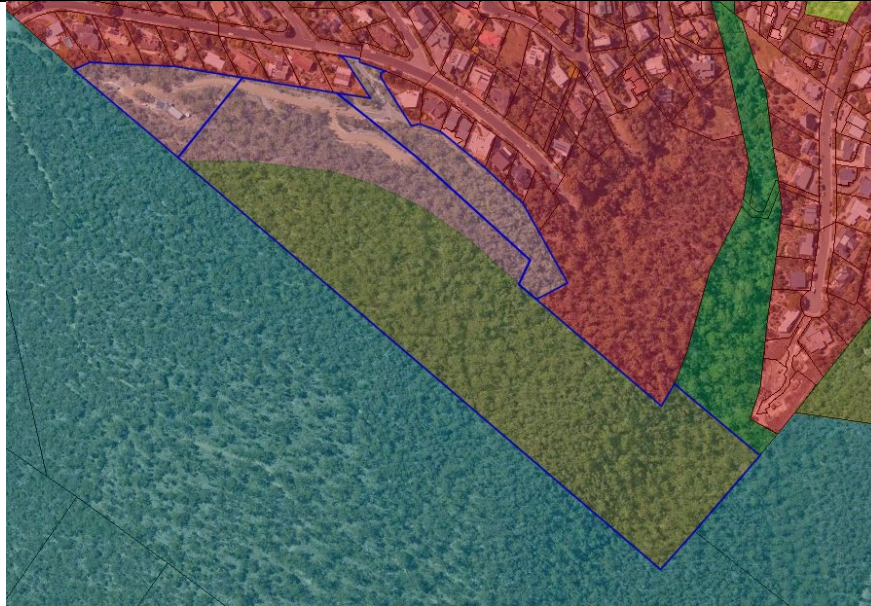


Figure 18: 21, 21a and 21b Enterprise Road as it is currently zoned under the HIPS 2015. Under the Hobart draft LPS the areas zoned Low Density Residential have been proposed as General Residential.

The reason why under the Hobart draft LPS the land was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time was proposed to be a straight like for like translation from General Residential to General Residential.

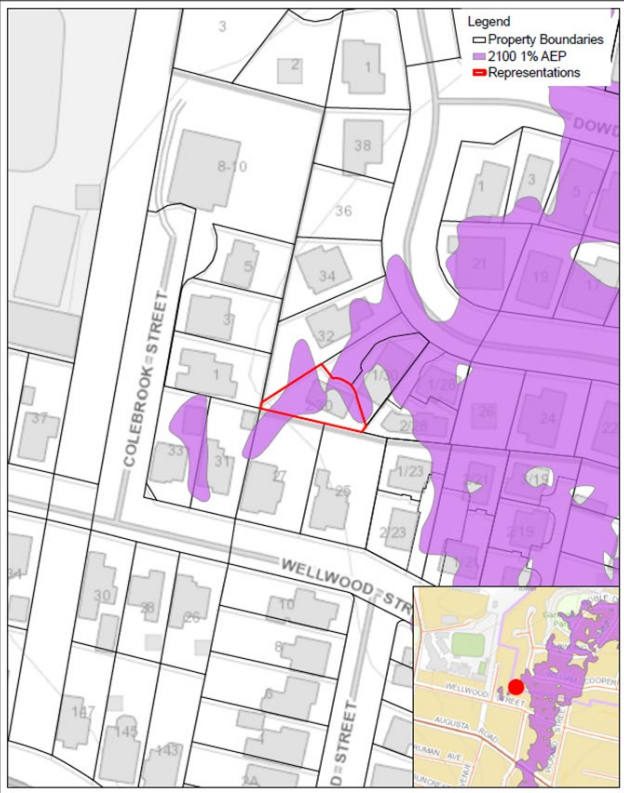
Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.

It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4.

Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	Modification of three properties from General Residential to Low Density Residential.

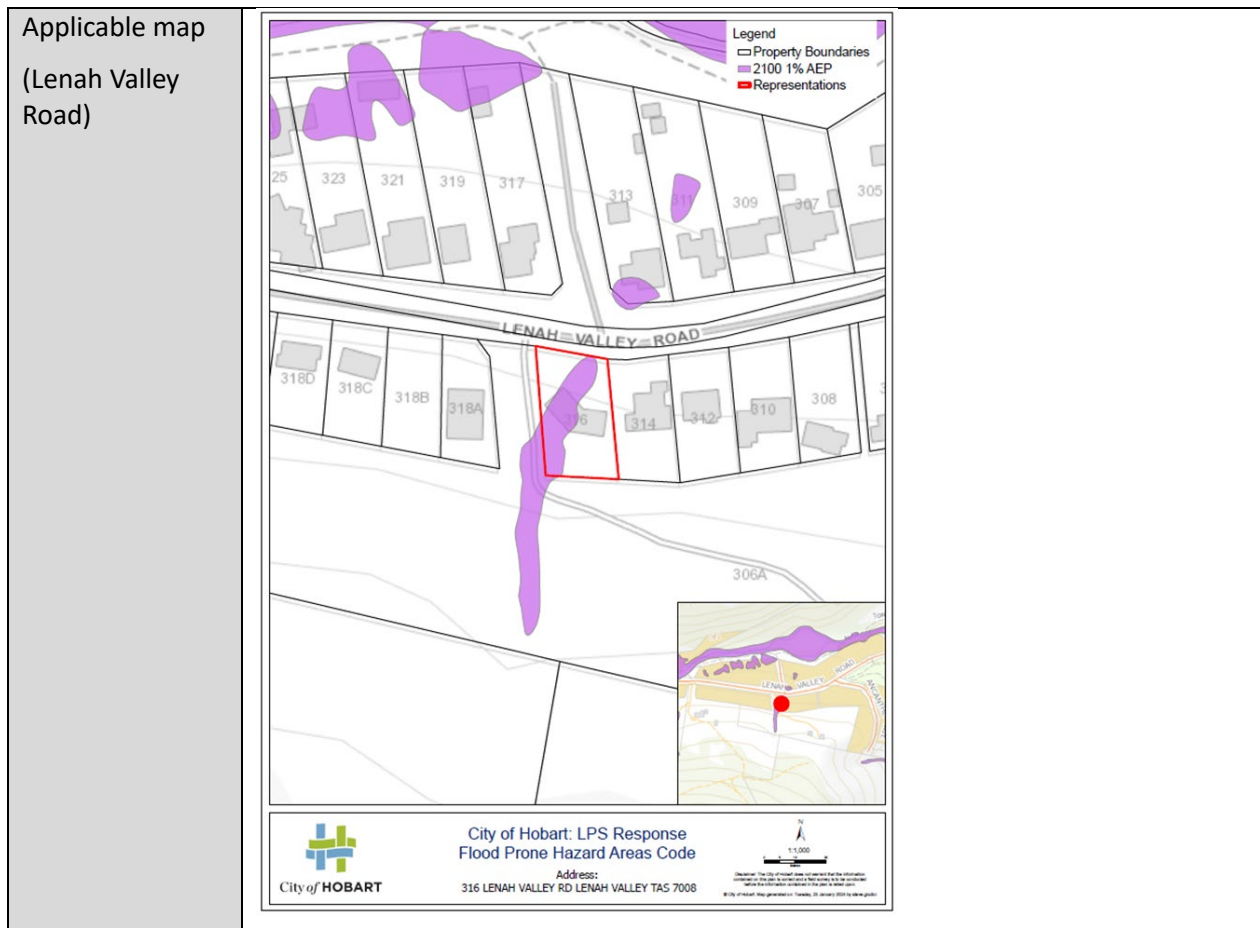
Representation No 89: Suzanne Morrisby, 2/30 William Cooper Drive, Lenah Valley

Matters raised in representation	The representor raised concerns in relation to the application of the flood prone hazard area overlay that is applicable to her property. They are concerned about the application of this overlay and are of the view that the current map is outdated and hasn't been updated since the Garrington Park development has been completed. The representor understands that the developers put in place critical infrastructure and street drainage that would change the water flow from properties.
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	<p>There were concerns that this will impact upon their insurance premiums and the valuation of their property.</p>
<p>Planning Authority response</p>	<p>Code overlays affecting Unit 2, 30 William Cooper Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site.</p> <p>It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application.</p> <p>Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3 year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme amendment at that time.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable map (William Cooper Drive)</p>	 <p>The map displays a residential area with property boundaries outlined in grey. A large area is shaded in purple, representing the 2100 1% AEP (Annual Exceedance Probability) flood-prone hazard area. A red line indicates a specific representation or boundary within this area. The map is labeled with street names: COLEBROOK STREET, WELLWOOD STREET, and D STREET. An inset map in the bottom right corner shows the location of the area within the city of Hobart. A legend in the top right corner identifies the symbols: Property Boundaries (grey outline), 2100 1% AEP (purple fill), and Representations (red line). The map is titled 'City of Hobart: LPS Response Flood Prone Hazard Areas Code' and includes the address 'UNIT 2 30 WILLIAM COOPER DR NEW TOWN TAS 7008'. A scale bar indicates 1:1,000 and a north arrow is present.</p>

Representation No 90: CFP Brosnan and DP Rayner-Brosnan, 316 Lenah Valley Road. Lenah Valley

Matters raised in representation	<p>The representors have raised concerns in relation to the Flood prone hazard area overlay. This is because:</p> <ul style="list-style-type: none"> • The area has not previously been identified by Council as being within a flood prone area. • The property, including buildings and access, has never flooded nor been impacted by any degree of flooding or runoff. • The property does not adjoin a watercourse and is 115m from the nearest watercourse and the site is on the high side of Lenah Valley Road. The primary frontage is approximately 20m higher than the watercourse. • The owners are of the view that the property to the rear and upslope of them has drainage installed that is diverted to the street frontage and away from their property. • They have undertaken their own risk assessment and believe there is no risk to their site. <p>The owners are concerned about the ramifications of this listing on their insurance premiums, as well as on the value of their property.</p>
Planning Authority response	<p>Flows affecting 316 Lenah Valley Road, Lenah Valley originate to the south of the property within the neighboring property of 306a Lenah Valley Road.</p> <p>These flows are naturally occurring overland flows from the surrounding catchment and follow naturally occurring overland flow paths through properties on Lenah Valley Road as they move north to join flooding along New Town Rivulet. Flood depths across the property range between 0mm and 170mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 91: Annalise Varghese, Institute of Architects

Matters raised in representation	This representation was an enquiry as to whether they could get an extension to the time period to lodge a representation.
Planning Authority response	Council staff advised the representor that an extension of time could not be given. There are no substantive issues to respond to.
Recommended action	No action is taken.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 94 and 102: Graeme Bell, 865 Huon Road, Fern Tree

Matters raised in representation	The representor raises concerns regarding the application of the Landscape Conservation zone to his property. He believes the land should be zoned Rural living as the property is bisected by the road, the pipeline track, the Council access
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road and the water pipeline. Development on the site is already restricted by the topography, and things like the heritage listing of the pipeline track. He believes it is discriminatory to change the zoning which would result in a discretionary approval pathway instead of a permitted approval pathway.

He believes that the planning and building costs associated with developing his site are likely to be higher because of the Discretionary residential use status. He believes it is unreasonable that the Council would make it more difficult for people to develop, particularly as there are increasing rates on residential land.

He is of the view that the land is already developed to a degree due to its proximity to the road, bus stops, and the Pipeline track.

Planning Authority response

The site is currently zoned Environmental Living under the HIPS 2015. The site itself is undeveloped, being heavily wooded by stands of vegetation of varying ages and has a land area of approximately 8 ha. The site is bisected by Huon Road, by the Pipeline Track and other road reserves, although it is noted that on the ground most of these road reserves are not constructed.

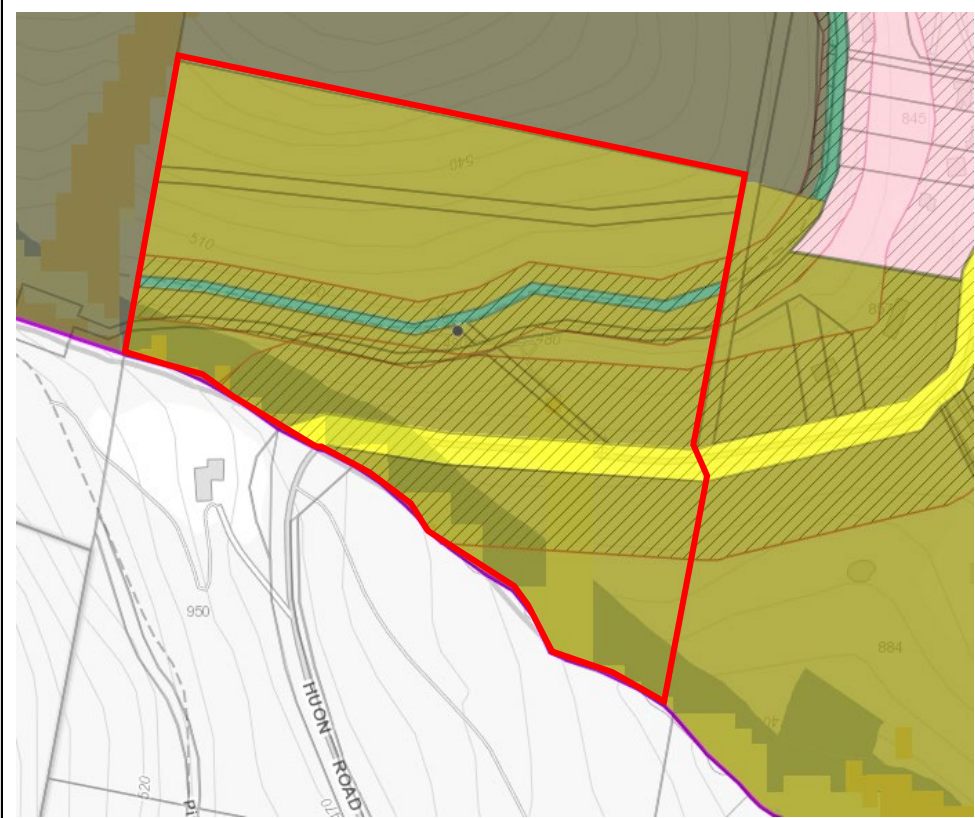


Figure 19: The site as 865 Huon Road, showing the green of the Landscape Conservation zone, with the hashed section reflecting the Historic Landscape Precincts.

The site is adjoined by Landscape Conservation zoned properties to the south east, with Environmental Management zoned land to the north (covering Wellington Park). To the south west is the Kingborough LGA. While there is Rural Living zoned land nearby, it does not adjoin the site, and is applied to a number of titles which are smaller, in some instances cleared of vegetation and already developed.

	<p>The Section 8A guidelines indicates that the Landscape Conservation zone should be applied to land with landscape values, that are identified for protection and conservation, such as bushland areas, and large areas of native vegetation. The zone may be applied to land which is not otherwise reserved but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; the land has constraints due to the application of the Natural Assets Code or Scenic Protection Code; or the land is currently within the Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</p> <p>The site is proposed to be entirely covered by the Priority Vegetation Area overlay, however, is not identified as a threatened native vegetation community. Large sections of the property are covered by a Historic Landscape Precinct which is adjacent to the road corridor (HOB-C6.3.2) and also the Pipeline Track (HOB-C6.3.3). Both of the descriptions for the historic heritage values, reference the need to retain vegetation values, both from their ecological perspective but also for their landscape value.</p> <p>Given these influences on the property, the application of the Landscape Conservation zone is appropriate and consistent with the zone application guidelines.</p> <p>It is noteworthy that the Landscape Conservation zone does not preclude residential use occurring on the site. It will be a discretionary use, however given the various Codes that apply to the site it is likely that any application will be discretionary in even if the zoning was Rural Living. To that end the associated costs are unlikely to be particularly different between the zonings.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact to the Hobart draft LPS.

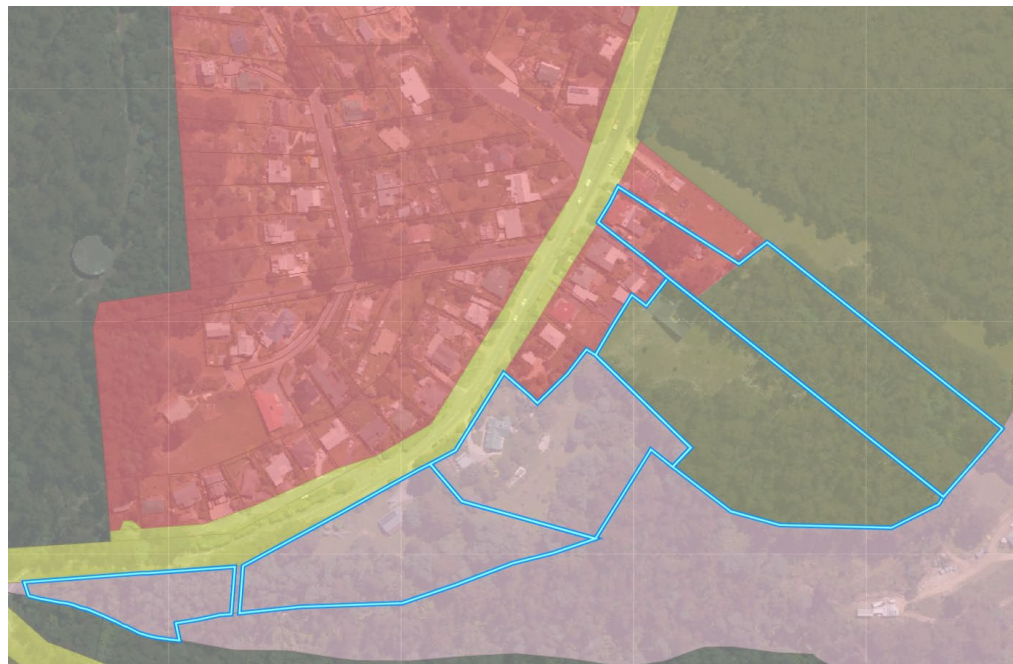
Representation No 95: Matt Lindus, 600 Huon Road, South Hobart

Matters raised in representation	<p>The representor raised concerns around the application of the Landscape Conservation Zone to the bushland lot and the impact the zoning will have on the property due to the sites split zoning with the General Residential Zone. It is suggested that the application of the Rural Living A zone to the bushland lot is more consistent with the zone application guidelines and the surrounding area. It is also stated that vegetation values are protected by the application of the Priority Vegetation overlay which will also apply to the Rural Living zone in the event of development of a single dwelling. Additionally, there is concern in respect of the Priority Vegetation Area overlay application to the property General Residential zoned portion of the site.</p>
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Planning Authority response

It is acknowledged mechanism under the Landscape Conservation Zone the *Drummond Street Developments Pty Ltd v Northern Midlands Council [2023] TASCAT 77*) decision, the State Planning Provisions means that the new scheme effectively prevents the subdivision of the General Residential portion of the site. However, in response to the representation further consideration of the proposed translation to the Landscape Conservation from the Environmental Living portion of the site is required.

In reviewing the supporting report and Translation of the Environmental Living Zone document it refers to the suitability of the Cascade land straddling Huon Road to be translated to the Landscape Conversation Zone. This area is stated to have scenic values, forming a vegetated background to the historic building and surrounding residential areas as well as containing threatened vegetation communities, and habitat for threatened species. The report also refers to the logical translation of the Turnip Fields Road lots to the Rural Living Zone. However, the report is silent on the translation of the Environmental Living zoning in respect of the properties at 600, 602A, 610, 612 Huon Road. The properties at 610 and 612 Huon Road with comparable lot sizes are proposed to be zoned Rural Living A with the rear of the split zoned property at 600 Huon Road and the property at 602a Huon Road zoned Landscaped Conservation as shown in the GIS map image below.



The two properties are separated by a cleared buffer to the Cascade owned land and surrounded to the south and west by the Rural Living zoned Turnips Field Road property and the Huon Road properties. Upon review and with no justification for why the Landscape Conversation zone has been applied to these two properties and scenic values acknowledged it would appear logical to apply the Rural Living A zoning to the Environmental Living zoning of these lots. The points raised in the representation are considered valid. The Rural Living A zone is appropriate, relevant to the lot sizes of the properties and is consistent with the other adjoining

	<p>larger lots fronting Huon Road. Also as mentioned in the representation the vegetation values are protected by the application of the Priority Vegetation overlay, additionally the Natural Assets Code which will also apply to the Rural Living zone.</p> <p>In respect of the application of the Priority Vegetation Area overlay to the General Residential section of the site property it is understood that the overlay was created using the Regional Ecosystem Model developed by Natural Resource Planning P/L, with some minor adjustments. It is unclear why the model was applied to pasture sections of the site and the scope for the adjustment to alignment of this overlay. However, in seeking advice from Council's Environmental Development Planner it is unlikely that the trees in this section of the site would be 'priority vegetation' or 'significant habitat'.</p>
Recommended action	Modify the zone maps to apply the Rural Living A Zone to the Landscape and Conservation Zone portion of 600 Huon Road and the entirety of the property at 602a Huon Road.
Effect of recommendation on Hobart draft LPS	Modification of the zone map under the Draft LPS to apply the Rural Living A Zone to the Landscape and Conservation Zone portion of 600 Huon Road and the entirety of the property at 602a Huon Road.

Representation No 96: Robert Stewart, 82 Hall Street, Ridgeway

Matters raised in representation	<p>The representor has raised concerns in relation to the application of the Landscape Conservation zone. He has owned the property since 1971 and at that time he was of the belief it was part of the township of Ridgeway. The lot is 10.3 ha and at that time he thought he could subdivide it into 3 lots. Then water was brought to the site in 1982 and he believed that could provide for further subdivision. He had intended on developing the site and has undertaken some fuel reduction burns over the years. He believes the zoning is not consistent with the burns that have occurred on site, nor is it consistent with his expectations. He believes the zoning will devalue the property and is wondering whether there is any compensation from Council for the impacts upon value, or for the high costs of land tax, rates and water supply connections in the past?</p>
Planning Authority response	<p>The property is currently zoned Environmental Living and it is a 10 ha parcel of land, with well-established vegetation. There is no cleared building site nor any structures on the property. The minimum lot size for the Environmental Living zone is 10 ha.</p> <p>While the Landscape Conservation zone has a larger minimum lot size, given that the title is only just over 10 ha in any event, further subdivision was and will continue to not be possible.</p> <p>The site is adjacent to Rural Living B lots to the south and west. To the east the land is also zoned Landscape Conservation, and to the north Environmental Management zoned land which is owned by the City of Hobart.</p>



Figure 20: The property at 82 Hall Street, as it is currently zoned under the HIPS 2015 (Source: The LIST, searched 30 October 2023).

In terms of the application of the Landscape Conservation Zone, the Section 8A guidelines state it can be applied to:

- (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
- (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or
- (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The site is a large area of bushland, dominated by *Eucalyptus pulchella* forest and woodland according to TasVeg 4, with a small section of *Eucalyptus obliqua* dry forest. Neither of those vegetation types are threatened vegetation communities. The site is not reserved but does have identified *Allocasuarina duncanii* (rare) but also has a White bellied Sea Eagle (vulnerable) nest on site.

The site is covered by the priority vegetation overlay but not the Scenic Protection Code. The site is currently within the Environmental Living Zone.

While the site does not hold a range of threatened species, the site's location, adjacent to significant reserves, and quite visible from elsewhere influences the application of the Landscape Conservation zone. Ridgeway, as a hamlet has a higher density area, with a number of lots which are closer to residential in scale, but with most of them being 1-2ha in area. However, surrounding that area are properties generally 5-10 ha in size, which are currently zoned Environmental Living and have all been zoned Landscape Conservation.

	It is unclear what the representatives preference would be. Notwithstanding this, to ensure consistency in zone application of the surrounding area, and representing the closest translation as possible, the Landscape Conservation zone is the most appropriate fit. It does not change the subdivision potential on site and still allows for the construction of a single dwelling.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 97: City of Hobart

Matters raised in representation	<p>City of Hobart have submitted a representation to their own scheme. The issues they raise can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Short Stay Visitor Accommodation: Implementing a Specific Area Plan (SAP) applying a prohibited use status to Visitor Accommodation within the Inner Residential, General Residential and Low Density Residential Zone. 2. Hotel Industry Uses: Within the HIPS 2015, Hotel Industry uses are controlled when operating between 12.00am and 7.00am, and this has been carried over to the Central Business Zone SAP and Commercial Zone SAP in the LPS. However Hotel Industry uses can exist within the Urban Mixed Use zone, the Local Business zone and the General Business zone, but will not be subject to the SAP requirements. This is inequitable and the same level of consideration for potential impacts from late-night venues should be applied, throughout the municipal area. 3. Hobart Commercial Zone SAP: The Commercial zone under the Interim Scheme and that under the LPS have different zone intents, and different allowable uses. They do not reflect a like for like translation, nor do they reflect the Council’s intent which aims to create a transition between the Central Business Zone and Inner Residential areas. The SAP seeks to address this, allowing for additional uses in some instances, and not allowing these uses in others. 4. Hobart Commercial Zone SAP – Building Height: The wording of the performance criteria for building height development standards refers to compatibility with the surrounding area, streetscape and existing buildings. The wording does not allow for the consideration of positive attributes of proposed development when assessing a building height that exceeds the permitted height limits. The Council has concerns that in this zone, it is not necessarily desirable for proposed building height and development to be compatible with existing buildings and streetscape character in the zone. This also presents issues for appropriate development that is a ‘first mover’ in the area. There should be capacity to consider the positive contribution of buildings and the height, bulk and form reflecting the transition between the Central Business Zone and residential areas. However, in
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	<p>considering this, there is a broader issue around maintaining heritage character. To that end the inclusion of the adjacent Heritage Building Height Development Standards used within the Central Business Zone SAP must be done.</p> <ol style="list-style-type: none"> 5. Hobart Commercial Zone SAP – Design Passive Surveillance Development Standards: There are no passive surveillance and active frontage provisions proposed in the Commercial Zone. To be consistent with the existing Commercial Zone provision under the HIPS 2015, passive surveillance and activation of frontages provision is necessary. 6. Hobart Central Business Zone SAP – Building Height PC: Similar to the Commercial Zone, the compatibility with existing buildings in the area not being individually prominent is also applied. A higher building may have a positive impact on the streetscape. The PC requires an urban context report and design response that addresses how the building derived from and responds to the existing characteristics of the site and surrounding area. 7. Hobart Central Business Zone SAP – Amenity Building Envelope. There are concerns about the Figure HOB-S4.3, this has been translated from the HIPS 2015 but it’s interpretation has been unclear. The Council wishes to use four new diagrams instead. 8. Amenity standards for multiple dwellings in other zones. Amenity standards for multiple dwellings have been carried forward from the HIPS 2015 into the Central Business Zone SAP and Commercial Zone SAP. While it is expected that at some stage the State Government’s Apartment Code will be implemented, there is no clear timeframe for when this will occur, and it is acknowledged that appropriately amenity standards should be applied in other zones such as Urban Mixed use, Local Business and General Business. The mechanism to do this should be through the inclusion of a SAP that can then apply to all 5 zones. 9. Bicycle Parking for Residential Uses – There are currently no bicycle parking requirements for residential uses, however with the increasing use of bikes, it is important to consider these facilities and support infrastructure at the design stage of development. The Council would like to see the inclusion of bicycle parking for multiple dwellings provided for through a SAP. 10. Electric Vehicle Charging Facilities – EV charging facilities need to be considered in new building design, particularly for higher density developments, through the inclusion of a SAP. 11. Enterprise Road Planning Scheme amendment – The final amendment PSA-21-4 to rezone the properties at 21, 21A and 21B to Low Density Residential with the application of the Biodiversity Protection Area Overlay came into effect in September 2022, however this change is not represented in the Hobart draft LPS zoning maps. This is ordinarily directed by the Commission to be included; however it appears to have been an oversight, possibly due to the timing. This should be rectified. 12. 15 Oberon Court, Dynnyrne – The site is currently identified to be zoned Rural Living Zone A with a minimum lot size of 1ha and setback requirements of 20m from a frontage and 10m from side and rear
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	<p>boundaries. The land has recently been subdivided so these provisions are no longer appropriate for the smaller lots in the subdivision (the lot sizes range from 947m² to 2500m²). To that end it is considered that the Low Density Residential Zone is more appropriate for lots 21-27 in particular without generating any additional subdivision potential.</p> <p>13. Urban Mixed Use Zone to Commercial Zone, Campbell Street – this area is currently zoned Urban Mixed Use, however in considering the existing uses and the development potential of the site, it is considered that it is more appropriately aligned with the Hobart Commercial Zone SAP. This has also been highlighted within the draft Central Hobart Plan.</p> <p>14. 11 Bimbadeen Court, West Hobart. – This site has been zoned Landscape Conservation. It is considered illogical to apply this zoning to the site as it would result in unnecessary discretionary applications for alterations and works to the existing dwelling. Given the size and developed nature of the site and the application of the adjoining zoning, the General Residential zone is more appropriate.</p>
<p>Planning Authority response</p>	<p>The Council has requested a number of changes to the LPS, many of which have come about due to the length of time between when the LPS was initially drafted, and when it was placed on exhibition.</p> <p>Each individual issue is addressed below, noting that where the request is around one zone or SAP, they will be addressed collectively.</p> <p><u>Visitor Accommodation</u></p> <p>The City of Hobart has requested that there be a prohibition to Visitor accommodation uses in the Inner Residential, General Residential and Low Density Residential zones. This has come about from the planning scheme amendment applied for under the HIPS 2015 to do the same.</p> <p>In February 2023 the TPC made a ruling which determined that it should not proceed with assessment of the proposed draft amendment and should not make a ruling on the merits of the application. This was because if the TPC made a determination, they were of the view it would have no effect on the planning regulations in the City of Hobart as these regulations are brought about by a Planning Directive.</p> <p>Planning Directives have no effect on LPS as they were replaced by the SPPs. That said the Act now includes LPS criteria that require it to be demonstrated that where a local provisions seeks to over ride an SPP that it should be because of unique circumstances or there is significant economic, social or environmental benefit. Specifically section 32(4) of the <i>Land Use Planning and Approvals Act 1993</i> requires that a local provisions in the form of a PPZ, SAP or Site Specific Qualification should only be approved where:</p> <p>(a) <i>use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;</i></p> <p>(b) <i>or the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land,</i></p>

to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

It may be possible to demonstrate that a prohibition on Visitor Accommodation does achieve significant social benefit, although it is not an issue unique to the Hobart LGA (acknowledging that it may be experienced most significantly in the inner suburbs). However this is a significant policy matter and should be resolved either through a review of the SPPs or a separate scheme amendment.

Hotel Industry Uses

The City currently has drafted additional limitations associated with Hotel Industry uses within the Central Business and Commercial zone SAPs (which is a translation of the current HIPS 2015 provisions) and submit that these provisions should apply to the Urban Mixed Use, Local Business and General Business zones for equity and consistency.

This policy approach is supported. Impacts from Hotel Industry uses are not limited to certain zones, and in the lower order zones such as Urban Mixed Use, Local Business and General Business, there is potential to experience conflicts between Hotel Industry uses and sensitive uses due to closer proximity of residential areas, particularly given the function of the Central Hobart and the inner suburbs in servicing all of Greater Hobart in terms of entertainment activities.

However, the approach to further limitations requires more detailed consideration in light of the neighbourhood plans currently being progressed and the requirements of section 32 (4) of the Act as outlined above. It is important that Council takes time to prepare a considered suite of local provisions in the most appropriate format (PPZ or SAP) that addresses all matters unique and relevant to the Central Hobart area in a manner that avoid unnecessarily complexity. This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process.

Hobart Commercial Zone SAP – Use Table

The Council raises a number of concerns regarding the application of the Commercial Zone, particularly around the Use Table, not adequately reflecting the types of uses that the Council would like to see the area transition to. Council would like to see this area transition to what they have entitled through the Central Hobart Plan as the “Innovation Precinct”, seeing an increase in innovative uses, research and development, education and creative industries, supported by compatible residential uses. This strategic intent is not appropriately supported by the Commercial Zone within the TPS which does have more of a focus on Bulky Goods, Equipment and Machinery sales and Hire, Services industries, manufacturing and processing and storage.

The underlying policy position presented by Council is sound and well research, although the removal of this commercial precinct could see a notable loss of some of those uses from the LGA if existing businesses were to fold and many services industries are population serving. Notwithstanding this, achieving this policy change can be done through a number of different approaches, including a different underlying zone (Urban Mixed Use for example)

Similarly to the issue around Hotel Industries, consideration must be given to the most appropriate drafting approach in light of the full suite of changes arising from the Central Hobart Plan and section 32(4) of the Act.

This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process.

Hobart Commercial Zone SAP – Building height development standard

The Council proposes the inclusion of the Heritage Building Height Development Standards used in the Central Business Zone SAP which allows for a transition from the Central Business area to General Residential, while remaining sympathetic to the heritage buildings nearby.

This results in a modified standard and one new standard addressing these requirements. The new standard in particular introduces the term “heritage-adjacent” which is defined within the Hobart Central Business Zone SAP but is not defined within the Hobart Commercial Zone SAP. The heritage adjacent standards are not existing within the HIPS and have the potential to significantly alter the course of an application and should be addressed through a separate scheme amendment process.

Hobart Commercial Zone SAP – Passive surveillance development standard

The design requirements, to a degree, exist within the HIPS 2015 under clause 23.4.3 and 23.4.4. To that end, it is not a strategic change from the existing Scheme and can be supported.

Hobart Central Business Zone SAP

The proposed changes requested are to modify the existing SAP, to utilise more commonly accepted planning and design terminology. Some other changes seek to remove unnecessary duplication, and other changes seek to remove reference to compatibility, with some changes aiming to provide further clarity.

In addition the Amenity Building Envelope which is to be carried over from the existing HIPS 2015 is considered to be unclear resulting in misinterpretation and confusion. To resolve this the Council proposes a new diagram to provide clarity.

The proposed changes within the Central Business Zone SAP focus on providing further clarity, removing confusion, and duplication. The most significant policy change is in relation to the issue of compatibility between buildings, however it is acknowledged that the interpretation of this clause has led to its application in a manner than was unintended. Furthermore, the issue of protection of heritage sites, which can lead to consideration of compatibility between built form, is addressed through the Heritage Code.

To that end, the changes to the SAP as proposed in the amended HOB-S4.0 Hobart Central Business Zone Specific Area Plan are supported.

Amenity Standards for multiple dwellings

The Council has requested that amenity standards for multiple dwellings be applied not only to the Central Business and Commercial Zone SAPs but also to the General Business Zone, Local Business Zone and Urban Mixed Use Zone.

The application of amenity standards attempts to rectify the deficiency of these standards where higher density residential uses are permissible in these zones. Again the policy position around these is sound, however the inclusion of such a SAP needs to meet Section 32(4) of the Act and it is considered unlikely that the threshold for unique circumstances can be achieved.

These provisions should be incorporated within the SPPs to appropriately regulate the development of medium to high density housing. The State Planning Office is currently progressing a review of residential standards which cover these zones and a discussion paper has recently been provided to Council for comment.

Bicycle parking for medium density residential uses

In recognition of the increasing usage of bicycles, and in particular electric bikes, Council is of the view bicycle parking for medium density should be regulated through the planning scheme as a SAP.

Similar to the other suggestions of SAPs, compliance with Section 32(4) of the Act is necessary and this is considered to be problematic given that this is not an issues specifically relevant to Hobart.

Council should instead advocate for an update to the SPPs and specifically the Parking and Sustainable Transport Code.

Electric vehicle charging facilities

Council would like to see the inclusion of EV charging facilities in new builds, particularly for higher density housing.

Similar to the other suggestions of SAPs, compliance with Section 32(4) of the Act is necessary and this is considered to be problematic given that this is not an issues specifically relevant to Hobart.

Council should instead advocate for an update to the SPPs and specifically the Parking and Sustainable Transport Code or raise this as part of the review of residential standards currently being progressed by the State Planning Office.

Enterprise Road PSA.

It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).

The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.

Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.

It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS 2015.

15 Oberon Court, Dynnryne

This site had a subdivision approved under the previous *City of Hobart Planning Scheme 1982* resulting in 10 lots, ranging in size from just under 1,000 m² to 5,200 m². The permit was substantially commenced but subdivision not fully finalised under recently.

It is currently zoned Rural Living however it is adjacent to General Residential zoned lots to the north east, the Utilities Zone to the north and the Particular Purpose Zone (University of Tasmania Sandy Bay Campus) to the south. The site is within the urban growth boundary under the STRLUS.

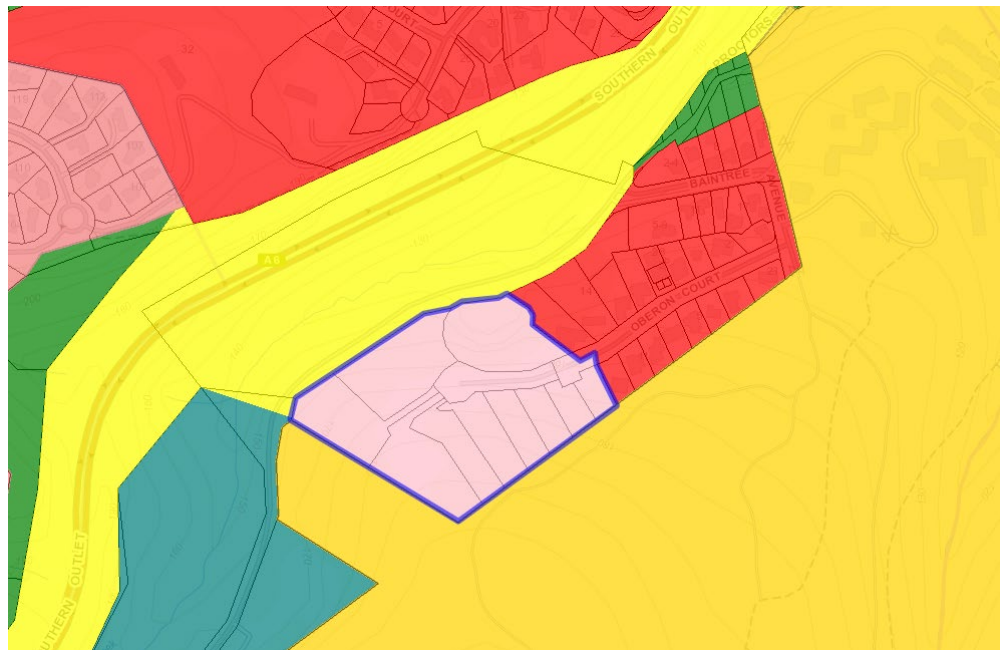


Figure 21: 15 Oberon Court highlighted showing new subdivision layout and current zoning under the HIPS 2015. (Source: The LIST, searched 12 February 2024).

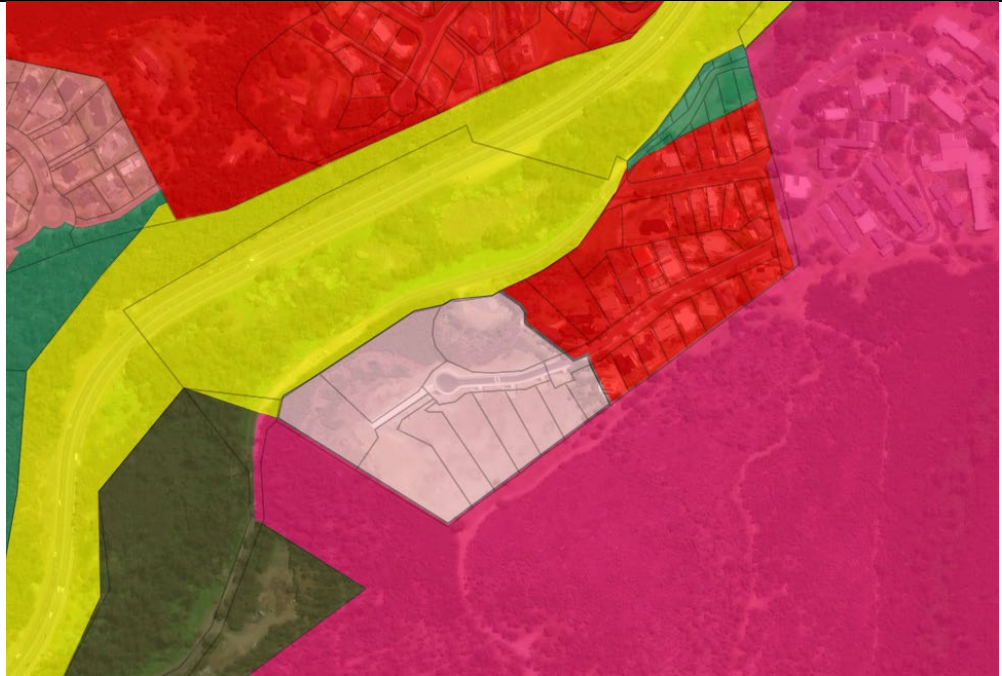


Figure 22: 15 Oberon Court highlighted showing new subdivision layout and proposed zoning under the Hobart draft LPS.

It is agreed that this area does not have the characteristics of a Rural Living subdivision. It is an extremely steep site with challenges with access which is reflected in the larger lot sizes given the sites proximity to the City. Councils' proposal is to rezone only half of the lots, Lots 21 – 27 to Low Density. The rationale for this is to recognize the already approved smaller lot sizes with development standards that are more appropriate to the smaller lots. However, the larger lots to the west and north of the cul-de-sac head if zoned Low Density Residential, could arguably be developed further, despite the topographical limitations and these should remain in the Rural Living Zone.

Urban Mixed Use to Commercial Zone SAP

The Council proposes that the section of land bounded by Campbell Street, Warwick Street and Brooker Highway, be rezoned from Urban Mixed Use to Commercial with the Commercial Zone SAP.

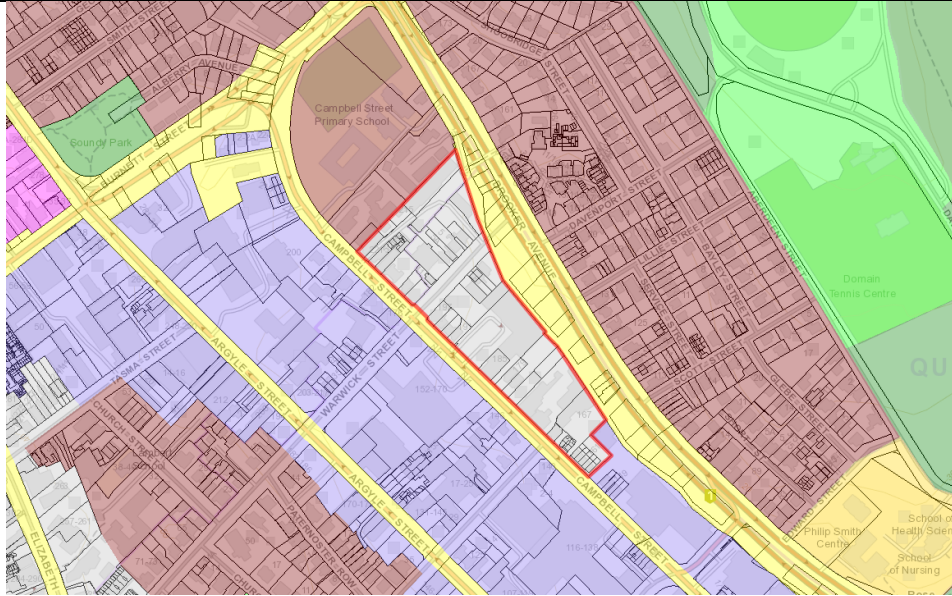


Figure 23: Area requested to be rezoned from Urban Mixed Use to Commercial with the Commercial Zone SAP applied under the Hobart draft LPS.

This requested change is part of the implementation of the Central Hobart Plan. However, the approach requires more detailed consideration in light of the requirements of section 32 (4) of the Act as outlined above.

It is important that Council takes time to prepare a considered suite of local provisions in the most appropriate format (PPZ or SAP) that addresses all matters unique and relevant to the Central Hobart area in a manner that avoid unnecessarily complexity. This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process.

The position of the current land owners is also unknown.

11 Bimbadeen Court

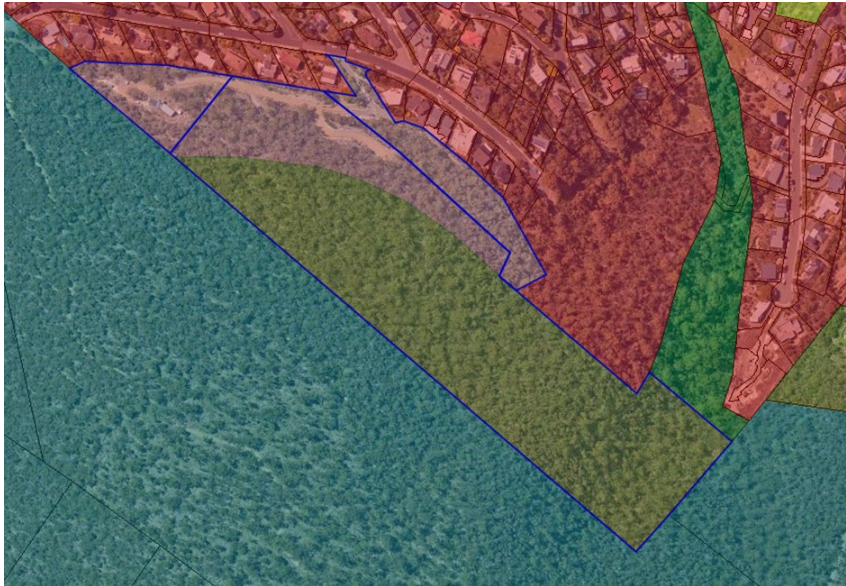
As outlined in the response to Representation No 185: Bryan Choa, 11 Bimbadeen Court, West Hobart, it is agreed that this site represents an anomaly in the area with the application of the Landscape Conservation Zone. The site is developed with a dwelling and highly modified garden and at only 1,100 m² in area, does not demonstrate the characteristics of the Landscape Conservation Zone.

It is not dissimilar in size to other properties in the Bimbadeen Court area which are also zoned General Residential.

<p>Recommended action</p>	<p>Modify the HOB-S6.XX Design of the Hobart Commercial Zone Specific Area Plan in accordance with that set out in the City of Hobart Representation.</p> <p>Modify the HOB-S4.0 Hobart Central Business Zone Specific Area Plan in accordance with that set out in the City of Hobart representation.</p> <p>Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).</p>
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	<p>Modify the zoning maps by applying the Low Density Residential Zone to the following properties:</p> <ul style="list-style-type: none"> • Lot 21 Oberon Court, Dynnyrne (CT 184814/21) • Lot 23 Oberon Court, Dynnyrne (CT 184814/23) • Lot 24 Oberon Court, Dynnyrne (CT 184814/24) • Lot 25 Oberon Court, Dynnyrne (CT 184814/25) • Lot 26 Oberon Court, Dynnyrne (CT 184814/26) • Lot 27 Oberon Court, Dynnyrne (CT 184814/27) <p>Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>The following modification are made to the Hobart draft LPS:</p> <ul style="list-style-type: none"> • Updates to the Hobart Central Business Zone SAP to address drafting issues. • The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential to ensure consistency with Commission decision PSA-21-4 to the HIPS. • Rezone Lots 21-27 Oberon Court to Low Density Residential • Rezone 11 Bimbadeen Court from Landscape Conservation to General Residential.

Representation No 98: Alister Douglas, 21, 21a and 21b Enterprise Road, Sandy Bay

<p>Matters raised in representation</p>	<p>The property at 21, 21a and 21b Enterprise Road was changed from General Residential to Low Density Residential and approved by the TPC in September 2022. This needs to be rectified in the Hobart draft LPS.</p>
<p>Planning Authority response</p>	<p>It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015).</p> 

	<p><i>Figure 24: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023).</i></p> <p>The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.</p> <p>Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.</p> <p>It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4 to the HIPS 2015.</p>
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 99: Barry Marsh, 25 Copley Road, Lenah Valley

Matters raised in representation	<p>The representor raises concern with the zone application on their property. It is currently zoned Environmental Living and is proposed to be zoned Rural Living Zone D. The Environmental Living zone has a minimum lot size of 4ha but the Rural Living Zone D has a minimum lot size of 10ha. The property has two frontages which would currently enable the subdivision of the lot into two. He wishes to subdivide the lot into two to provide for retirement financial support, to enable family succession planning, and there will be minimal impact on the property.</p> <p>He is also concerned that the property has been identified as being flood prone. In his view there may be a small area that is impacted but it is mitigated by existing Council drainage infrastructure. In his view the property is suitable to be Rural Living B or C.</p>
Planning Authority response	<p>The property has two frontages to Bluestone Rise, with the frontages zoned Low Density Residential and the remainder of the site (including where the house is located) proposed to be zoned Rural Living D. The property has a land area of 8.47ha and is partially cleared, with two access points leading to a dwelling and associated outbuilding.</p> <p>The amount of land area zoned Low Density Residential is approximately 5,350m². This is more than is required to subdivide in Low Density Residential land although it is acknowledged that the spatial layout of the parent lot creates limitations. Furthermore, the fact that the property is split zoned to be partially Low Density and partially Rural Living D, results in the minimum lot size for any Rural Living lot being required at 8 ha, through a performance pathway. Given the constraints around the application of the Low Density Residential land (spatially in particular),</p>

this would result in an inability for the property to be subdivided into two as it currently can be.

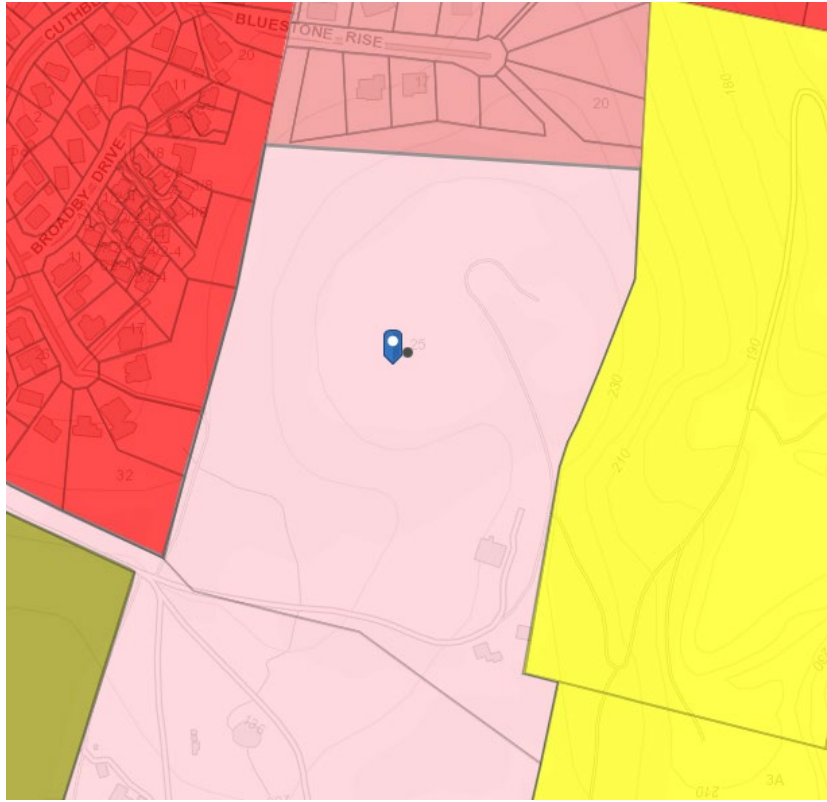


Figure 25: The subject site as zoned under the Hobart draft LPS. (source: City of Hobart mapping).



Figure 26: The subject site zoned Environmental Living and Low Density Residential under the HIPS 2015. This map shows the two road frontages that the site has. (Source: The LIST, searched 22 December 2023).

It is noted that the subject site is part of a broader strip of Rural Living D zoned lots, heading to the south. Three of the four of these southern lots are around 4 ha +/- . The fourth lot is just shy of 10 ha however is landlocked and is unlikely to achieve a legal frontage in the event of further subdivision.

Given the lot size of these lots and the current opportunities they have for subdivision, it is considered that the Rural Living Zone C should be applied to these lots, as well as the Environmental Living zoned section of 25 Copley Road.

This will ensure that the existing subdivision opportunities achievable at 25 Copley Road are maintained, which in turn enables the section of 25 Copley Road which is zoned Low Density Residential, to be subdivided or utilised consistent with the zone intent.

<p>Recommended action</p>	<p>Modify the zoning maps by applying the Rural Living Zone C to the following properties:</p> <ul style="list-style-type: none"> • 25 Copley Road, Lenah Valley (CT 183284/4) • 136 Pottery Road, Lenah Valley (CT 183284/1) • 136 Pottery Road, Lenah Valley (CT 183284/2) • 136 Pottery Road, Lenah Valley (CT 183284/3)
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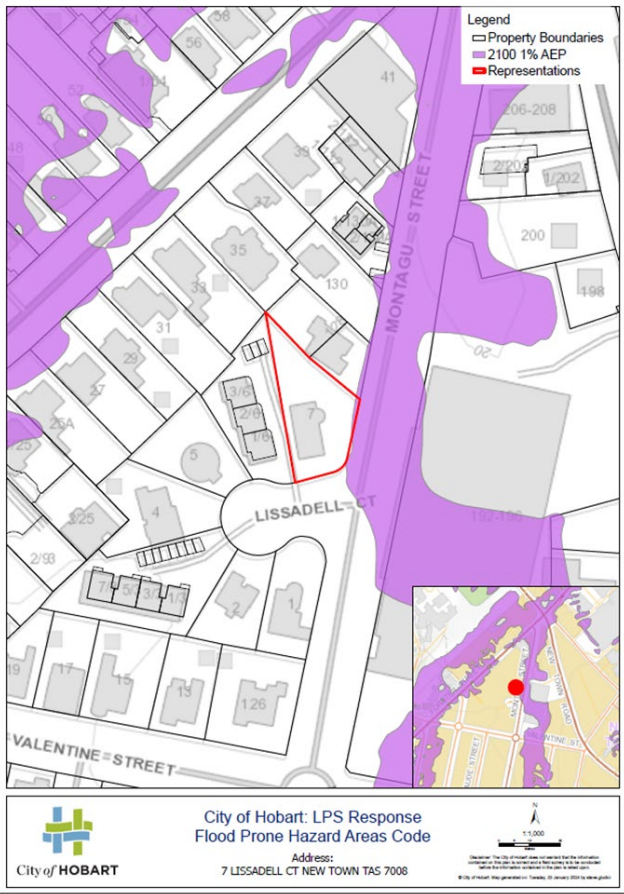
	<ul style="list-style-type: none"> • 136A Pottery Road, Lenah Valley (CT 183284/5)
Effect of recommendation on Hobart draft LPS	<p>Modification of the zone maps to apply the Rural Living Zone D to Rural Living Zone C to the following properties:</p> <ul style="list-style-type: none"> • CT 183284/4 • CT 183284/1 • CT 183284/2 • CT 183284/3 • CT 183284/5.

Representation No 100: Don Langdon, 39 Cavell Street, West Hobart

Matters raised in representation	The representor has a question around how the heritage precinct would impact on their property. The precinct is HOB-C6.2.72.
Planning Authority response	This email was sent as an enquiry with general questions about heritage precincts. This property is currently heritage listed in Table E13.1 of HIPS 2015 and located in the West Hobart 3 Heritage Precinct. The heritage precinct overlay and heritage listing will be part of the transition to the Hobart draft LPS with no change to the status of the listing or heritage precinct.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS


Representation No 101: Frazer Read, All Urban Planning 7 Lissadell Court, New Town

Matters raised in representation	The representor has contacted Council requesting that the minor encroachment of the flood prone area overlay should be removed from the Montagu Street frontage of the 7 Lissadell Court property. In their view it will unnecessarily trigger the need for a flood hazard report for the assessment of any subdivision proposal of the land involving access or services to the site from Montagu Street.
Planning Authority response	<p>Flows affecting 7 Lissadell Court New Town originate to the south of the property on Elphinstone Road. These are overland flows that exceed Council drainage capacity in the 1%AEP flood.</p> <p>These flows move north following naturally occurring overland flow paths through properties on Hickman Street and Montagu Street before joining flooding in Maypole Rivulet. Flow affecting the property produce shallow inundation along the eastern boundary with depths ranging between 0mm and 250mm. Inundation does not affect the housing parcel however does encroach on the existing garage.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone</p>


	<p>areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard under the Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lissadell Court, New Town (CT 45459/7).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through removal of the flood prone hazard area overlay from 7 Lissadell Court, New Town.</p>
<p>Applicable Map (Lissadell Court)</p>	 <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 7 LISSADELL CT NEW TOWN TAS 7008</p>

Representation No 103: Graham Gates, 353 Lenah Valley Road, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor has 2.77 ha and have lived on the property for 45 years. He has been looking at doing a subdivision at his property and there are all services there at the moment. He is concerned that his land will be unable to be subdivided in the future.</p>
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<p>Planning Authority response</p>	<p>The property at 353 Lenah Valley Road is currently zoned Environmental Living under the HIPS 2015 and is proposed to be zoned Landscape Conservation under the Hobart draft LPS.</p> <p>Under either zoning, he is unable to subdivide his property. The property does have access to reticulated services and is adjacent to the General Residential zone. A section of the property along Lenah Valley Road is covered by the Urban Growth Boundary (UGB).</p>  <p><i>Figure 27: The subject site identified with the Urban Growth Boundary shown as a pink hatched line. (Source: The LIST, accessed 18 January 2024).</i></p> <p>Given the application of the UGB, access to services and direct access to Lenah Valley Road, this lower section may be suitable for rezoning to General Residential. However, this is considered to be a strategic change that requires more in depth consideration than the translation process of the LPS allows for. It would be more appropriate for this rezoning to occur in conjunction with any other rezonings of properties in the area that may also be within the UGB. Leaving the property zoned Landscape Conservation may protect it from further subdivision at an inappropriate density, so that the General Residential zone can be considered at an appropriate time.</p>
<p>Recommended action</p>	<p>No modification to the zoning.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 104: James Hamilton, 41 Brushy Creek Road, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor has concerns about the proposed rezoning of his land to Rural Living D. He believes that the GIS mapping is incorrect and isn't accurately capturing his property. He is requesting that his property be split between General Residential and Rural Living. He notes that it is currently proposed to be zoned Rural Living D but also notes that at 4.19 ha it is under the minimum lot size for the zoning and therefore should be zoned Rural Living C or something else.</p>
<p>Planning Authority response</p>	<p>The property at Brushy Creek Road is currently zoned Environmental Living and accommodates a single dwelling and associated outbuildings. It is not within the Urban Growth Boundary and approximately 50% of the property is covered in bushland. It is bisected from North to South by a creek line which is zoned Open Space. None of the property is currently General Residential</p>  <p><i>Figure 28: The subject site identified with the Environmental Living Zone under the HIPS 2015. (Source: The LIST, accessed 18 January 2024).</i></p> <p>Under the Hobart draft LPS the property is zoned Rural Living D, and again is bisected by the creek line which is zoned Open Space. The property on Councils database is shown to be 3.4 ha which is under the minimum lot size of 10 ha for the zoning for Rural Living D.</p> <p>The lot is one of 4 which are zoned Rural Living D, all under the minimum lot size (varying between 3.4ha and 6.6ha). It is important to note that being under minimum lot size has no substantial bearing on the use and development of the land at this scale, unless the intention is to subdivide. However it would also not be possible to subdivide if the property was zoned Rural Living C.</p> <p>There is one property immediately north which is currently split zoned between Environmental Living and General Residential and is proposed to be split zoned Rural Living and General Residential. It is unknown how long this property has been split zoned however it is within the Urban Growth Boundary. A small section of 41 Brushy Creek Road is also within the Urban Growth boundary, effectively running along the creek line to the east.</p>

	While SRD 2.12 under the STRLUS does allow for rezoning to General Residential outside of the Urban Growth Boundary, rezoning 41 Brushy Creek Road at this time to Rural Living and General Residential represents a strategic change which is more appropriately considered as a stand alone amendment rather than as part of a scheme transition process. This would allow for appropriate consideration of constraints around environmental values, bushfire management, and servicing of the site. Furthermore, the property is accessed seemingly by a right of way, the ownership of which is unclear but which has a width of approximately 6.4 m. This would further constrain future development opportunities.
Recommended action	No action taken at this time.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

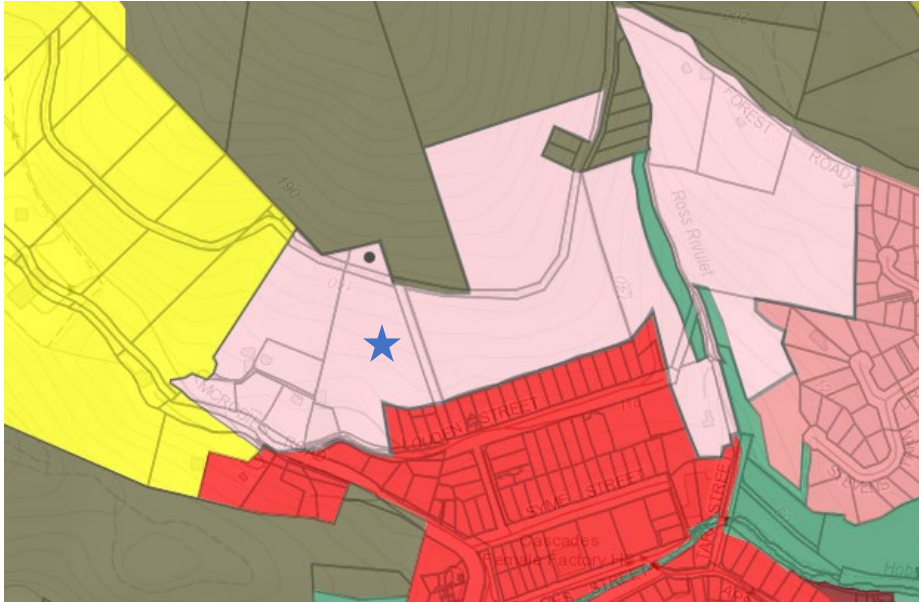
Representation No 105: Miles Smith, 69 Salvator Road, West Hobart

Matters raised in representation	The representors site is split zoned General Residential and Environmental Living with the Environmental Living zoning being translated to the Landscape Conservation Zone. Whilst they have no objection to this zoning change the subdivision mechanism under the Landscape Conservation Zone in light of the <i>Drummond Street Developments Pty Ltd v Northern Midlands Council [2023] TASCAT 77</i>) decision, means that the new scheme effectively prohibits subdivision of the General Residential portion of the site. While it is acknowledged that is a problem with the State Planning Provisions it is requested that Site Specific Qualification that permits subdivision of the General Residential Zone be applied to this site notwithstanding the minimum lot size under 22.5.1 P1 (or a similar solution). The representors request that the mapping of the Priority Vegetation Area overlay be limited to the Zone boundary as is currently the case with the current Biodiversity Protection Area.
Planning Authority response	It is appreciated that the State Planning Provisions prevent what could be considered a logical subdivision of the General Residential zoned land on the site. However, beyond the consideration of the equity of implementing a site-specific qualification on all sites with the same scenario across the state, the <i>Land Use Planning and Approvals Act 1993</i> under Section 32(4) sets a high bar for the application of site-specific qualification: <i>(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or</i> <i>(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.</i>

	<p>It is unlikely that there would adequate justification for the inclusion of a site-specific qualification within the General Residential Zone provisions to facilitate subdivision on this individual site.</p> <p>In respect of the Priority Vegetation Area overlay application to the property it is understood that the overlay was created using the Regional Ecosystem Model developed by Natural Resource Planning P/L, with some minor adjustments. It is unclear what scope there is for the adjustment to alignment on this overlay. An application for subdivision of the General Residential zoned land would not necessarily require the submission of a Natural Values Assessment given that only a small area of that land would be covered by the overlay. However, if bushfire hazard management areas for new lots in the General Residential zoned land extend into the Landscape Conservation Zone, a NVA is likely to be required any case.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 106: Poppy Scharkie, Ireneinc, 7 Louden Street, South Hobart

Matters raised in representation	<p>This property is zoned Rural Living Zone C. The representation argues that more appropriate zones would be General Residential or Low Density Residential.</p> <p>The site has an area of 1.8 ha, is fully serviced and in proximity to local services and public transport. It is adjacent to General Residential lots to the south east and south west. The site has a frontage of 63m although it is noted that it is a very steep access.</p> <p>The site is steep in places but well located in relation to services, schools and facilities. The representor argues that if this site were to be rezoned, that there would also be merit in considering rezoning 1 Louden Street, and 29 and 31-31a McRobies Road.</p> <p>The representors preference is for the land to be zoned General Residential with the upper slopes Low Density Residential, although they offer Low Density Residential in totality as an alternative.</p> <p>It is acknowledged that the site is mapped to include Bushfire Prone Areas, and Priority Vegetation overlay with a small section also mapped in the landslide hazard area. The site does not demonstrate rural characteristics and is adjacent to urban areas and former cleared agricultural land. There is minimal likelihood of any agricultural use on site.</p> <p>The representor is of the view that the site should not be zoned Rural Living C in any event, given that none of the lot sizes are consistent with the minimum lot size</p>
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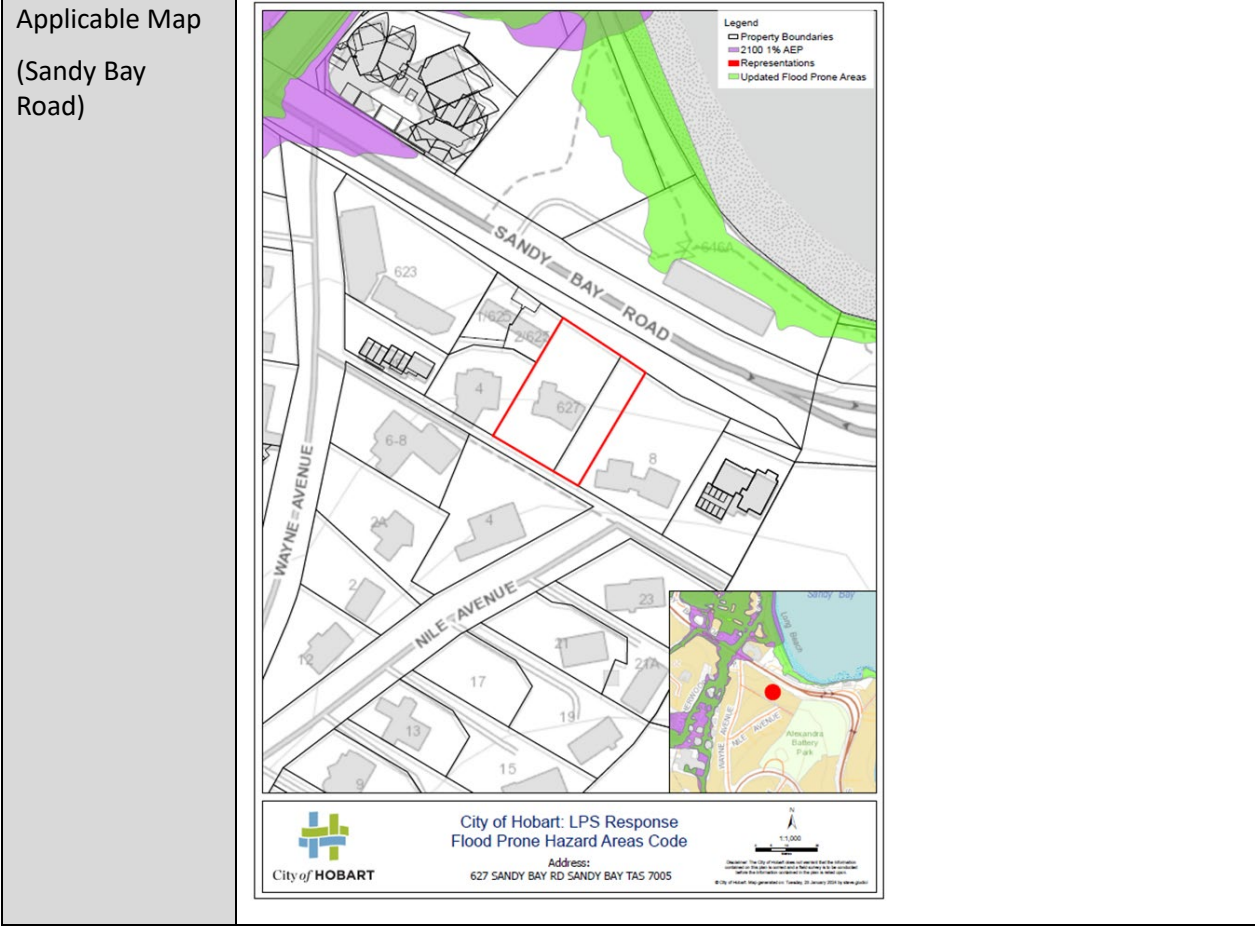
	<p>for that zone. In any event, in their view the site does not have constraints to further development. The site does not have significant natural values.</p> <p>In the representors view the site meets the requirements of STRLUS, and in particular, SRD 1, SRD 1.1, SRD 1.5 and SRD 1.6, SRD 2, and particularly SRD 2.12.</p> <p>In support of the submission, a Natural Values Assessment has been completed, as has a potential subdivision plan.</p>
<p>Planning Authority response</p>	<p>The site is currently zoned Environmental Living under the HIPS 2015 and has translated under the draft LPS to Rural Living Zone C. It is noted that 1 Louden Street, 29, and 31-31a McRobies Road are also proposed to be zoned Rural Living C, although there has been no correspondence from those land owners to confirm their position in relation to this.</p> <p>The site is part of a group of Rural Living properties which are bounded to the north by land in the ownership of City of Hobart including part of Knocklofty Reserve and Wellington Park, and to the south, by General Residential properties. Notably to the west is the McRobies Gully waste management centre.</p>  <p><i>Figure 29: The subject property marked, in a broader cluster of Rural Living properties, with Knocklofty Reserve to the north. (Source: City of Hobart GIS mapping, accessed 23 January 2024).</i></p> <p>The site is steep in places and historically has been used for agricultural activities. Over the last 30 years the proximity of this area (and places like Steven’s Farm) to the city has seen a shift residential zonings likes Rural Living and Low Density Residential.</p> <p>It is accepted that the site does not demonstrate the usual characteristics of a Rural Living area. As a fully serviced lot surrounded by General Residential land, the zoning is unusual in this regard. Furthermore, in the broader context of South Hobart, the provision of a small number of lots in this location could be considered to meet SRD 2.12 under the STRLUS as the land does share a boundary with the General Residential zone, and it provides a relatively small extension, is fully</p>

	<p>serviced and is in proximity of an existing transport system (including importantly cycle paths).</p> <p>On the other hand, the site does have a number of constraints which may result in land use conflicts. While there are not significant vegetation values on site, it is within a bushfire prone area, and does have a number of landslip areas. Notably, the subdivision layout proposed by JMG highlights that the site is too steep to provide access directly from Loudon Street, and that the existing right of way is only suitable to be used for 4 titles. Geotechnical reports were not provided so this cannot be explored further as part of this analysis.</p> <p>These factors significantly impede the ability for General Residential development with the type of lot yield identified by the representor.</p> <p>Furthermore, the site is within proximity to the City of Hobart’s McRobies Gully waste management centre. While there are a small number of houses which will be closer than the subject site, their location is historical and may not be approved if proposed today. No information is provided by the representor in response to the necessary attenuation distances (which could be 750m; the site itself is less than 150m from the waste depot Titles). To that end, it is not possible to determine the potential impacts from noise, dust or other emissions from the waste depot, to the residential properties.</p> <p>While the site is well positioned in relation to access to infrastructure and services, the steepness of the access, and proximity to the Waste Depot, and the fact that the site is part of a broader cluster of Rural Living properties, suggests that the change as proposed requires more strategic consideration. Given this, it is not considered appropriate to rezone the property to Low Density Residential or General Residential at this time.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 107: Richard Fader, 627 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representor has raised concerns that their property has been highlighted as being within a flood prone hazard area overlay. They believe this is incorrect as they believe water will not end up on their property. They reject the application of this overlay to their property.
Planning Authority response	627 Sandy Bay Road is not within the flood-prone hazard area overlay.
Recommended action	No further action.

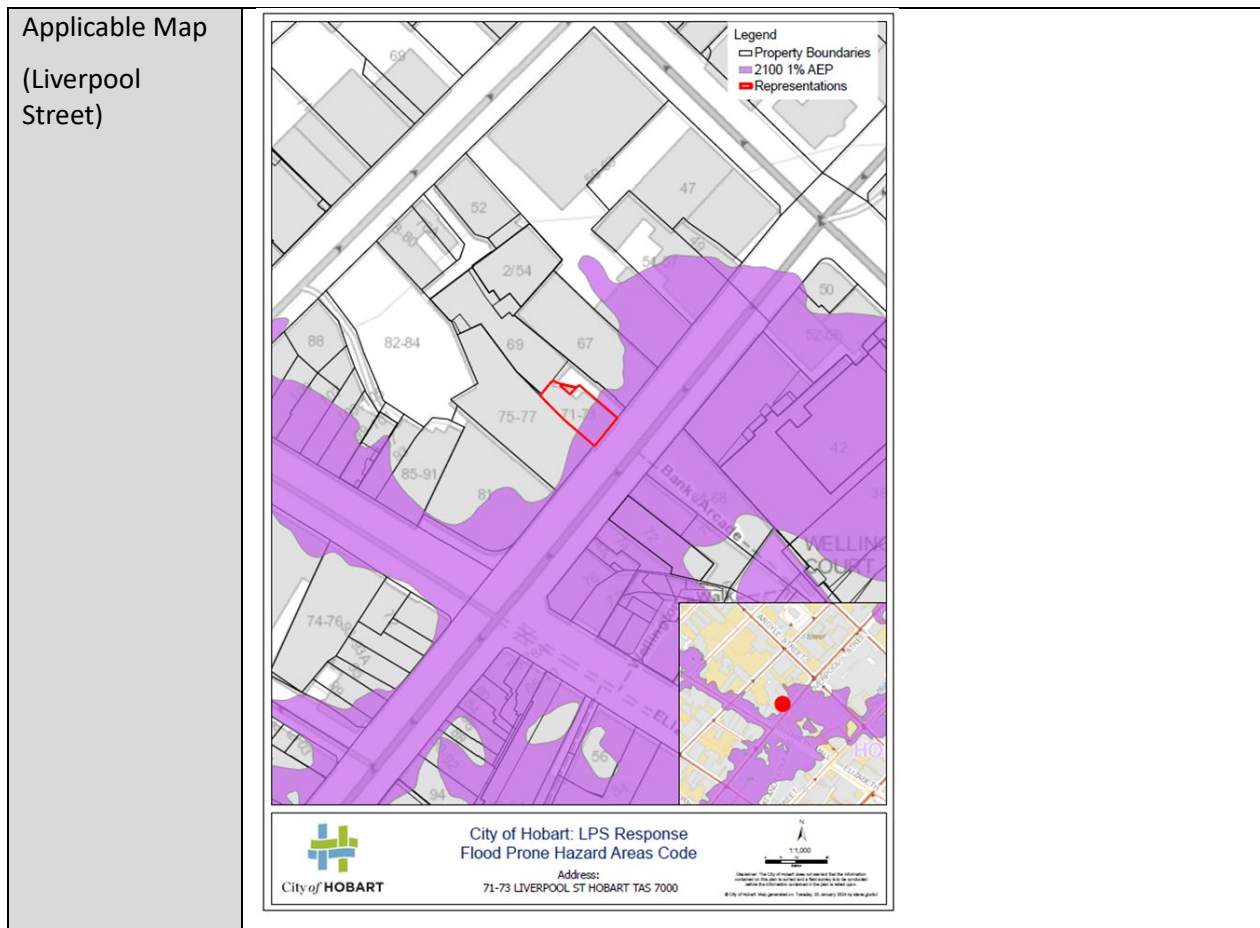
Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.
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Representation No 108: Roger McLennan, 71-73 Liverpool Street, Hobart

Matters raised in representation	<p>The representor believes the time limit for submitting representations should be extended as it was not an adequate exhibition process. He is concerned that insurance will become unavailable for him and his tenants. This will mean the building owner and the business will need to cover the cost of flooding. This can be very expensive and traumatizing. The representor would be interested to understand how Council intends to manage flood damage in this kind of event.</p> <p>He is concerned that the costs from getting flood reports completed for either building works or for changes of use, will be many thousands of dollars. This makes it more difficult for people to get approvals to use the building. The flow on effect of this could be decreasing values of buildings and businesses in the CBD which will see more businesses move out of the city. Changes of use and any supporting reports should be affordable. He questions how flood mitigation measures can be implemented if the site is heritage listed? The heritage overlay does not appear to be considered in the flood prone hazard area overlay.</p>
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	<p>There is apparently no urgency to upgrade infrastructure within the CBD. This seems very strange and problematic and inadequate as a response to flood mitigation measures within the CBD. Drains are undersized and get regularly blocked which makes the flooding worse.</p> <p>Has Council considered waiving fees and rates if flooding has to be remediated by owners and tenant businesses? They are of the view that because Council has not taken any action to resolve the flood risk and has made decisions that result in higher costs for land owners, they should provide compensation.</p> <p>He is also concerned in the increases in land tax, rates, TasWater and Insurance costs as well as substantial increases in maintenance and repair costs (especially for heritage buildings). Is there any support available for property owners of heritage properties in the city? The application of the flood prone hazard area overlay is only going to make this worse.</p>
<p>Planning Authority response</p>	<p>There can be occasions where multiple overlays apply to a property that have differing requirements. This does not mean that these overlays should not be applied, rather it is a reflection of the complexity of developing some properties over others. Furthermore, undertaking flood mitigation measures is not automatically in contradiction with the heritage provisions of the Scheme.</p> <p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Hobart Rivulet catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates.</p> <p>Council is not currently considering waving fees or rates for properties within flood affected areas or providing any form of compensation.</p> <p>Flows affecting 71-73 Liverpool Street are a combination of flooding from the Hobart Rivulet and Elizabeth St. In the 1%AEP Hobart Rivulet exceeds its capacity inundating properties along its alignment, this is exacerbated by overland flows from northwest being conveyed along Elizabeth Street. Depths of inundation across the property range between 0mm and 200mm.</p> <p>As outlined in the covering report, Council is however updating flood modelling for the CBD over the next 12 months based on new stormwater infrastructure information and should inundation areas be different, updated overlay mapping will be progressed through a separate scheme amendment.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>



Representation No 109: Roland Browne, Height limits in the CBD

<p>Matters raised in representation</p>	<p>The representor has requested that the height limits within the CBD be consistent with the Leigh Woolley reports, not just having them sitting within the Central Hobart Plans. Providing clear building heights, and rules on built form provides certainty for developers and the community. They further note support for the heritage aspects of the Hobart draft LPS, the new zoning provisions and the encouragement of further residential development close to the CBD. They also support the inclusion of public spaces between buildings to allow for easy interaction with the city. This is important for retaining Hobart’s attractive character.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the</p>

	Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 111 and 116: Tasnetworks

Matters raised in representation	<p>TasNetworks reviews all Electricity Transmission Infrastructure Protection Codes (ETIPC) under the SPPs as this code applies to transmission lines, terminal substations, switching stations and radio transmission communication assets. As part of this Code, an overlay map applies to all TasNetworks infrastructure and assets, and this overlay map is the basis for their review of the documents. At a basic level, TasNetworks wants to ensure that:</p> <ul style="list-style-type: none"> • Utilities zoning is applied to existing substations and communication facilities; • Consideration is given to the application of the Landscape Conservation zone given the potential impact upon future development potential of existing corridors. • The application of the Natural Assets Code and in particular the Priority Vegetation overlay, to ensure it is not applied to part of a substation or communication site that is cleared of native vegetation; • Ensuring the Scenic Protection Area is not applied to substations, communication sites or corridors. <p>The following assets exist within the Hobart LGA; substations (2), communication sites (2), and electricity transmission corridors of varying sizes (9). Much of this infrastructure is clustered towards the north of the municipality in Lenah Valley, although significant electricity transmission corridors run from Lenah Valley to service the southern suburbs.</p> <p>TasNetworks is seeking statewide consistency in the treatment of its assets. At a policy position level, they have taken the approach of assessing each asset and determining whether it meets the policy requirements in terms of zone and code application.</p> <p>For the most part, Council’s treatment of TasNetworks assets has been consistent with their policy position.</p> <p>However there are two occasions where this isn’t the case. The application of the Landscape Conservation Zone has been applied to a number of electricity</p>
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	<p>transmission corridors which may impact upon future development opportunities. This applies to Chapel Street Knights Road Line and the Electrona Line.</p> <p>In addition PPZ 1.0-8.0 have subdivision standards which prohibit subdivision for public use by the Crown, a Council or a State authority as well as subdivision required for the provision of Utilities. It is noted that the PPZ are transitioned from the Interim Scheme therefore there are limitations to how much these can be modified through this process. However it is noted that the subdivision standards are not drafted in a consistent manner to the remainder of the SPPs. It is further noted that PPZs 9-12 are consistent with TasNetworks Policy Position.</p> <p>Similarly the Hobart draft LPS incorporates 10 SAPs, with SAPs 1, 2 and 10 not allowing for subdivision for public use or for the provision of Utilities. SAPs 3-9 however do meet the drafting standards. It is noteworthy that the SAPs are applied in addition to the underlying zoning, therefore the underlying zoning in relation to SAPs 1, 2 and 10 will still apply and would provide subdivision standards that are otherwise consistently drafted.</p> <p>TasNetworks also highlights concerns in relation the drafting of the SPP’s noting that the hearings are into the Hobart draft LPS not into the SPP standards. The concerns raised can be summarised as:</p> <ul style="list-style-type: none"> • Exemptions being in conflict between the application of the Code and easement rights; • Application of the Scenic Protection Code to ETC’s resulting in conflicts between critical infrastructure, and what can or can not occur on land under that overlay. It is noted that the Code has not been utilised within the Hobart draft LPS. • Application of the Landscape Conservation Zone to electricity transmission corridors is resulting in immediate conflicts. The standards are more onerous than the Environmental Living zone or the Rural Resource zone. It also results in inconsistent messages to the public about what the land can be used for. <p>TasNetworks also propose greater consideration of electricity infrastructure in the drafting of Planning Schemes more broadly as without this, conflicts between uses can occur. Particularly they highlight a number of exemptions that do not appropriately address the ability to construct small buildings, retaining walls, structures like free standing decks, or installation of water tanks without any reference to electricity transmission easements without the need for planning approval.</p>
<p>Planning Authority response</p>	<p>Much of the TasNetworks submission raises issues in relation to consistency of the application of zones and codes to their infrastructure, as well as some concerns in relation to the drafting more broadly of the SPPs.</p> <p>While this is useful context for consideration, there are limitations to what the hearings into an LPS can address and this is acknowledged by the representor.</p> <p>What can be considered is the application of zones and codes under Electricity Transmission corridors (ETCs) in particular. In this instance two ETCs are in partly in the Landscape Conservation Zone. One of the more significant corridors is the</p>

Knights Road, 110kV line which runs from North to South across the municipality. It also covers land zoned Environmental Management, Rural Living, Low Density Residential and in the case of the Electrona Line (disused) it covers residential and Utilities zoning as well.

It is acknowledged that the Landscape Conservation Zone does not contemplate the interaction between the zone purpose and the provision of critical infrastructure. However, while the application of the LCZ under ETCs may not be desirable, rezoning these parcels could result in a non-sensical outcome with spot rezonings inconsistent with the broader strategic intent. As this is a concern at a statewide level, a more appropriate outcome may be to provide recognition of Utilities infrastructure within the Zone purpose through a review of the SPPs.

The PPZs are a translation from those existing within the Interim Scheme, however there are inconsistencies in how subdivision is dealt with in each of the different PPZs. This is shown below:

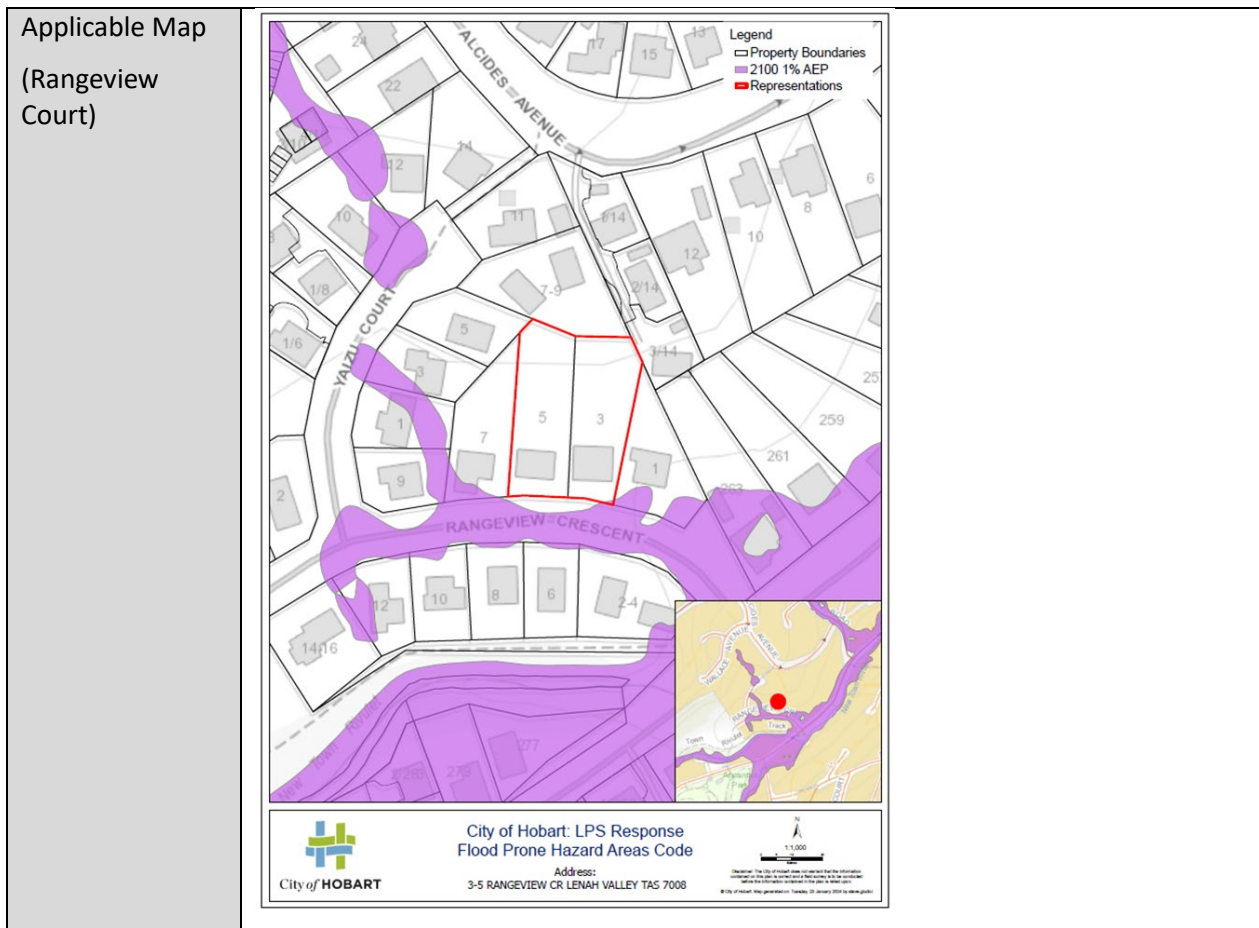
PPZ	How are Utilities managed within Subdivision standards
HOB-P1.0 PPZ – University of Tasmania (Sandy Bay Campus)	Subdivision for a utility use can be approved through a performance criteria.
HOB-P2.0 PPZ – Calvary Healthcare Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur to facilitate the continuation of an existing hospital related use or development or an approved hospital related use.
HOB-P3.0 PPZ – St John’s Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur to facilitate the continuation of an existing hospital related use or development or an approved hospital related use.
HOB-P4.0 PPZ - Wrest Point	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the existing entertainment uses on site.
HOB- P5.0 PPZ – Battery Point Slipyards	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the ongoing use of the site for slip yards.
HOB-P6.0 PPZ University of Tasmania, Domain House Campus and Philip Smith Centre.	Subdivision for a utility use can be approved through a performance criteria.

	HOB-P7.0 PPZ – Cascade Brewery	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the continuation of an existing use.
	HOB-P8.0 PPZ – Royal Hobart Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the continuation of an existing use.
	<p>While these PPZs are inconsistent with the TasNetworks policy position, they are a translation from existing PPZ's and have been subject to the transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i>. This means that they have already been approved for automatic inclusion in the LPS.</p> <p>Any changes to the PPZ would represent a policy position modification which requires strategic consideration and arguably is outside of the scope of the current process.</p> <p>It is noteworthy that the SAPs are applied in addition to the underlying zoning, overriding those zoning standards where specified. Therefore, the underlying zoning in relation to SAPs 1, 2 and 10 will still apply and would provide subdivision standards that are otherwise consistently drafted. It is not considered necessary to make any changes in relation to this issue.</p> <p>TasNetworks position in relation to the SPPs is noted however cannot be resolved through this Hobart draft LPS.</p>	
Recommended action	No further action.	
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.	

Representation No 112: Craig Siddell, 3, 5 Rangeview Crescent, Lenah Valley

Matters raised in representation	The representor raises concerns with the application of the flood prone hazard area overlay on his property. He has never seen or experienced any flooding issues at the property and he would like to see proof that this is a valid concern. He is of the belief that proper management and regular maintenance of the rivulet would further limit any dangers of such a flooding event happening. He is also concerned that designating his property as in a flood zone would potentially adversely impact on property values, and increase insurance premiums.
Planning Authority response	Current mapping shows flows affecting 3 and 5 Rangeview Crescent, Lenah Valley originate to the north of the property within properties on Wallace Avenue Lenah Valley. These flows follow natural overland flow paths through properties on Wallace Avenue, Yaizu Court and Rangeview Crescent as they move south to join New Town Rivulet.

	<p>The flows affecting the property are overland flows that exceed Council drainage capacity. Modelling indicates that the majority of flows will be contained within the roadway with shallow overland flows affecting only a small portion of the southeast corner of 3 Rangeview Crescent. The depth of inundation across the property ranges between 0mm and 50mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 3 and 5 Rangeview Crescent, Lenah Valley (CT 30803/22 and CT 30803/21).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 3-5 Rangeview Crescent, Lenah Valley.



Representation No 110: Aisha Paulsen obo Bob Vincent, broader zoning in the CBD

Matters raised in representation	The representor raises concerns that in his view the inner city zoning is over zoned which will have an undesirable impact on the existing residential housing stock over time. The zoning planning directive should be confined to an area south of Burnett Street, or the strategy of utilising undeveloped land along the bike way transit route.
Planning Authority response	It is unclear what the representor means by “over-zoned” however it is assumed that they are referring to a higher intensity zoning than what he believes is appropriate. Similarly the area south of Burnett Street has a variety of zonings, both commercial and residential. Without greater detail the Planning Authority is unable to make further recommendations.
Recommended action	No recommended changes to the Hobart draft LPS.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 113: Rachel Koo, 1 Sayer Crescent, Sandy Bay

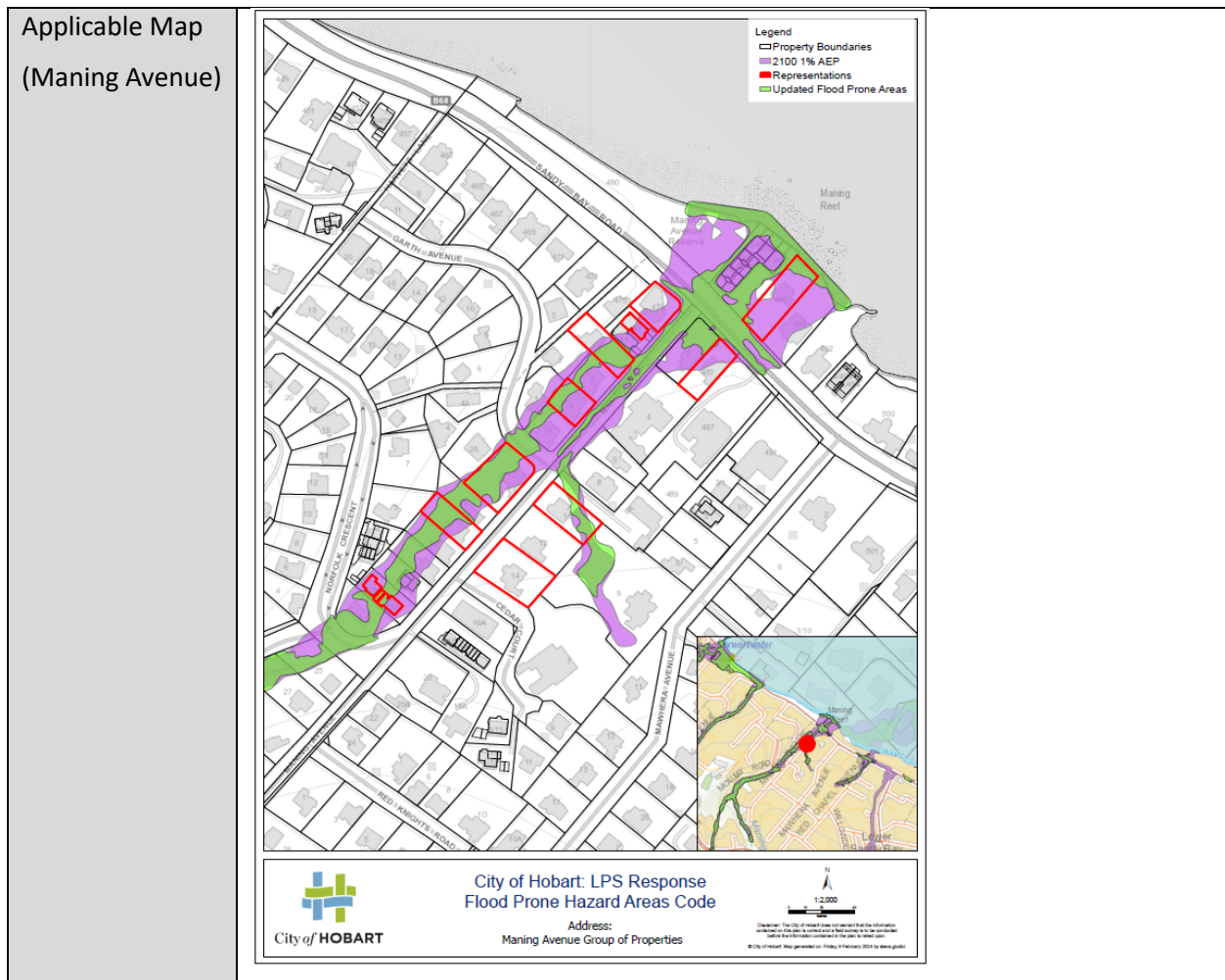
Matters raised in representation	The representor raises concerns in relation to the application of Heritage Precinct HOB-C6.2.53 to her property. In her opinion, unsympathetic development on nearby lots has reduced the broader heritage value of the area and this should therefore correspond with a removal of the Heritage precinct from her property.
Planning Authority response	<p>This property was identified in the Sandy Bay Heritage Review, a report commissioned by the City of Hobart and completed in 1999. A datasheet was prepared for the property outlining its significance and reasons for heritage listing. The property was included in Table E13.1 of the Historic Heritage Code of HIPS 2015. The same heritage review recommended the creation of the Sandy Bay 5 Heritage Precinct.</p> <p>The representor (and family relatives) has made a number of approaches to Council to have the property removed from the Heritage Precinct and from Table E13.1 between 2017 and 2023. On each occasion the property owners were provided with advice that firstly the properties were heritage listed and within a heritage permit and that demolition and new work would require planning approval, and secondly an application to remove the property from the Historic Heritage Code would require a Scheme amendment and unlikely to be supported.</p> <p>In addition, the representors were advised to seek the advice of a suitably qualified heritage consultant before proceeding. During this time the property owners undertook works without approval and the representor was issued with an Enforcement Notice on 1/3/2021 for the removal of the original slate roof and installation of a new Colorbond roof in contravention of s.63(2) (a) of the <i>Land Use Planning and Approvals Act 1993</i>. The representor sought retrospective approval (PLN-21-151). A permit was issued on 3 May 2021.</p> <p>Council officers provided advice on several occasions that the painting of the brickwork of the heritage listed house and removal of the front grassed area for carparking was unlikely to be supported if an application was lodged. Despite this, the representor proceeded to lodge an application for this work. The carparking work had already been undertaken without a permit and retrospective approval for this work was being sought. That application (PLN-23-368) was refused by Council and the representor lodged a planning appeal which was subsequently withdrawn with an indication that rectification works would be undertaken within 60 days.</p> <p>Further to this, the representors approached Council to seek funding under the next round of Council's Heritage Grants Program. Property owners who have undertaken works subject to enforcement are not eligible to apply</p> <p>No advice from a suitably qualified heritage professional has been submitted with the representation. The removal of the property from the Heritage Precinct and as a heritage listed property is not supported.</p>
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS.
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Representation No 114: John McIntosh, 2 Maning Avenue.

Petition	<p>This representation incorporated a petition signed by the following land owners:</p> <p>Janelle Oreilly, 17 Maning Avenue Christine Keele, 2/1 Maning Avenue Anne Doyle, 3 Maning Avenue Graham Hesse, 479 Sandy Bay Road David Peters, 2 Garth Avenue, Sandy Bay Peter Mueller, 14 Maning Avenue Lisa Gedye, 2/23a Maning Avenue Simon Davis, 1/23A Maning Avenue Tamzin Jeanneret, 2/23A Maning Avenue Rohan Boman, 486 Sandy Bay Road, Peter and Vicky Behrakis 433 Sandy Bay Road Christopher Cadle, 483 Sandy Bay Road Robert and Sarah Fry, 10 Maning Avenue Sally Wilkinson, 9 Maning Avenue.</p>
Matters raised in representation	<p>The representor is raising concerns in relation to the flood prone hazard area overlay as it applies to properties along Maning Avenue. The representor has sought external advice and is of the view that the inundation area should not apply to Maning Avenue.</p> <p>The flood modelling is applied in such a way that suggests that the infrastructure is inadequate in size or not there. However, there is a 1350mm reinforced concrete pipe at Norfolk Crescent collecting water from the Maning Rivulet and this gets diverted into a 1050mm reinforced concrete pipe which discharges to the Derwent River. The flooding that occurred in 2018 (bearing in mind that this was beyond the 1% AEP assumed by the modelling) found that any flooding impacts came from the side street as a result of insufficient side entry pits.</p> <p>He is of the belief that there is stormwater infrastructure in place to manage stormwater in extreme weather events and this has been adequate previously. It also doesn't take into account the fact that there are a number of simple engineering solutions which could be taken to mitigate any future potential impacts to the properties within the proposed flood inundation area. It is the responsibility of Council to update infrastructure to manage such risks.</p> <p>If further studies aren't undertaken and mitigation measures implemented, then this will impact upon properties through increase application costs for development applications for renovations or extensions, impacts upon value of properties, impacts upon the ability to get insurance for properties.</p> <p>He is of the belief that there was inadequate expert analysis and advice prior to the implementation of the overlay and there was inadequate justification around the</p>

	<p>impacts to residents. They are asking for detailed information regarding the analysis, reports and expert advice that formed the overlay.</p>
<p>Planning Authority response</p>	<p>As described in the covering report updates have been made to Council models and these are represented in the below maps in green. This updated modelling incorporates a higher level of detail and shows a decrease in flooding across the property.</p> <p>The updated modelling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes.</p> <p>Blockage factors and hydraulic efficiency parameters were applied to inlets and pits. This accounts for blockages occurring during major storms which reduces the capacity for pits and inlets to receive stormwater. blockage selection was based on sensitivity analysis from the following scenarios:</p> <ol style="list-style-type: none"> 1. No Blockage 2. 50% Blockage 3. 100% Blockage. <p>For the purpose of identifying development risk 50% blockage was identified as appropriate.</p> <p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. Within Maning Rivulet this has included 1050mm reinforced concrete pipe at Norfolk Crescent with a diversion into a 1350mm reinforced concrete pipe which discharges to the Derwent River.</p> <p>Although this infrastructure is substantially larger than required for regular flows in the 1%AEP when blockage factors are taken into consideration this capacity is exceeded. While previous modelling did not include this infrastructure, recently updated models still show some inundation of properties in the 1%AEP. It should be noted that there has been a significant decrease in flood area, depth, and velocities in the updated model and this has been shown in the below mapping.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>



Representation No 115: Michael Foster, UTAS Sandy Bay campus zoning

Matters raised in representation	The representor raises concerns with how residential use and development as well as potential subdivision of the upper campus of the University of Tasmania is managed under the draft Utas Particular Purpose Zone (HOB-P1.0). Also the permitted status of educational use and development does not allow for its restriction within the Central Business zone.
Planning Authority response	The HOB-P1.0 Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) is a direct translation of the previous Particular Purpose Zone 3 - University of Tasmania (Sandy Bay Campus) with the provisions and wording of the relevant performance criteria consistent with the HIPS 2015. The same residential use status applies, with residential use permitted only if for students or staff accommodation, otherwise, it is discretionary. This use status is reinforced by the direct translation of the existing Zone Purpose Statement to the Zone Purpose and the existing Desired Future Character Statements to the Local Area Objectives. As a direct translation the PPZ is subject to the transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i> .

	<p>The Central Business Zone under the HIPS 2015 has Education and Occasional Care as a permitted use, except if within the Active Frontage Overlay and the ground floor frontage is greater than 4m, otherwise, it is discretionary.</p> <p>This use status and qualification are being carried forward under the Central Business Zone under the Hobart draft LPS. The Education and Occasional Care use in the Central Business Zone under the SPPs is listed as a permitted use without qualification. The location of a variety of education use types in central areas is important for accessibility. Under the SPPs, the Education and Occasional Care use is not further separated to allow for alternative use statuses to be applied to the different forms of education or occasional care.</p> <p>Any consideration of including further locally specific provisions that are either in substitution, modification or addition to the SPPs in the Central Business Zone that are beyond the extent of the Hobart Central Business Zone SAP in the Hobart draft LPS provisions requires more detailed strategic planning consideration as part of the implementation of the Central Hobart Plan.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 117: Peter Hill, 26 Tangara Road, Mount Nelson

Matters raised in representation	<p>The representor raises concern about the application of the flood prone hazard overlay to his property. He states that this is because he lives approximately 400m above sea level and the top of a gully with a 30 degree slope and flooding has never been an issue. Even during substantial flood events occur, such as in 2018, there were no problems for this site. They believe they have been classified as flood prone because Rifle Range Creek is marked on maps on the western side of Mt Nelson. However, this creek is quite some distance away and would never endanger their property. They believe that the flood prone classification needs to be reviewed and reclassified.</p>
Planning Authority response	<p>Current mapping shows flows affecting 26 Tangara Road, Mount Nelson originates within the property along the northern boundary and are an accumulation of overland flows from the surrounding catchment.</p> <p>These flows follow natural overland flow paths moving north to join Riffle Range Creek. The depth of inundation across the property ranges between 0mm and 50mm and does not encroach on the housing footprint.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable Map	

Representation No 118: Phil Gartrell, Ireneinc OBO Mr Fair, 780 Huon Road, Fern Tree

Matters raised in representation	<p>The representor is requesting that the property at 780 Huon Road, Fern Tree, should be zoned Rural Living. The current zone application is Landscape Conservation, and in their opinion because lots to the east are zoned Rural Living (and are much smaller) and those over the road are also zoned Rural Living, this is adequate argument to suggest this title should also be zoned Rural Living.</p> <p>The representation acknowledges the application of the priority vegetation overlay to the site, and also highlights that the site includes a covenant on its southern corner, to protect vegetation values. In addition, the representor acknowledges that the site is very steep.</p> <p>In their opinion, Rural Living A would be considered appropriate, and they believe this would be consistent with the Rural Living zone nearby.</p>
Planning Authority response	<p>The site is currently zoned Environmental Living, and is adjacent to the Rural Living Zone to the north east, and over the road from the Rural Living zone to the north. To the west is a parcel of Council owned land which is zoned Open Space, but critically, to the south is an extensive area of land zoned Environmental Living.</p>



Figure 30: The zoning of subject property at 780 Huon Road (highlighted) under the HIPS 2015, noting the adjacent zonings of Rural Living and Open Space. (source: The LIST, accessed 23 January 2024.)

The draft LPS sees a consistent translation of zones with Environmental Living translated to Landscape Conservation in this area. 780 Huon Road is proposed to be Landscape Conservation, as is all of the land to the south which is also currently in the Environmental Living zone.

There are significant land use differences and topographical and vegetation differences between the lots zoned Rural Living A, and those zoned Landscape Conservation. The Rural Living zoned lots tend to be smaller in size, some as small as 1,000 m², and are a reflection of a historic settlement pattern for the Fern Tree area. Given the smaller lot size, many of these lots are predominantly cleared of vegetation for both fire safety, but also to enable landowners to plant their preferred gardens. These Rural Living lots are clustered close to streets and have a linear settlement pattern, following Huon Road and the small number of side streets to the south of Huon Road. The slope on these lots varies enormously, however it is acknowledged that the lots proposed to be zoned Landscape Conservation tend to have more substantial slopes.

It is of note that the site at 780 Huon Road also has a number of overlays applicable to it; namely the priority vegetation overlay, the bushfire prone area overlay, local historic landscape precinct overlay, the landslide hazard overlay and the waterway and coastal protection overlay. All of these overlays suggest a highly constrained site.

The only overlay not considered a natural value or constraint – the local historic landscape precinct, is identified as having value due to vegetation adjacent to the road corridor creating a strong sense of enclosure amongst other things. The relevant points within the conservation policy include:

1. *Elements which contribute to the collective natural and constructed landscape values should be retained.*

2. *New buildings, extensions or structures should be visually subservient and not obscure, dominate or detract from the prevailing character of the Huon Road, including the enclosing vegetation on either side of the road.*

Consideration must be had to the Section 8A zone application guidelines for the Landscape Conservation Zone. They state:

LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

LCZ 2 The Landscape Conservation Zone may be applied to:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;

(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or

(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

LCZ 4 The Landscape Conservation Zone should not be applied to:

(a) land where the priority is for residential use and development (see Rural Living Zone); or

(b) State-reserved land (see Environmental Management Zone).

This parcel of land meets all the requirements for the Landscape Conservation zone application. It is a parcel of land with landscape values that are identified for protection and conservation, including through covenant, through the application of the priority vegetation overlay, and indeed through the Local Historic Heritage Code.

It is applied to large areas of bushland which is considered locally important native vegetation and it is highly constrained in terms of future development through the application of the Natural Assets Code (priority vegetation overlay and waterway and coastal protection overlay). It is noted that the Scenic Protection Code does not apply, however in this instance, the local historic landscape precinct serves a similar purpose.

The land is currently within the Environmental Living zone and the primary intention is to protect those landscape vales. The zone is applied to a group of

	<p>titles – when considering those to the south, which are all under the minimum lot size however this is allowable by LCZ3.</p> <p>The zone is not being applied to land which is a priority for residential development nor is it being applied to State Reserved land.</p> <p>Conversely, Rural Living Zone guidelines 4 states:</p> <p><i>RLZ 4 The Rural Living Zone should not be applied to land that:</i></p> <p><i>(a) is suitable and targeted for future greenfield urban development;</i></p> <p><i>(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</i></p> <p><i>(c) is identified in the ‘Land Potentially Suitable for Agriculture Zone’ available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p> <p>Of particular relevance here is part (b) which highlights that the Rural Living zone should not be applied to areas with important landscape values including bushland areas, large areas of native vegetation or areas of important scenic values. This site incorporates all of these characteristics.</p> <p>The application of the Landscape Conservation Zone to this site is entirely consistent with the application guidelines. Furthermore, allowing Rural Living Zone A on this site creates further development opportunity. Strategically this is entirely inappropriate and inconsistent with the zone application guidelines.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 119 and 197: Poppy Scharkie, Ireneinc, 13 Bimbadeen Court, West Hobart

Matters raised in representation	The site at 13 Bimbadeen Court, West Hobart is comprised of CT 153248/2. Within the LPS, the site is proposed to be dual-zoned part General Residential Zone and part Landscape Conservation Zone. The landowner requests the site be zoned General Residential in its entirety.
Planning Authority response	When the <i>City of Hobart Planning Scheme 1982</i> came into the effect the majority of the site was zoned Recreation with a small portion zoned Residential 2 as shown in Figure 31 below:



Figure 31 The zoning of 13 Bimbadeen Court as shown under the City of Hobart 1982 Planning Scheme.

In 1993 there was a subdivision creating 18 lots within Bimbadeen Court. The existing zoning boundaries were not altered and it was not envisaged the balance area of the lot covered by the Recreation Zone would be developed.

The Recreation Zone prohibited residential use and the area of the Residential 2 Zone of 13 Bimbadeen Court presented a limited area for the development of a dwelling due to site constraints. Therefore in 2010, a S43A combined planning scheme amendment and permit application was lodged to amend the location of the Residential 2 Zone boundary to provide a more reasonable area for the development of a dwelling. That boundary alignment reflects its current location as shown below:



Figure 32: The zoning applicable to 13 Bimbadeen Court under the CHPS 1982

When the *HIPS 2015* was introduced the zoning boundary location stayed the same however for the draft LPS the zones were translated to the current zones of General Residential and Environmental Living as shown in Figure 33 below:



Figure 33 The zoning applicable to 13 Bimbadeen Court under the HIPS 2015.

The alignment of existing zone boundary of the Environment Living Zone is proposed to be retained and translated to the Landscape Conservation to not

	<p>provide further development potential. In addition to potential site constraints the land contains viable, but at-risk vegetation, and provides a landscaped buffer to the Knocklofty Reserve beyond. The property is also outside the Urban Growth Boundary and subject to the priority vegetation overlay.</p> <p>In respect of the development potential afforded by the General Residential Zone the site would be subject to a number of constraints that have previously been identified. These included a limited access width of 3.6 m, significantly bush fire prone site with a firefighting access width of less than 4 m, landslip and geotechnical issues, stormwater management challenges as well as the associated land clearance that would be required. Previous advice had been provided to the owner that proposed rezoning was not likely to be supported.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 120: Ray Terry, Building Height.

Matters raised in representation	<p>The representor wants the inclusion of the absolute maximum height limits outlined in the Woolley reports to be included within the Hobart draft LPS. They believe it is very important to protect Hobart’s views and panoramas and the recommendations within the Woolley report enable that. He also supports greater public space provision to allow for easy and vibrant interaction with the city while reflecting the charm of Hobart.</p>
Planning Authority response	<p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The draft plan was finalised in April 2023. One of many recommendations of this plan is the inclusion of recommendations from Leigh Woolley regarding maximum height limits within the city area to be reflected within a Planning Scheme amendment. However there are other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be exhibited accordingly.</p> <p>Furthermore, the plan makes a number of strategic recommendations however these will need to be reflect in some form of statutory document, be it a specific area plan that exists within the LPS, or a Particular Purpose zone. At this time, detailed analysis around how this will be reflected has not been completed and the Central Hobart Plan in fact highlights the fact that inclusion of maximum building heights will be incorporated in the Hobart draft LPS at a later date.</p>

	To that end, the most appropriate response is that any inclusion of the Central Hobart Plan recommendations should occur through the exhibition of a Planning Scheme amendment. At this time, there has not been adequate consideration of the form that this statutory document and approach should take.
Recommended action	No modifications to the Hobart draft LPS.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 121: Save UTas

Matters raised in representation	The representor raises concerns with how residential use and development as well as potential subdivision of the upper campus of the University of Tasmania is managed under the draft Utas Particular Purpose Zone (HOB-P1.0). Also the permitted status of educational use and development does not allow for its restriction within the Central Business zone.
Planning Authority response	<p>The HOB-P1.0 Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) is a direct translation of the previous Particular Purpose Zone 3 - University of Tasmania (Sandy Bay Campus) with the provisions and wording of the relevant performance criteria consistent with the HIPS 2015. The same residential use status applies, with residential use permitted only if for students or staff accommodation, otherwise, it is discretionary. This use status is reinforced by the direct translation of the existing Zone Purpose Statement to the Zone Purpose and the existing Desired Future Character Statements to the Local Area Objectives. As a direct translation the PPZ is subject to the transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>The Central Business Zone under the HIPS 2015 has Education and Occasional Care as a permitted use, except if within the Active Frontage Overlay and the ground floor frontage is greater than 4m, otherwise, it is discretionary.</p> <p>This use status and qualification are being carried forward under the Central Business Zone under the Hobart draft LPS. The Education and Occasional Care use in the Central Business Zone under the SPPs is listed as a permitted use without qualification. The location of a variety of education use types in central areas is important for accessibility. Under the SPPs, the Education and Occasional Care use is not further separated to allow for alternative use statuses to be applied to the different forms of education or occasional care.</p> <p>Any consideration of including further locally specific provisions that are either in substitution, modification or addition to the SPPs in the Central Business Zone that are beyond the extent of the Hobart Central Business Zone SAP in the Hobart draft LPS provisions requires more detailed strategic planning consideration as part of the implementation of the Central Hobart Plan.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 122 and 138: Scott and Silvana Luttrell, 19 Courtney Street, Lenah Valley

Matters raised in representation	The representor raises concerns about the application of HOB-C6.2.14 (Courtney Street) to their property at 19 Courtney Street. They don't believe all of Courtney Street has a cohesive enough character that is culturally significant and warrants inclusion into the new precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 34 and Figure 35. 
	Figure 34: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 35: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.

In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 123: Al Cole, TasWater

Matters raised in representation	TasWater do not object and they have no formal comments for the TPC in relation to the Hobart draft LPS.
Planning Authority response	Noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 124: Brenda Lau, No address provided

Matters raised in representation	The representor advised that they were overseas during the majority of the exhibition period and were unable to get advice on how the changes, particularly in relation to HOB-C6.2.57 applied to them. They have requested an extension to the time period to make a representation.
Planning Authority response	Council staff provided a response advising that the representation time can not be extended. In any event, it is unclear what property the representor is referring to. If the property is already located within the existing Sandy Bay 6 Golf Links Heritage Precinct, there is little change.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 125: Clay Chesseman, 13 Courtney Street, Lenah Valley

Matters raised in representation	The representor objects to the expansion of HOB-C6.2.14 (Courtney Street) to include their property. They do not believe the street has a cohesive character or that it is culturally significant and warrants inclusion in the new heritage precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.
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Planning Authority response

The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 36 and Figure 37.



Figure 36: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 37: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

	<p>The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.</p> <p>By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p> <p>In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 126: Gaye Clark, 1/26 Newlands Avenue, Lenah Valley

Matters raised in representation	<p>The representor raises concerns regarding the Flood prone hazard overlay and in their view find it incorrect and unbelievable. They live on a steep block and have never been flooded in the 14 years they have lived there. They request that the overlay be removed from their property as they are concerned about the resale value as well as increased insurance premiums.</p>
Planning Authority response	<p>Flows affecting Unit 1, 26 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 130mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>

	Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Newlands Avenue)	<p>Legend □ Property Boundaries ■ 2100 1% AEP ■ Representations</p> <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code Address: UNIT 1 26 NEWLANDS AV LENAH VALLEY TAS 7008</p>

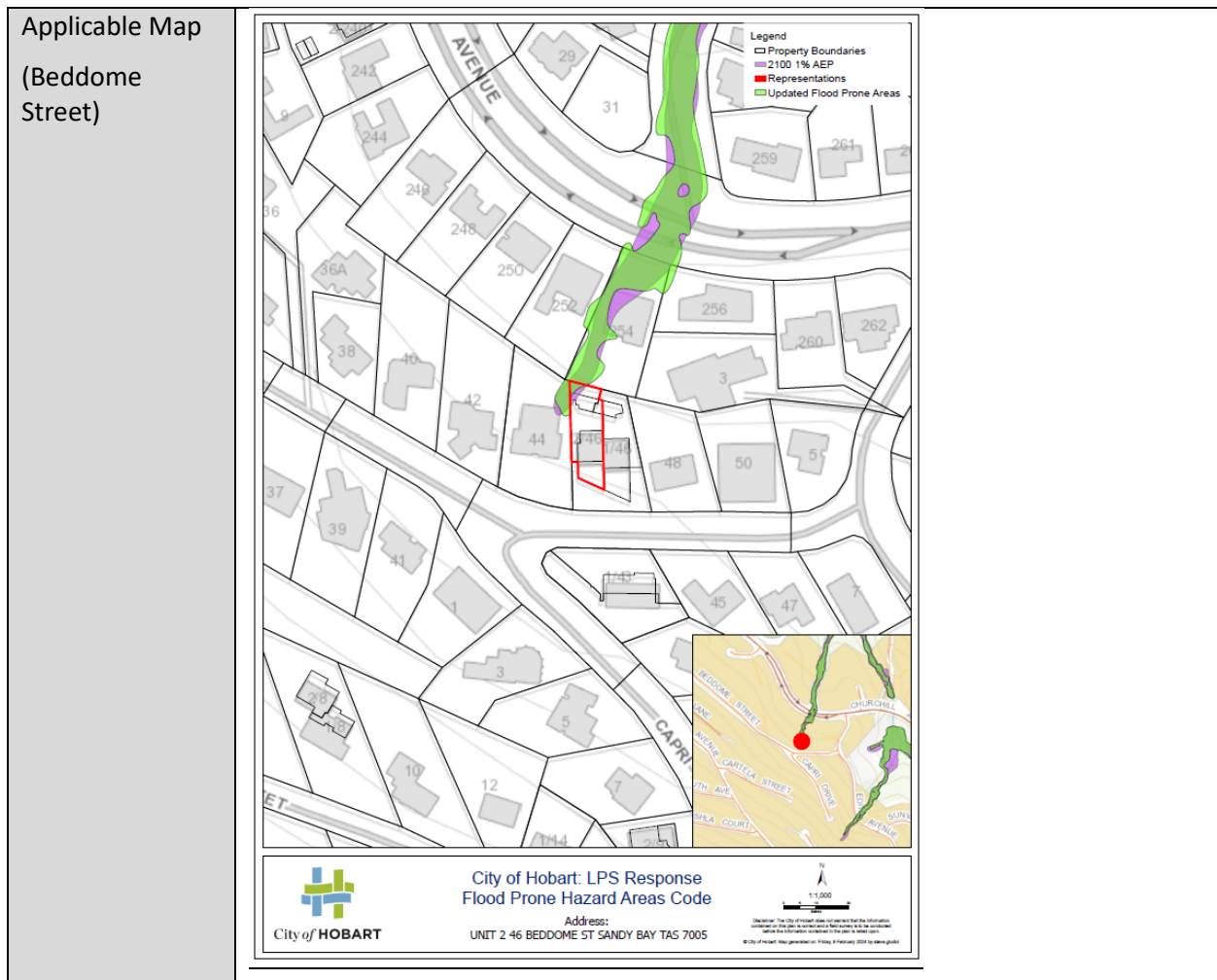
Representation No 127, 147 and 157: Eleri Morgan-Thomas, Homes Tasmania

Matters raised in representation	<p>Homes Tasmania has over 1000 properties for social and affordable housing within the Hobart LGA. Homes Tas are aware that there are 475 applicants waiting for a home in the Hobart municipality. Homes Tasmania acknowledges that much of the Hobart draft LPS is a translation from the HIPS 2015. However, there are a number of properties where this is different. These are:</p> <ul style="list-style-type: none"> • 2 Midwood Street which is in the process of being transferred to the ownership of Homes Tasmania, and was zoned Inner Residential, and under the Hobart draft LPS is proposed to be zoned Community Purpose. The future use of the site more closely aligns with the Inner Residential
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	<p>zone however. In the opinion of Homes Tasmania, the property meets the zone application guidelines for the Inner Residential zone and this should remain the zone applied under the Hobart draft LPS.</p> <ul style="list-style-type: none"> • 136 Wentworth Street is owned by City of Hobart and is zoned Recreation, however it is adjacent to a Homes Tasmania property at 112 Cascade Road, South Hobart. Through agreement with Council, Homes Tasmania has had a permit issued for temporary housing where they occupy some of the land at 136 Wentworth Street. This arrangement is supported by Council and is intended to be an ongoing solution with Homes Tasmania working to purchase this land from Council. It is Homes Tasmania’s view that the 1660m² parcel of land over which they have a lease should also be zoned General Residential as this residential use is proposed to continue and the zoning would then be more consistent with the use than the recreation zoning. It is noted that the exact area would need to be identified by survey.
<p>Planning Authority response</p>	<p>The Council acknowledges the importance of providing for social and affordable housing across the LGA in the planning scheme. In relation to 2 Midwood Street, it has been used as a hostel for housing students from rural communities, while they study in Hobart. However, it is understood that the hostel operation is closing and Homes Tasmania have purchased the site.</p> <p>Under the Inner Residential Zone, a boarding house is classified as a residential use which is a permitted use. The property was zoned Community Purposes under the Hobart draft LPS under direction of the Commission as at that time it was under the ownership of the Department of Education. With the property now being purchased by Homes Tasmania and used for social housing, it is understood that the use of the site will continue to be for residential purposes. The Inner Residential Zone is therefore considered more appropriate.</p> <p>The site at 136 Wentworth Street currently is still within the ownership of the City of Hobart although it is understood that there has been a legal agreement drafted regarding a transfer of ownership. It is agreed that if the temporary dwellings at 136 Wentworth Street are proposed to continue to be located on site, that a residential zoning would be more appropriate than the current Recreation Zone. If this section were zoned General Residential, it may also assist in the boundary adjustment to proceed under the general provisions at Clause 7.3 of the SPPs.</p>
<p>Recommended action</p>	<p>Rezone 2 Midwood Street, New Town (CT 150252/1) from Community Purposes to Inner Residential.</p> <p>Rezone part of 136 Wentworth Street, South Hobart (CT 94118/1) from Recreation to General Residential, being consistent with the land area being purchased by Homes Tasmania from Council.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Rezone 2 Midwood Street from Community Purposes to Inner Residential.</p> <p>Rezone part of 136 Wentworth Street from Recreation to General Residential, being consistent with the land area being purchased by Homes Tasmania from Council.</p>

Representation No 128: Kendy Morgan, 44 and 2/46 Beddome Street, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor raised concerns in relation to the flood prone hazard area overlays. The representor is of the belief that the map is incorrect and does not represent the actual situation or elevation on our properties. They wish to provide additional information to dispute the mapping as shown.</p> <p>There is a stormwater drain at the bottom of 44 Beddome Street which is surrounded by a 3 feet tall concrete block wall on 3 sides. There is a clear separation between the pit that contains the stormwater and the rest of 44 Beddome Street. None of 2/46 Beddome Street is impacted. The height differential between the hose and the drain coupled with the hill's slope acts as an effective barrier against potential flooding upwards.</p> <p>They are concerned about insurance premiums, and property values as well as peace of mind for residents. However, they are concerned that the designations are accurate and reflect the actual property.</p>
<p>Planning Authority response</p>	<p>Flows affection 44 and 2/46 Beddome Street originate within 44 Beddome street. These flows move north through properties along Churchill Avenue and Macaulay Road before joining flooding in Maning Rivulet.</p> <p>As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below map in green. This updated modelling incorporates a higher level of detail and shows a decrease in flooding across the properties.</p> <p>While additional detail has been included, the modelling does not take into account fences as these are not subject to council planning approvals and may be built or removed without the knowledge or approval of council. Depths across the property range between 0mm and 220mm.</p>
<p>Recommended action</p>	<p>Updated modelling and resulting maps where available are incorporated into the flood prone areas overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>



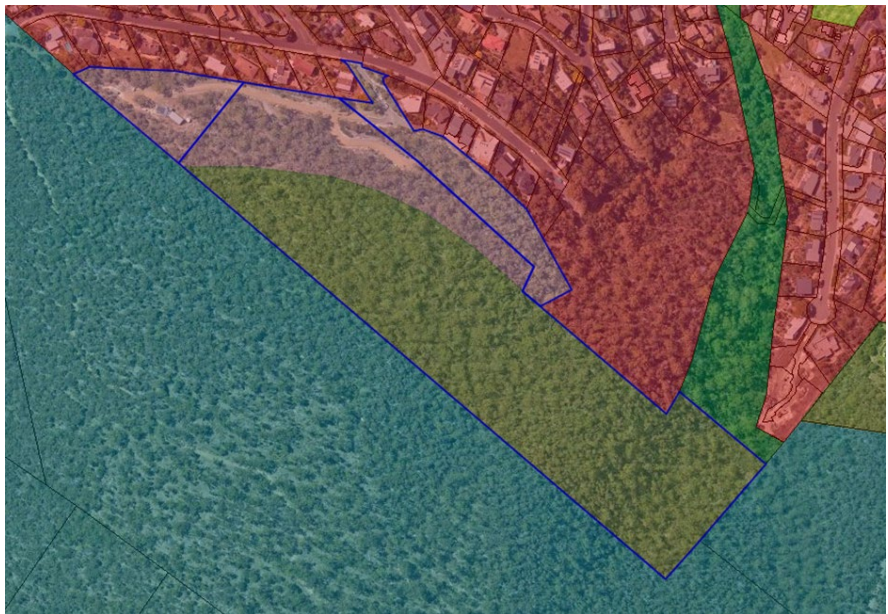
Representation No 129: Lorraine Baker, 1/6 Dowding Crescent, New Town

<p>Matters raised in representation</p>	<p>The representor is concerned about the flood zone mapping and is a resident of Garrington Park Estate. She notes that considerable infrastructure was put in place to manage stormwater in the estate and to that end believes it should have addressed the issue. She is concerned about increases in insurance premiums and a reduction in value of her property.</p>
<p>Planning Authority response</p>	<p>Code overlays affecting Unit 1, 6 Dowding Crescent are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application.</p> <p>Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3 year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme.</p>

	Council also acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Dowding Crescent)	

Representation No 131: P and J Sibly, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	<p>The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential.</p> <p>The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.</p>
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<p>Planning Authority response</p>	<p>It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).</p>  <p><i>Figure 38: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS 2015. (Source: The LIST, searched 22 December 2023).</i></p> <p>The reason why under the Hobart draft LPS this was zoned General Residential, is that at that time it was proposed to be a straight like for like translation from General Residential to General Residential.</p> <p>Although the scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.</p> <p>It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.</p>
<p>Recommended action</p>	<p>Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from General Residential.</p>

Representation No 132: Phil Gartrell, Ireneinc obo Hobart City Mission, 46-56 Barrack Street, Hobart

<p>Matters raised in representation</p>	<p>The representation proposes to rezone 46-56 Barrack Street to the Central Business Zone from its current proposed zoning of Inner Residential. The purpose of the rezoning would be to allow for the expansion of Hobart City Mission’s operations to match community needs.</p>
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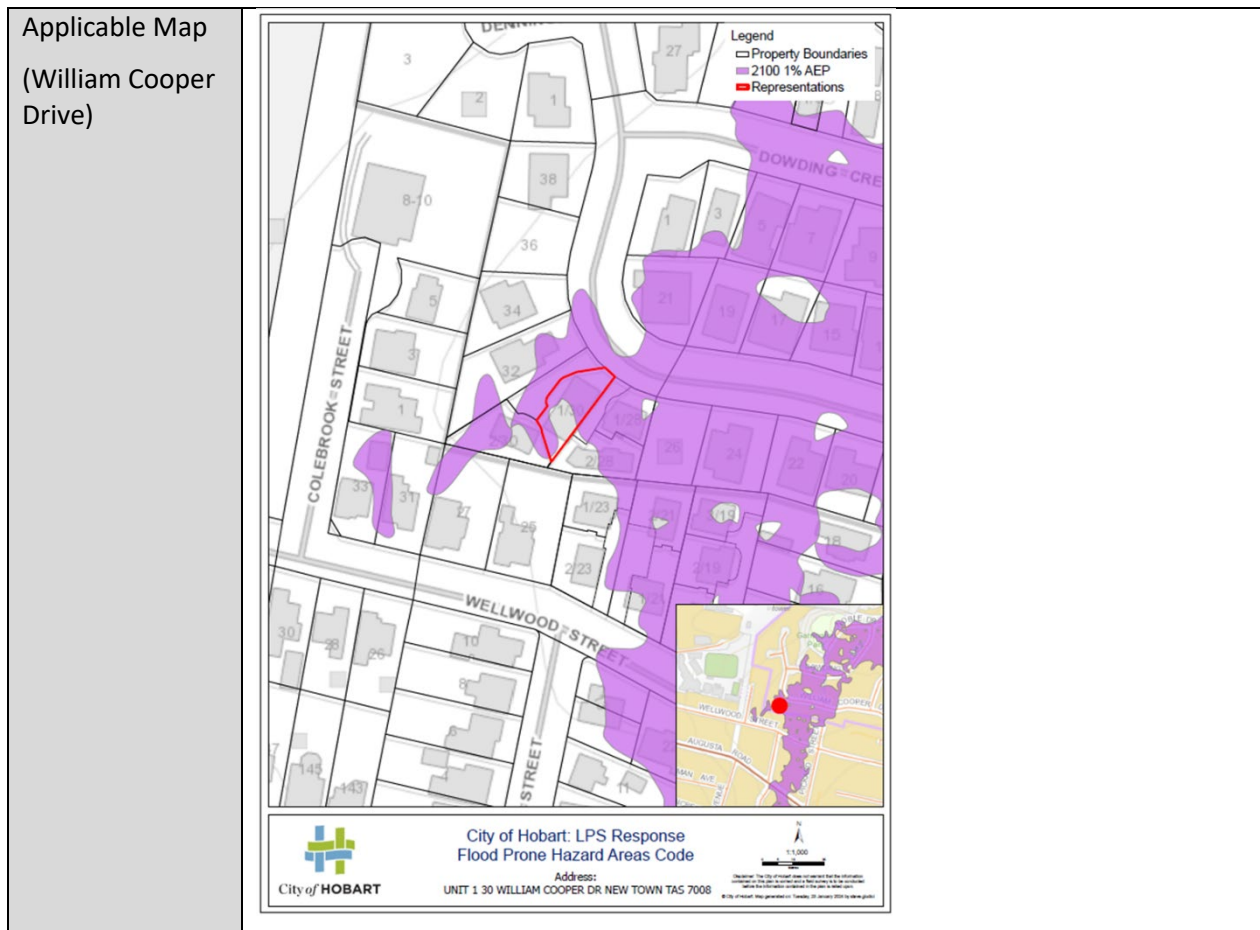
	<p>The site is 1,277 m² and currently incorporates 52 Barrack Street (two storey building used as City Mission retain Op Shops), 56 Barrack Street (used as the City Mission office) and 48 Barrack Street, used as a café. Part of 46 Barrack Street is included which is used as a beauticians.</p> <p>Adjacent to the site to the south east, the land is zoned Central Business, with land to the south west and north all zoned Inner Residential (noting that the existing roads are zoned Utilities. Various elements of the site will be listed under the Tasmanian Heritage Register and the site is within the West Hobart – Bathurst and Melville Street Local Historic Heritage Precinct.</p> <p>The anticipated uses on site include a mix of offices and administration, retail, food services, emergency relief distribution, consulting/advisory services and counselling rooms. The main concern around the Inner Residential zoning is that Business and Professional services (including a consulting room or provision of residential support services) is prohibited. It is the representors belief that the Central Business zone would be a more appropriate zoning, allowing for all of the envisaged uses on site.</p> <p>The representor is concerned that with the Inner Residential Zone there is no acknowledgement of historical use and it puts the existing and future operations and community services in jeopardy.</p> <p>The representor relies upon the following strategic policies within STRLUS in their arguments, SI 1.1, SI 1.2, SI 1.3 and SI 1.6 in relation to Social Infrastructure; particularly as it related to facilitating the ongoing provision of social services and facilities. In their view the application of the Central Business Zone would be more effective at supporting this. The change in zoning in their view would improve service delivery from provider to client by increasing overall accessibility.</p> <p>Hobart is classified as a Primary Activity Centre and the provision of the type of social services and facilities is consistent with the type of uses in that circumstance. The rezoning would allow for the expansion of these services to better serve the community.</p> <p>The representor also relies upon CV2 and CV 2.7, Cultural Values, in their assessment. In particular the listing of the site under the Tasmanian Heritage Register. The representor argues that the rezoning would enable the adaptive reuse of these buildings.</p> <p>The representor argues that a rezoning would support the Capital City Strategic Plan 2019-2029 by continuing to provide social services for the broader Hobart community. In their view the rezoning allows for the co-location of services to deliver greater support initiatives and programs. In their view the rezoning would enable the buildings to become contextually relevant by allowing for the historic headquarters of the City Mission to be fully realized on site.</p>
<p>Planning Authority response</p>	<p>The site is currently on the edge of the Central Business District although from an urban design perspective, demonstrates a much less intensive built form than the central areas of Murray, Collins, Elizabeth and Liverpool Streets.</p> <p>It is agreed that the social support services and facilities that are provided by Hobart City Mission play a critical role in the functioning of a healthy and</p>

	<p>sustainable community. However, the site has been used for commercial purposes for many years and currently has existing use rights. The current uses, which may be prohibited uses in the Inner Residential Zone, are able to continue under these existing use rights and are not at risk.</p> <p>The representor raises concerns that without a change to the zoning, there are limitations to what level of expansion on site can occur. It is noted that the General Provisions under the SPPs provide for alternative use consideration pathways, which would be relevant for this site.</p> <p>Clause 7.1 – Changes to an existing non-conforming use which allows for minor development to an existing non-conforming use if there is no detrimental impact on adjoining uses and no substantial intensification of the use. In addition, Clause 7.4 allows for changes of use of a place listed on the Tasmanian Heritage Register or a Local Heritage place that would be otherwise prohibited if it facilitates the restoration, conservation or future maintenance of the heritage significance of the heritage place.</p> <p>It is acknowledged that under both General Provisions there would be limitations to the extent to which the site could be redeveloped, however given its heritage listing, it is anticipated that there would be limitations to broader redevelopment of the site in any event.</p> <p>While the site’s proximity to business uses adjacent to the south suggests an expansion of the Central Business Zone may be suitable, it is important that any zoning of this area is considered in the context of the implementation of the Central Hobart Plan. The site is in the Rivulet Precinct under this plan and residential use and development in this area is encouraged.</p> <p>While in the future the zoning may change, it would be more appropriate for a broader strategic consideration of not only this site, but those nearby, to consider whether an expansion of the Central Business zone is appropriate, or alternatively the application of the Urban Mixed Use zone or similar may be more suitable.</p> <p>The existing uses on site, irrelevant of their use status within the Inner Residential Zone, can continue, and in fact the heritage listing of the site enables greater flexibility in relation to uses and development, than would otherwise be the case.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No change to the LPS.

Representation No 133: Grazyna Smith, 1/30 William Cooper Drive, Lenah Valley

Matters raised in representation	This representor raised concerns regarding the flood zone map. In particular they highlighted that they believe the 2019 map which was used in the drafting of the
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	<p>LPS was outdated given the updates that came about from the Garrington Park development.</p> <p>The representor is of the belief that the developers have put in place infrastructure to address the flood risk, and this was approved by Council.</p> <p>The representor is concerned that the flood map will have consequences for residents and will result in increases in home insurance, as well as a devaluation of properties in the area.</p> <p>The representor request that the Garrington park Flood mapping be made public to reflect the changing landscape and the details of the engineering changes specific to property drainage be made available to affected residents.</p>
Planning Authority response	<p>Code overlays effecting Unit 1, 30 William Cooper Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application.</p> <p>Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3-year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme.</p> <p>Council also acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 134: Rob Rothwell, 39 Brushy Creek Road, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor is raising concerns that the property is currently zoned split zoned Environmental Living and Rural Living. They understand that the part of the property that is zoned Environmental Living will become Rural Living D. They want the zoning to be Rural Living C; this is because the surveyed area that would be Rural Living is 4.73 ha therefore under the minimum lot size.</p>
<p>Planning Authority response</p>	<p>The property has a total area of approximately 6.7 ha, of which 1.8 ha is zoned General Residential. The minimum lot size for Rural Living D is 10 ha, with up to 20% less than this lot size through a performance criteria.</p> <p>Even if the applicant only wanted to subdivide off the General Residential zoned area into a single lot, because the balance lot cannot meet the Rural Living D zone standards the application would be prohibited. This is a result of how the minimum lot size provisions under the Rural Living Zone are worded in the SPPs.</p> <p>This results in a perverse outcome, where the General Residential Zone intent cannot be realised due to the split zoning with the Rural Living D zone, unless developed as multiple dwellings. The site is otherwise serviced, with the area zoned General Residential (and part of the Rural Living zone) cleared of vegetation. Ancanthe Avenue adjoins the residential zone to the north which represents a logical subdivision opportunity. It is unclear whether the land owners intend to</p>

	<p>subdivide, however they should have the opportunity to, consistent with the zone and code requirements as opposed to be prohibited from doing so through a technicality.</p> <p>The land zoned Rural Living D is just under 5ha. If it were zoned Rural Living C, with a minimum lot size of 5ha (or 20% less through a performance criteria) this would enable a single lot being located on the Rural Living zoned land, but more critically, enable the General Residential zoned property to be developed consistent with its intended use.</p> <p>It is noted that there are three other Rural Living zoned lots to the south of the site which are also Rural Living D. All these lots are less than 5 ha. Rural Living C would be a more appropriate zone to apply to these lots and would not provide for further subdivision potential in the area.</p>
Recommended action	<p>Modify the zoning maps by applying the Rural Living Zone C to the following properties:</p> <ul style="list-style-type: none"> • 39 Brushy Creek Road (CT 87500/1) • 41 Brushy Creek Road (CT 196989/1) • 75 Brushy Creek Road (CT 39555/1) • 93 Brushy Creek Road (CT 40558/1).
Effect of recommendation on Hobart draft LPS	<p>Modification of the zone map under the Draft LPS so that the properties at 39 Brushy Creek Road, 41 Brushy Creek Road, 75 Brushy Creek Road and 93 Brushy Creek Road are zoned Rural Living C.</p>

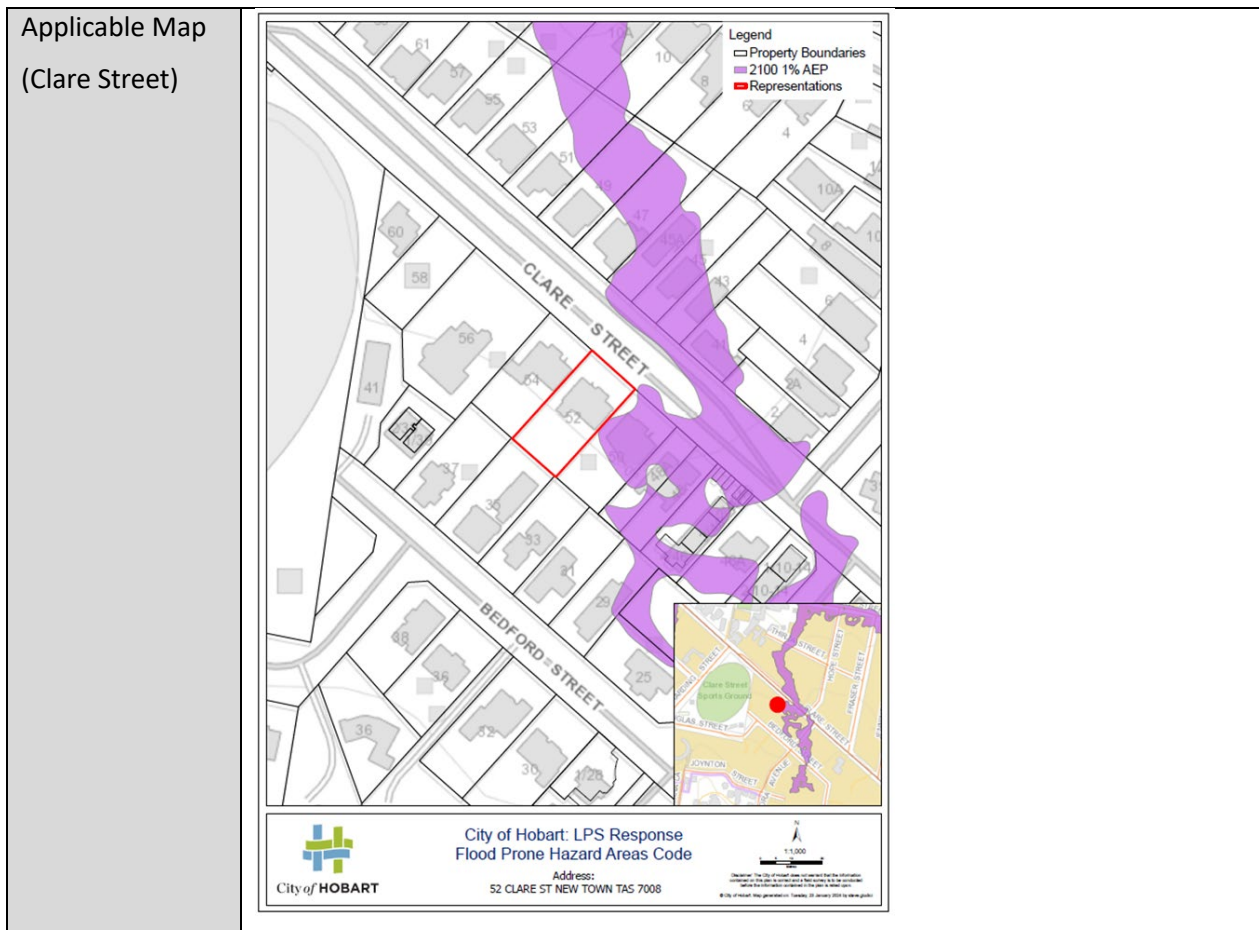
Representation No 135: Silvana Luttrell and Teresa Howell, 59 Princes Street, Sandy Bay

Matters raised in representation	<p>The representors raise concerns in relation to the application of the HOB-C6.2.50 heritage precinct to their property at 59 Princes Street. They do not believe the street has a cohesive character that is significant enough to warrant inclusion into the new heritage precinct. The houses are 1920-1940 and in their view are not significant, with many modified since with extensions. Front fences vary also meaning there is no real streetscape pattern. The built form varies widely so on balance it should not be included in the heritage precinct.</p>
Planning Authority response	<p>The representors property at 59 Princes Street is already currently located in the Sandy Bay 2 Heritage Precinct as defined in Table E13.2 of HIPS 2015. This will become heritage precinct HOB-C6.2.50 under the Hobart draft LPS.</p> <p>The existing heritage precinct was identified in the Sandy Bay Heritage Review and incorporated into HIPS 2015.</p> <p>In terms of the definition of a heritage precinct, it is considered that the existing Heritage Precinct already meets the definition of a local heritage precinct because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p>
Recommended action	<p>No further action</p>

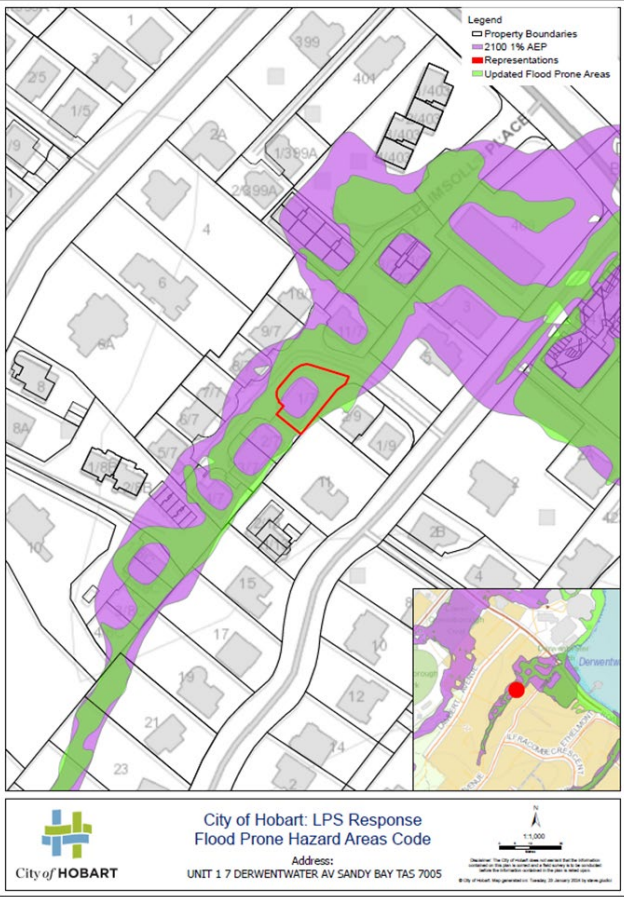
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
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Representation No 136: Robert Bennett, 52 Clare Street, New Town

Matters raised in representation	<p>The representor is raising concerns in relation to the application of the flood prone hazard area overlay for Clare Street. They believe the overlay should be removed before it takes legal effect. They believe the overlay does not extend into their land or if it does, to a very minor degree, and therefore believe the whole property should not be impacted through rising insurance costs and a decrease in property value by the overlay.</p> <p>The representor would like to see the data that resulted in the modelling so that they can determine the level of accuracy of that data.</p>
Planning Authority response	<p>Flows affecting 52 Clare Street, New Town originate to the south of the property within properties on Bedford Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows have minimal impact on the property, only inundating a small portion of the eastern fence line.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 52 Clare Street, New Town.



Representation No 137	Sandra Cock, 1/7 Derwentwater Avenue, Sandy Bay
Matters raised in representation	<p>The representor notes that she has not ever experienced flooding in the 12 years she has lived at her property. She believes that the Council has to take some responsibility in managing the flooding risk, as in her opinion, the increasing urbanization has contributed to this. She believes that the Council should be increasing the size and amount of stormwater systems, and increase street cleaning and maintenance to ensure drains are kept clear.</p> <p>The representor is concerned about the impact to her insurance, and this will be particularly difficult for her as she lives in a unit which has a body corporate. She is also concerned about the resale values which will decrease in her opinion, on her property.</p>
Planning Authority response	Flows affecting Unit 1, 7 Derwentwater Avenue, Sandy Bay originate to the south of the property within 35 Derwentwater Avenue, Sandy Bay. These flows follow natural overland flow paths through properties on Derwentwater Avenue, as they move north before discharging to Lords Beach Sandy Bay.

	<p>The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 120mm.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map (Derwentwater Avenue)	

Representation No 140: Ben Waining, 11 Courtney Street, Lenah Valley

Matters raised in representation	The representor raised concerns in relation to the application of heritage precinct HOB-C6.2.14 to his property in Courtney Street. The representor disagrees with the premise that the properties comprise an intact grouping of inter-war brick
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	<p>residences as stated in the precinct description. In his view Inter-war is defined as the period between the World Wars and is a reference to the period 1918- 1939. Not all properties fit this description, many of the front fences as not original and the character of the housing cannot be described as homogenous.</p> <p>In the representors view there is inadequate data for Courtney Street and the drainage plan from 1946 demonstrates the lack of development within the inter-war period. The hedging that exists cannot be said to contribute to the heritage value of this precinct as the majority of the front yard vegetation is introduced in nature and are species that do not contribute heritage value. There is no consistency to the structure of the vegetative frontage of the houses.</p> <p>The description provided under the materials is incorrect as it only highlights rough cast render which is incomplete in terms of the types of material use in the street. The statement of the predominant roofing material being corrugated iron is not a strong heritage value due to the lack of uniqueness of this material for roofing, and many houses don't have this roofing or have had it replaced with chimneys removed as well. A number of the descriptions under Architectural styles rely on describing houses that already exist on the heritage precinct listing and are not subject to the proposed addition.</p> <p>The representor believes that the statements drafted are inaccurate and poorly considered. It is understood that it was proposed previously to have these properties included on the heritage register however through discussions with Council it was decided that it wasn't appropriate as some of these properties did not contribute to the heritage value of the precinct.</p>
<p>Planning Authority response</p>	<p>The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 39 and Figure 40.</p> 

Figure 39: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue

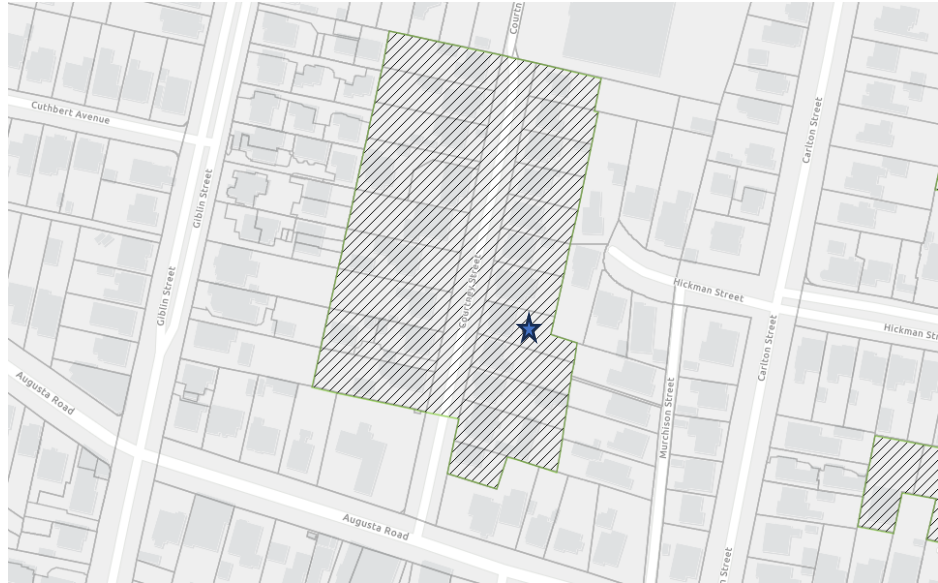


Figure 40: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.

In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.

Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS

on Hobart draft LPS	
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Representation No 141: Brenda Lau, No address provided

Matters raised in representation	Request for an extension to the time period to provide a submission.
Planning Authority response	The representor was advised that an extension can not be provided to lodge a submission.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 142: Department of State Growth

Matters raised in representation	<p>The Department of State Growth supports the Central Business Zone being applied to the land bounded by Harrington, Melville, and Brisbane Streets and the Brooker Highway and the introduction of the new Hobart Commercial Zone Specific Area Plan over parts of the inner-city. The zone and SAP allow above ground floor residential development, supporting higher residential densities with the Hobart CBD, close to key services and employment, and this will further the objectives of the Hobart City Deal in relation to improved housing supply, affordability and diversity.</p> <p>The Department is progressing plans for a fifth lane on the Southern Outlet and is expecting to shortly finalise the boundary of the road corridor. State Growth requests that the boundary of the new road corridor is included within the Utilities Zone, consistent with the zone and code application guidelines.</p> <p>The majority of State Roads have been zoned Utilities consistent with the State Road casement layer and with the Section 8A guidelines. However there have been several sites where errors have been identified. These are:</p> <ul style="list-style-type: none"> • 63-71 Oldham Avenue. Small slithers of land at the rear of these properties (81160/1, 81160/2, 225408/1, 81160/4) are currently zoned Inner Residential however they are in the ownership of the Department and are part of the road reservation for the junction for the Domain Highway and Brooker Highway. • Minor road (Park Street) adjacent to the Brooker Highway should be revised from the Utilities Zone to the Inner Residential Zone, consistent with the State Road Casement layer. • Utilities zone to be extended further along Davies Avenue consistent with the State Highways and Subsidiary Roads Layer
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	<ul style="list-style-type: none"> • Rezone 29852/4 which is road corridor of Davey Street from Particular Purpose to Utilities zone. • One parcel 151752/1 which is currently zoned Inner Residential should be zoned Utilities as it is part of the road casement. Similarly 168349/1 should be zoned Utilities not Inner Residential as it is part of the road casement. • The end section of Fitzroy Crescent should be zoned partially Inner Residential and partially Open Space as this is not part of State Roads road casement. • Three parcels, 6786/1, 21562/1, and 95476/1 should be revised from their zoning of General Residential and Environmental Management respectively to Utilities zoning consistent with the adjoining road parcel. • A section of the Utilities zone (133969/101) is within Woodcutters Road reserve. This land does not form part of the State Road network and Council may wish to revise the land to Open Space for consistency with adjoining zoning. 																
<p>Planning Authority response</p>	<p>The Department’s comments regarding the Central Business Zone are noted.</p> <p>Furthermore, the Department’s comments regarding a fifth lane along the Southern Outlet are also noted. The Department has acquired three properties, being 197275/1, 202005/1 and 112492/1 and partially acquired some other properties along the corridor. Zoning these three properties as Utilities would be appropriate and align with the future use of those lots.</p> <p>In relation to the relatively minor changes to the zoning, these requests by the Department all reflect what would otherwise be considered anomalies between the ownership and land zoning.</p>																
<p>Recommended action</p>	<p>Make zoning changes consistent with the recommendations from the Department of State Growth.</p>																
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the zoning maps under the draft LPS as follows:</p> <table border="1" data-bbox="440 1262 1393 1824"> <thead> <tr> <th data-bbox="440 1262 800 1314">Certificate of Title</th> <th data-bbox="800 1262 1393 1314">Zoning change</th> </tr> </thead> <tbody> <tr> <td data-bbox="440 1314 800 1402">81160/1, 81160/2, 225408/1, 81160/4</td> <td data-bbox="800 1314 1393 1402">Rezone from Inner Residential to Utilities</td> </tr> <tr> <td data-bbox="440 1402 800 1491">Park Street</td> <td data-bbox="800 1402 1393 1491">Rezone the part of the road corridor that is Park Street from Utilities to Inner Residential</td> </tr> <tr> <td data-bbox="440 1491 800 1579">Davies Avenue, adjacent to Tasman Highway</td> <td data-bbox="800 1491 1393 1579">Rezone part of Davies Avenue, adjacent to Tasman Highway from Open Space to Utilities.</td> </tr> <tr> <td data-bbox="440 1579 800 1629">29852/4</td> <td data-bbox="800 1579 1393 1629">Rezone from Particular Purpose to Utilities.</td> </tr> <tr> <td data-bbox="440 1629 800 1680">151752/1</td> <td data-bbox="800 1629 1393 1680">Rezone from Inner Residential to Utilities.</td> </tr> <tr> <td data-bbox="440 1680 800 1730">168349/1</td> <td data-bbox="800 1680 1393 1730">Rezone from Inner Residential to Utilities.</td> </tr> <tr> <td data-bbox="440 1730 800 1824">Fitzroy Crescent</td> <td data-bbox="800 1730 1393 1824">Rezone the end of Fitzroy Crescent to Inner Residential and Open Space.</td> </tr> </tbody> </table>	Certificate of Title	Zoning change	81160/1, 81160/2, 225408/1, 81160/4	Rezone from Inner Residential to Utilities	Park Street	Rezone the part of the road corridor that is Park Street from Utilities to Inner Residential	Davies Avenue, adjacent to Tasman Highway	Rezone part of Davies Avenue, adjacent to Tasman Highway from Open Space to Utilities.	29852/4	Rezone from Particular Purpose to Utilities.	151752/1	Rezone from Inner Residential to Utilities.	168349/1	Rezone from Inner Residential to Utilities.	Fitzroy Crescent	Rezone the end of Fitzroy Crescent to Inner Residential and Open Space.
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	6786/1, 21562/1, 95476/1	Rezone from General Residential and Environmental Management to Utilities.	
	133969/101	Rezone part of this parcel where containing Woodcutters Road from Utilities to Open Space.	

Representation No 143: Clay Cheeseman, 4 Courtney Street, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor raises concerns about the expansion of heritage precinct HOB-C6.2.14 (Courtney Street) to include their property. They do not believe that Courtney Street has a cohesive character that is culturally significant and warrants inclusion into the new heritage precinct. In their view the streetscape does not contribute to the understanding of local history, representing a single class of building or embodies a particular unified aesthetic.</p> <p>The standard pattern of subdivision extending from the arterial road is not particularly special and lot sizes in the street are not uniform. There is housing from multiple eras, many with extensions. Front fences vary in height and the built form, and the massing and design detail of buildings varies widely from house to house along the street.</p>
<p>Planning Authority response</p>	<p>The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 41 and Figure 42.</p>  <p>Figure 41: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue</p>



Figure 42: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.

In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

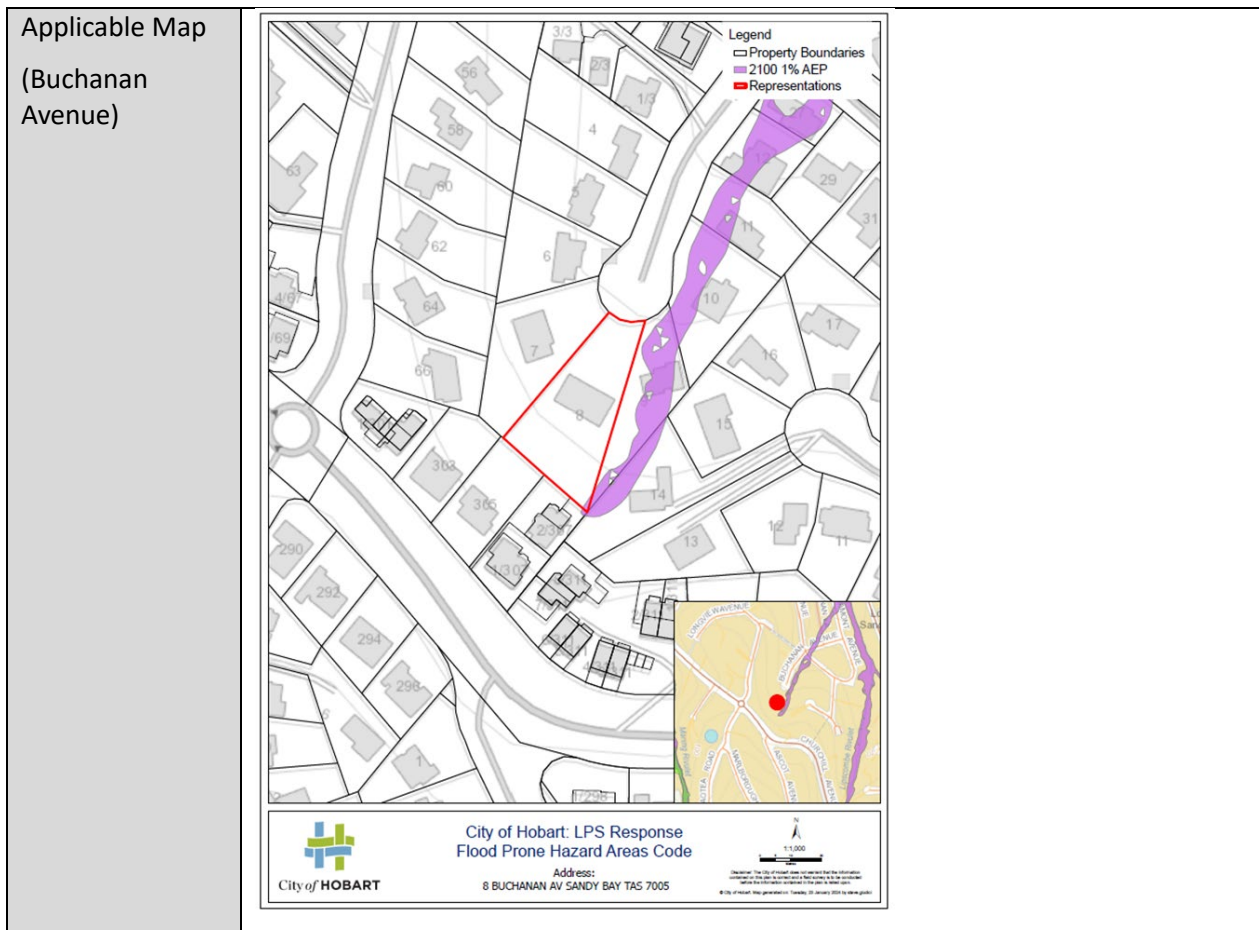
In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.

Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS

on Hobart draft LPS	
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Representation No 144: Danielle Gray, Gray Planning, 8 Buchanan Avenue, Sandy Bay

Matters raised in representation	<p>The representor is raising concerns about flood prone hazard area overlay. Particularly they are concerned about the lack of specific detail as it applies to their property. While it only applies to a small area of the property, there are concerns about the implications for future insurance requirements and for further information requirements as part of potential new development applications.</p> <p>It is unclear what data Council is relying upon in terms of the provision of the flood mapping. IT is noted that the modelling is done on a catchment wide level and if it is to apply to properties, then it should really be done on specific data. The site is not near a known or mapped watercourse, and it is not low lying. It appears that there is no logical source for the generation of flood waters as mapped in the overlay. It is their view that the overlay should be completely removed from the property.</p>
Planning Authority response	<p>The overlay affecting 8 Buchanan Avenue Sandy Bay was created from modelling of the Lipscombe Rivulet catchment completed in 2019.</p> <p>Flows affecting 8 Buchanan Avenue, Sandy Bay are the result of accumulation of naturally occurring overland flows from the surrounding properties. The boundary between 8 and 9 Buchanan Avenue and 14Wandeet Place is the natural low point of the surrounding properties. Flows from these properties follow natural overland flow paths through properties Buchanan Avenue as they move north to join flows within Lipscombe Rivulet. These flows only affect a small portion of the southern corner of the property and do not encroach on the housing footprint. Flood depths across the property range between 0mm and 70mm.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay (CT 32548/4).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay.



Representation No 145: David Ramm, 21, 21b and 21a Enterprise Road., Sandy Bay

Matters raised in representation	The zoning is incorrectly zoned as General Residential and it should be Low Density Residential as approved by the TPC in September 2022.
Planning Authority response	It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).

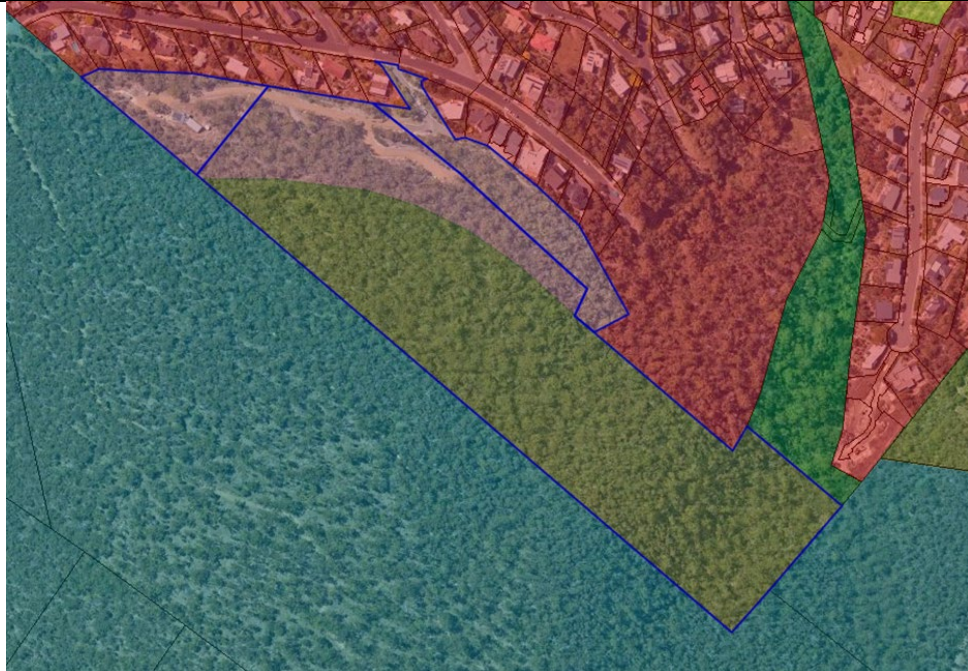


Figure 43: 21, 21a and 21b Enterprise Road highlighted as they appear under the HIPS 2015. (Source: The LIST, searched 22 December 2023).

The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.

Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.

It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS 2015.

Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 146: Gaye Clark, Unit 1/26 Newlands Avenue, Lenah Valley

Matters raised in representation	The representor is concerned about the application of the flood prone hazard area overlay to the site. In their view the water all runs down to a sloping drive with several drain outlets flowing into stormwater pits. There has never been any flooding at the site. The application of the overlay should be removed from their property. It could impact the value of their property, and result in increased insurance premiums.
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<p>Planning Authority response</p>	<p>Flows affecting Unit 1, 26 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 130mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable Map (Newlands Avenue)</p>	<p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: UNIT 1 26 NEWLANDS AV LENAH VALLEY TAS 7008</p> <p>City of HOBART</p> <p>Legend □ Property Boundaries ■ 2100 1% AEP ■ Representations</p>

Representation No 148	Jonah Gouldthorpe, Significant Trees
Matters raised in representation	<p>The representor highlights that the community vision for the city is to maintain connections between nature, history, culture, businesses and each other, and that it is important to remember what makes this place special as the city grows.</p> <p>The representor has concerns about the loss of gum trees in urban environments. These trees are difficult to re-establish and are important habitats for birds, many of which are threatened species. In the event of bushfires impacting upon Wellington Park, these trees will be even more important as habitat for birds to take refuge. The representor is particularly concerned that Eucalypts within the city have no protection, with the Significant Tree register more heavily weighted to introduced tree species. In their view Eucalypts require protection across all zones, including smaller trees, so that we have tree cover in the future.</p> <p>The representor acknowledges that they are not a qualified planner therefore are unsure on how this protection can be achieved. However, they are of the belief that inclusion of an objective within the various Specific Area Plans and Particular Purpose Zones within the City may assist. In their view, trees should only be allowed to be removed if the tree is within a roadway or building footprint.</p>
Planning Authority response	<p>The representation raises a number of issues requiring consideration, both in relation to policy positions, but also in relation to the mechanics of how such a change could be implemented.</p> <p>It is acknowledged that the retention of vegetation in the urban landscape is critical to the maintenance of biodiversity, providing habitat for bird species and other animals, but also to reduce the heat island effect that can occur within urban environments. Evidence from Australia and across the world highlights that in a warming climate, inclusion of tree cover within urban settings can result in a reduction in temperature. For every 10% of tree canopy cover increase, there can be a decrease of 1.05 degrees in summertime heat, but combined with grass cover can result in a temperature reduction of up to 6 degrees¹.</p> <p>The mechanism available within the planning scheme to undertake this is less clear and would require significant policy analysis to ensure that there are no unintended adverse effects and that the LPS criteria under the Land Use Planning and Approvals Act 1993 are met.</p> <p>The management of vegetation in urban areas is something that requires a statewide approach and detailed consideration. Furthermore, there is a public interest in the matter.</p> <p>Given the public ownership of roads and other public spaces there may be more effective ways to achieve tree cover in urban environments. For example, there are a number of other mechanisms for controlling vegetation removal including Council By-Laws, registering of specific trees within the Significant Tree Register,</p>

¹ Planning Institute of Australia, Resource Toolkit, Planning for urban vegetation in adapting to a changing climate and urban heat.
[chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planning.org.au/documents/item/11820](https://www.planning.org.au/documents/item/11820)

	<p>and Council undertaken their own planting program to introduce further tree cover to the municipality.</p> <p>At this time, these mechanisms are considered more appropriate in the absence of further policy work in this space.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 149: JP Cumming, Red Chapel Beach area

Matters raised in representation	<p>The representor provided a coastal erosion hazard report on behalf of the residents of 500-520 Sandy Bay Road. The area in question is currently classified as a high coastal erosion area, which was done by the Department of Premier and Cabinet, Office of Security Emergency Management, which applied the bands to the Scheme.</p> <p>The analysis of the site has determined that the study area should be considered for reclassification from the high to the medium coastal erosion band based on the findings that the area primarily consists of sandy shores backed by bedrock, indicating a very low likelihood of experiencing significant coastal recession due to sea level rise in the long term. The sandstone bedrock is projected to erode at a slower rate, likely to be no greater than 5-10mm per year. There is a potential need to undertake maintenance to the existing sea/retaining walls to maintain the effectiveness and resilience of the coastal defenses. However, it is considered that the application of the medium coastal erosion band will enable individual assessments to assess the level of risk as appropriate.</p>
Planning Authority response	Currently the hazard bands under the coastal erosion hazard overlay, vary along this section of the foreshore as shown in Figure 44 below. The section to which the representation applies is the area in red centrally within the figure.

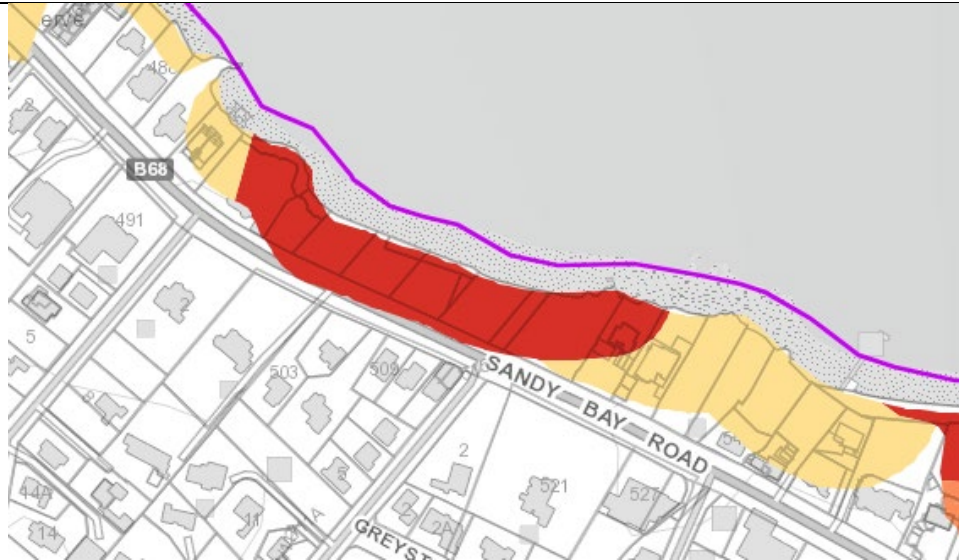


Figure 44 The section in red represents the High coastal erosion hazard zone, with yellow on either side representing low coastal erosion hazard zone.

The Coastal Erosion Hazard bands have been determined following a project undertaken by the Department of Premier and Cabinet, Office of Security Emergency Management. This has been done at a desktop level for all coastlines around Tasmania. One of the challenges is that if properties are identified as having a high coastal erosion hazard band risk, then there are very limited circumstances where development is allowed, and only for certain uses.

Across Tasmania, where the high erosion hazard bands exist, as it is done at a desktop level without individual analysis, there is a risk that properties are unable to do otherwise appropriate development, even with a Coastal Erosion Hazard Report accompanying the application. This is a more critical problem in relation to the drafting of the SPPs.

On this site however, we have a circumstance where a suitable qualified person has assessed the site as being of medium coastal erosion hazard through on-site analysis, which is to a greater detail than a statewide desk top analysis. A medium hazard band application will still result in a need to provide a specific coastal erosion hazard report relative to the proposed development and the site, however it enables a discretionary approval pathway for developments to be considered.

Given the initial analysis on site, this is considered a suitable approach to responding to the level of risk, while still enabling consideration of the erosional hazard in this location.

<p>Recommended action</p>	<p>Modify the overlay maps to delete the high risk coastal erosion hazard overlay and apply the medium risk coastal erosion hazard overlay to the following properties:</p> <ul style="list-style-type: none"> • 500 Sandy Bay Road, Sandy Bay (CT 229503/1) • NRE Tas property adjoining 500 Sandy Bay Road, Sandy Bay (No title ref) • 504 Sandy Bay Road, Sandy Bay (CT 229502/) • NRE Tas property adjoining 5004Sandy Bay Road, Sandy Bay (No title ref) • 506 Sandy Bay Road, Sandy Bay (CT 13974/1)
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	<ul style="list-style-type: none"> • 510 Sandy Bay Road, Sandy Bay (CT 224320/1) • 514 Sandy Bay Road, Sandy Bay (CT 158431/1) • 516 Sandy Bay Road, Sandy Bay (CT 70450/2, CT 225630/1, CT 158431/1, CT 158431/3) • Reserved road between 516 and 520 Sandy Bay Road, Sandy Bay (No title ref) • 520 Sandy Bay Road, Sandy Bay (CT 166284/1) • Strata title at 526 Sandy Bay Road, Sandy Bay (CT 59370/0, CT 59370/1, CT 59370/2, CT 59370, 3, CT 59370/4) • Strata title at 532 Sandy Bay Road, Sandy Bay (CT 171038/0)
Effect of recommendation on Hobart draft LPS	Modify the coastal erosion hazard overlay maps under the draft LPS to apply the medium risk level instead of the high risk level.

Representation No 150: Katherine Cossyvas and Michael Crosby – Air BnB Policy

Matters raised in representation	<p>The representor provides their submission as part of their position as Head of Public Policy for AirBnB in Australia and New Zealand. They raise a number of concerns with the suggestion that City of Hobart may be seeking to bring in far reaching limitations on Air BnB’s within the municipal area. Specifically:</p> <ul style="list-style-type: none"> • There is a lack of recognition that Air BnB’s make a significant economic contribution to the Tasmanian and Hobart economy. Oxford Economics found that AirBnB’s guests spending contributes \$364 million in Tasmania overall and supports 3,200 jobs, contributing \$280 million to Gross State Product. The home sharing economy supports the growth of ancillary services and creation of local jobs. • Air BnB are concerned that the previous attempt to control the issue of permits in the municipality was refused in 2022 and therefore they do not see the benefit in going through this process a second time. • Air BnB have a large community of hosts in Hobart, the majority of which are ‘mum and dad’ operators looking to supplement their incomes as a response to the rising cost of living. Air BnB plays a role in enabling people to stay in their homes. • Housing policy is a complex issue and Air BnB is only one part of the housing debate. Consideration must also be given to demographic changes, economic circumstances of households, rising construction costs, and policies at all levels of government. Their view is that Air BnB’s represent only 2% of total housing stock in the City of Hobart, this is according to the number of permits issued but not everyone will be using those properties for Air BnB. • Most hosts are sharing their own homes, or a holiday home which would otherwise remain empty. In their view two thirds of properties that are currently being used for short term accommodation are the owners primary residence. • City of Hobart needs to focus their attention on increasing supply.
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	<ul style="list-style-type: none"> • Entire home listings can also include granny flats, or self-contained spaces so not necessarily a dwelling that can be provided through the private rental market. • Their view is that caps on permits issued in residential areas is not practical or a long term solution that will address the city’s housing concerns. It is also inconsistent with other localities around the state and is counter to the aims of the statewide framework. • Air BnB provides affordable holiday accommodation for a range of people, including those that need to access medical services within cities. If it was regulated further this would result in a reduction in affordable accommodation options. There are many reasons people use Air BnB and this shouldn’t be discounted. • Air BnB raises concerns that they believe that there has been a lack of public consultation about trying to include the changes within the planning scheme. • Concerned that a halt on air BnB’s would result in a negative impact on property values and result in a rush on permit approvals. • Air BnB want to work constructively with Council to support the development of evidence-based policy settings that build housing supply, and ensure that the visitor economy in Hobart continues to contribute to the economic wellbeing of the city.
<p>Planning Authority response</p>	<p>The City of Hobart has previously attempted to implement place a moratorium on self-contained visitor accommodation approvals within the City, following the release of studies prepared by Shelter Tasmania. This study included a number of key findings:</p> <ul style="list-style-type: none"> • Rental affordability is at an all time low, brought about by population growth, and a reduction in the size of the rental market. • One of the reasons the rental market has reduced in size has been the turn over of properties to Short Term Rentals. This was determined through cross-referencing the short term rental market with publicly available information regarding long term rentals, which showed that the majority of the Hobart City short term rentals have a private rental history. • Literature analysis has also shown that the majority of studies describe how an increase in AirBnB activity generates an increase in rent and/or house prices. (It is noted that within AirBnB’s own submission they don’t dispute this). • City of Hobart has been generally performing well on Housing supply. • Even a small move of rental properties to the short term market can have a significant impact on supply. • Because Hobart has proportionally a higher percentage of short term rentals as a proportion of its total private long term rental market than other cities, the change in this regard is more significant. <p>While AirBnB raise a number of issues in relation to the financial contribution to the economy however provide no commentary on the impact to communities and</p>

	<p>housing supply. Some areas are more appealing for visitor accommodation than others, resulting in clusters of accommodation in an otherwise residential setting.</p> <p>However the Hobart draft LPS as exhibited did not include any further limitations on visitor accommodation in residential zones, with the exception of Battery Point which is already a feature of the HIPS 2015. While the City of Hobart has in its own representation submitted that there should be further limitations (see Representation No 97: City of Hobart), this is an issue which requires consideration through a separate process for the following reasons:</p> <ul style="list-style-type: none"> • The issue while prominent in the Hobart LGA area is a state-wide issue and should therefore be considered as part of the review of SPPs; • Any new local provisions must demonstrate that the LPS criteria are achieved under the <i>Land Use Planning and Approvals Act 1993</i> and this requires more strategic justification than has currently been presented.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 151: Kerry Burns, Glebe Residents Association

Matters raised in representation	<p>The representor represents a broader progress group of Glebe residents. They raise a number of issues including the following:</p> <ul style="list-style-type: none"> • Concerned about the premise of SPPs which can result in poor planning outcomes and harm to local communities. • A lack of state planning policies to inform decision making and the application of zones. While the Tasmanian Planning Policies are now being developed, to have applied the planning scheme prior to their development is a flawed process. • They are of the view that the SPPs are weighted against individuals and small community organisations. • The majority of the zone, PPZ and Codes applicable to the broader Glebe area are supported. However, the group holds concerns regarding the Local Historic Heritage Code specifically that the planning laws do not sufficiently protect these heritage assets. This is particularly relevant regarding the relationship between the Tasmanian Heritage Register (THR) and those places listed within Local Provision Schedules, as if they're listed on the THR, the Code does not apply. • The group believes that the heritage precinct HOB-C6.2.2 should be applied to the remaining residential properties in the NW section of Glebe, being all of Shoobridge Street, the Brooker Highway frontage and Allambee Crescent. • While the group supports the concept of apartment codes, they would like to ensure that urban design is incorporated within the requirements and
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	<p>this that a medium density code could be a suitable approach to identifying appropriate areas for multiple dwellings.</p> <ul style="list-style-type: none"> • They would like to see a neighbourhood character code to protect established residential areas, as an opportunity to consider architectural building and roof style, building position in the streetscape and spacing and separation between buildings. • In any apartment code the group would like to see quality design and build quality as a requirement. They would also like to see the need for suitable green spaces either within the design, or within 500m of the site. Adequate solar access should be a requirement and limits on impervious surfaces should be included. Considerations of a building height limit in certain areas is necessary.
<p>Planning Authority response</p>	<p>Much of the representation from the Glebe Residents association references concerns in relation to SPPs as opposed to those specific to the LPS. This includes the drafting of the provisions, their relationship to the Tasmanian Planning Policies (in process) and interrelationships with other regulatory provisions such as the Tasmanian Heritage Register.</p> <p>These are matters which cannot be dealt with through the LPS process. Similarly, there is discussion around a future apartment code. This has not yet been drafted and while the policy position of what they would like included, community interest in this matter should be directed into the review of residential standards currently being progressed by the State Planning Office.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the current proposed extension to the local heritage precinct has been thoroughly evaluated and the addition of 11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street into the precinct meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. It is considered that the area further north of the proposed extension does not have a scale, form, setback, and construction dates as those buildings located in the proposed and current precinct boundary.</p> <p>It is noted 45 and 43 Shoobridge Streets are two earlier Victoria Cottages that fall outside of the heritage precinct boundary; however these are individually heritage listed places in the LPS.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS</p>

Representation No 152: Kerry Donovan, 53 Summerleas Road, Fern Tree

Matters raised in representation	<p>The representor owns a property at 53 Summerleas and 61 Summerleas Road, Fern Tree. There is an existing dwelling at 53 Summerleas Road and this title has an area of just over 1,000 m² and is zoned Rural Living A. The title at 61 Summerleas Road is 6.8ha and a small section (approximately 1,000 m²) is zoned Rural Living A with the remainder zoned Landscape Conservation.</p> <p>The representor raises concerns about the possibility of the lot at 61 Summerleas Road having a stormwater drain running from the northern side of the road to this title, which would make development of this title difficult and may require Council to realign their stormwater infrastructure.</p> <p>In their view, the lot should be zoned Rural Living D so that it can't be subdivided but would still be a viable site to build a dwelling.</p>
Planning Authority response	<p>The split zoning of 61 Summerleas Road, being partially Rural Living A and partially Landscape Conservation already inhibits the site from being subdivided further, as the subdivision requirements for the Landscape Conservation cannot be met.</p> <p>The development of a dwelling within the Landscape Conservation zone is permissible. If the site were rezoned to Rural Living D, similarly a single dwelling would be permissible however at a broader zone application level, would result in a single title, zoned Rural Living D, amongst a broader section of Landscape Conservation zoned land. In the Planning Authority's view, it is not necessary to do this to limit or enable development on the site and would result in an unsystematic zone application in this area.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 153, 172 and 187: State Emergency Services Tasmania

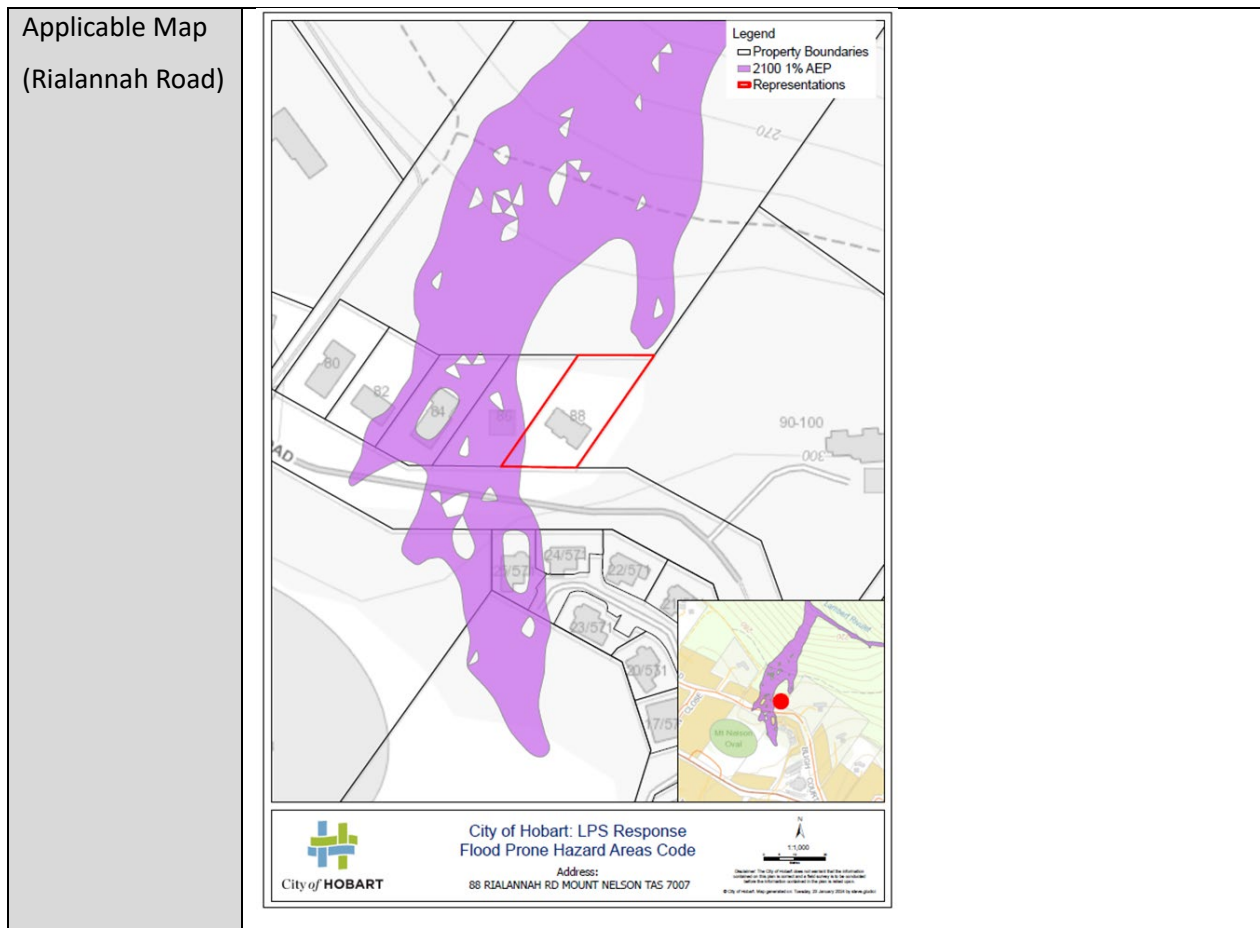
Matters raised in representation	<p>The representation is submitted from the State Emergency Service. The representor notes that the State Government is undertaking a Tasmanian Flood Mapping Project which will deliver a state-wide comprehensive and consistent flood hazard map later in 2023.</p> <p>The SES notes that while some LGAs do not have areas mapped, it does not mean that the lack of mapping means an area isn't flood prone, and further information can still be requested by a planning authority if an area is known to be subject to flooding. SES is working on draft guidance to assist planning authorities in this manner.</p> <p>SES notes that the Hobart draft LPS incorporates the Coastal Inundation Hazard Code and overlay. SES supports the use of this overlay.</p>
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	SES notes there are changes in zoning in the transition from the HIPS 2015 to the Hobart draft LPS. SES supports the use of zones to assist in the management of density of flood-prone or coastal inundation hazardous areas. Management of flood risk and emergency management will become increasingly critical as the population of the city grows over the next 20 years.
Planning Authority response	The representation highlights the work undertaken by SES in the space of flood mapping and coastal inundation hazards and the ongoing work they intend to do with planning authorities in ensuring that these issues are adequately addressed. In the case of City of Hobart, a flood prone hazard area overlay is applied to land within the LGA, as is a coastal inundation overlay. There will be a need for any scheme and associated mapping to be updated as new information becomes available, however at this time the representation does not necessitate a need to modify the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 154: Lynda Stellamaris, 88 Rialannah Road, Mount Nelson

Matters raised in representation	<p>The representor raises concerns in relation to the application of the flood overlay to their property at 88 Rialannah Road. In their view the property is 300m above sea level and not near a river. In relation to their property, the anticipated extent of the flooding is confined to a small corner at the front edge of the property which is not close to the house. In the 17 years they have lived there, they haven't experienced any flooding in the area. They are of the belief that generally flood prone areas are located in low lying locations near a river or lake. In their view, as they're on the side of a hill, this doesn't apply to them.</p> <p>The correspondence from Council notes that the flood mapping is done on a catchment wide basis and does not consider things like roadside drainage, or landscaping and local changes in topography. This seems unreasonable, to bring about changes without taking into account the conditions which may reduce the flood impacts.</p> <p>They are concerned about insurance, they are already bushfire prone, and to add in flood prone would also result in it being unsaleable. This is extremely problematic as the house represents part of their superannuation.</p> <p>They request that the overlay be removed from their site, particularly as it only applies to a small section.</p>
Planning Authority response	The overlay affecting the property was developed from modelled flood depths of the Lambert Rivulet catchment. Flows affecting 88 Rialannah Road, Mount Nelson, originate south of the property within Mount Nelson Oval.

	<p>These flows follow natural overland flow paths through properties on Rialannah Road and through Bicentennial Park, joining flows within Lambert Rivulet that eventually discharge to Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 50mm and do not encroach on the housing footprint.</p> <p>While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the <i>Technical flood risk management guideline: Flood hazard</i> under the <i>Australian Disaster Resilience Handbook</i>.</p>
<p>Recommended action</p>	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson (CT 72343/5).</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through removal of the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson.</p>



Representation No 155: Marg Nicol, 137 Nelson Road, Mount Nelson

<p>Matters raised in representation</p>	<p>The representors raise concerns about the state planning policies and their lack of strategic and coherent governance framework for spatial plans, infrastructure, growth management and urban renewal. However, they are pleased to see the Hobart draft LPS provides for some of this.</p> <p>Council should continue to provide areas of shade and natural green spaces and water features to help combat climate change. Council should continue to plan for possible natural events (such as flooding) or face litigation.</p> <p>Extending the Central Business Zoning is beneficial to the city if good urban design guidelines ensure walkable and green spaces to enhance liveability. Public spaces between buildings and universally accessible public space are crucial to retaining Hobart’s appeal to residents and visitors.</p> <p>The SAP for the CBD is commendable for its emphasis on encouraging greater activation at ground flood level. The city needs more permeable surfaces to allow natural drainage and limit the negative effects of intense rain events. Residential areas should have a 30% mandate of a site to be natural vegetation.</p>
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	The representor has concerns about protection of heritage and that the Central Hobart Plans do not provide adequate protection from in appropriate over height developments.
Planning Authority response	Noted. There is nothing specific that requires a response by the planning authority.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 156: Martin Wallace, 27 Plaister Court, Sandy Bay

Matters raised in representation	<p>The representor has concerns about the application of the flood prone hazard area overlay to their property. They have lived at that location for 28 years and they have never experienced any flooding or even the rivulet touching the rear boundary.</p> <p>The rivulet to the rear of their property is relatively deep, with high banks. In the substantial rainfall event that occurred recently, there was no overflow from the rivulet to the rear of their property.</p> <p>They would like the relevant officer from Council to do a site inspection before finalizing their work.</p>
Planning Authority response	<p>Flows affecting 27 Plaister Court, Sandy Bay are from flooding in Lipscombe Rivulet. These flows move north along the rivulet inundating properties before discharging to Red Chapel Beach, Sandy Bay. The flows affecting the property are those which exceed the rivulets capacity in the 1%AEP.</p> <p>It is expected that most of these flows will be contained within the rivulet with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 170mm. Council notes that the property boundary is indicated as being aligned with the rivulets top of bank however depths seem to be shifted slightly showing deeper than expected along the 27 Plaister boundary.</p> <p>Council will consider reviewing and updating modelling including a survey of rivulet alignment to ensure accurate representation. This represents a significant body of future work and would need to be included in subsequent scheme amendments.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable Map (Plaster Court)	

Representation No 158: Mat Hinds, Heritage Code

Matters raised in representation	<p>The representor raises concerns with clauses C6.6.3, C6.6.4, C6.6.5, C6.6.6 P1 and C6.6.7 P1. The concerns they raise are in relation to the terms ‘compatible’ and ‘sympathetic’ as they do not provide a reasonable basis upon which to evidence a performative response to the requirements of the provisions. These terms are highly subjective and cannot be measured, leaving it to individual interpretations of officers.</p> <p>Compatible may be interpreted as the same which is in contradiction of the best practice approach encouraged by the ICOMOS Burra Charter which advocates that change within cultural heritage places is clearly expressed and differentiates what is original and what is new. This is a well founded approach to architectural design and questions of materiality, form, and spatial delight should not be placed as a condition within the consideration of an individual officer. There are risks around achieving contemporary amenity and will force a cultural of determining applications on the basis of how much the proposed new works are ‘the same’ as existing or prior cultural heritage fabric. The terminology doesn’t reflect an outcome that can achieve a performative response without limiting the capacity of</p>
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	an architect to provide a suitable considered and contemporary response to the needs of the project, the client and broader community.
Planning Authority response	<p>The concerns raised are in relation to the C6.0 Local Historic Heritage Code of the SPPs as opposed to local provisions in the draft LPS.</p> <p>While amendments to improve the functionality of the SPPs are always supported, this is not a LPS matter at this stage and cannot be dealt with through the LPS process.</p>
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 159: Meg Lawson, Fahan School

Matters raised in representation	<p>The representor writes on behalf of the Fahan School. They note that the Hobart draft LPS will zone the school to Community Purpose from its current zoning of General Residential.</p> <p>They raise concerns in relation to this around the potential impact to the school on their ability to obtain finances for future building projects, particularly if the value of the land was to decrease. The school wants to consider this further.</p> <p>The school also raises questions with regard to any changes relating to flood risk. The school has previously engaged Pitt and Sherry to provide expert advice to the School and Council on how they can contribute to reducing the flood risk.</p>
Planning Authority response	<p>The application of the Community Purpose zone to school sites has come about through the Section 8A guidelines around the zone and code application. Specifically, CPZ 1 (a) indicates that the zone should be applied to land that provides or is intended to provide for key community facilities and services including schools, tertiary institutions or other educational facilities.</p> <p>The zoning of the land was directed by the TPC to be modified to Community Purpose prior to the public exhibition of the draft LPS for this reason. To that end, the approach taken by the City of Hobart is consistent with the guidelines.</p> <p>The concern on the land valuation is noted however the application of planning zones must be made on the basis of direction provided for the application of the SPPs.</p> <p>The school’s interest in working with the Council regarding supporting the reduction in flood risk is noted.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

Representation No 160: Michael Cole, South Hobart Progress Association

Matters raised in representation

The representor notes that the South Hobart Progress Association (SHPA) have collaborated with the South Hobart Sustainable Community (SHSC) to make the submission to Council. They have identified an area of South Hobart as shown in Figure 45.

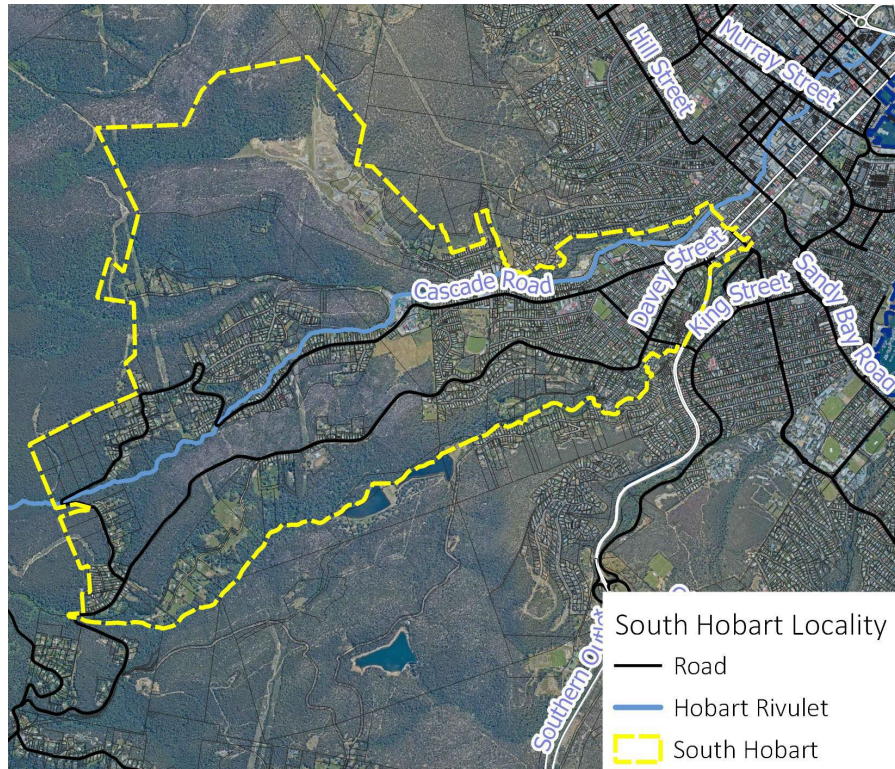


Figure 45: The area identified by the representor as being part of South Hobart Locality.

The purpose of the representation is to convey the combined views of these groups, with an aim to seek modifications to the Hobart draft LPS to integrate sustainable development principles into the LPS with an intention to:

- Improve liveability and well being of the South Hobart population through encouraging the greening of residential areas to manage the urban heat island effect;
- Ensure the long term security of natural biodiversity, providing space for gardens and food security,
- Protect the primary function of the residential areas by limiting Visitor Accommodation,
- Improve the capacity for on-site stormwater absorption to assist with water quality and health of the Hobart Rivulet,

	<ul style="list-style-type: none"> • Reducing development density on elevated land (above 125m AHD) of South Hobart to protect the visual and natural landscape values of the broader area and Kunanyi; and • Protect heritage and potential archaeological precincts. <p>The group is concerned that if the SPPs, as they apply to South Hobart, are not modified, it could lead to outcomes that fail to meet the LPS criteria in section 34 of the Act.</p> <p>The group would like the inclusion of a South Hobart Neighbourhood Specific Area Plan to apply to all land which is zoned General Residential or Inner Residential. The purpose of this is to strengthen controls around Visitor Accommodation, Retain permeable area on a site with the intent of mitigating the urban heat island effect, improving the capacity for on-site stormwater absorption and providing for garden areas for future food security, and providing additional subdivision standards to require new roads to contain street trees.</p> <p>They would also like to apply a Specific Area Plan – South Hobart Landscape Values to apply to Low Density Residential Zone, Rural Living Zone and Landscape Conservation Zone. This SAP would protect the unique spatial qualities of the land through prohibiting multiple dwelling development and increasing the minimum lot area in the Low Density Residential Zone. The SAP would also seek to limit the intensity and scale of Visitor Accommodation in these zones as well as improving the density of development in bushfire-prone areas reducing the requirement of vegetation clearance thereby protecting the landscape values of South Hobart. The SAP would also include standards to control light reflectance of external materials.</p> <p>The community groups would also like to include a Specific Area Plan that provides a means to assess stormwater flows resulting from development in the urban areas to improve the ecological health of waterways and systems.</p> <p>The Group would also like to include two additional ‘Potential Archaeological Precincts’ in Table C6.4 and amend the associated Overlay maps as applied through the Local Historic Heritage Code.</p>
<p>Planning Authority response</p>	<p>The representation raises a number of issues regarding the adequacy of the SPPs. The representor argues that SAPs should be incorporated into the LPS to address their concerns with the SPPs and their impact on South Hobart.</p> <p>The inclusion of a SAP within a planning scheme must of itself meet a number of tests. Specifically Section 32 (4) of the Act applies which reads:</p> <p style="padding-left: 40px;"><i>An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –</i></p> <p style="padding-left: 40px;"><i>(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;</i></p> <p style="padding-left: 40px;"><i>or</i></p> <p style="padding-left: 40px;"><i>(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.</i></p>

The approval of any SAPs in the South Hobart area must meet these tests. For the South Hobart SAPs they must be able to demonstrate a *significant* social, economic or environmental benefit to the state, region or municipal area or, demonstrate that the area of land is so unique that it requires specific provisions. The SAPs presented by the representor are not drafted to enable a significant social, economic or environmental development, rather they are drafted to address a perceived lack of provisions within the SPPs, which the community believe are critical to their suburb. However, while South Hobart has certain qualities, fundamentally it is not dissimilar to the upper slopes of West Hobart, Lenah Valley or even further afield in Glenorchy. Given this, it is considered that the SAPs will not meet the Section 32 test in the first instance, irrelevant of the merits of the policy position that sits behind the drafting.

Nonetheless, consideration is given to the policy concerns raised by the representation below.

The representor submits the South Hobart area is unique, as a suburb at the foothills of Kunanyi, and requires additional provisions to maintain this, and to encourage appropriate future development. The policy positions that they argue for around encouraging greening of urban areas to reduce the heat island effects are commendable and are supported by research. However these concerns are not limited to South Hobart

Similarly, concerns around visitor accommodation are not a unique issue to South Hobart.

The group further raises concerns around infill development. Specifically, they are concerned about loss of space, indirect increases in energy consumption if people lose access to sunlight, loss of mature trees and impact upon neighbourhood character. These are concerns expressed in other communities and from a policy perspective need balancing against providing for the right type of housing in the right location. This is a matter which requires further resolution in strategic planning processes first, as they are significant overall benefits from providing for appropriate infill development. Further many of the concerns held by the community groups are in fact related to urban design, permeable surfaces and the ability to require relandscaping following development which are more appropriately directed to the review of residential standards being progressed by the State Planning Office.

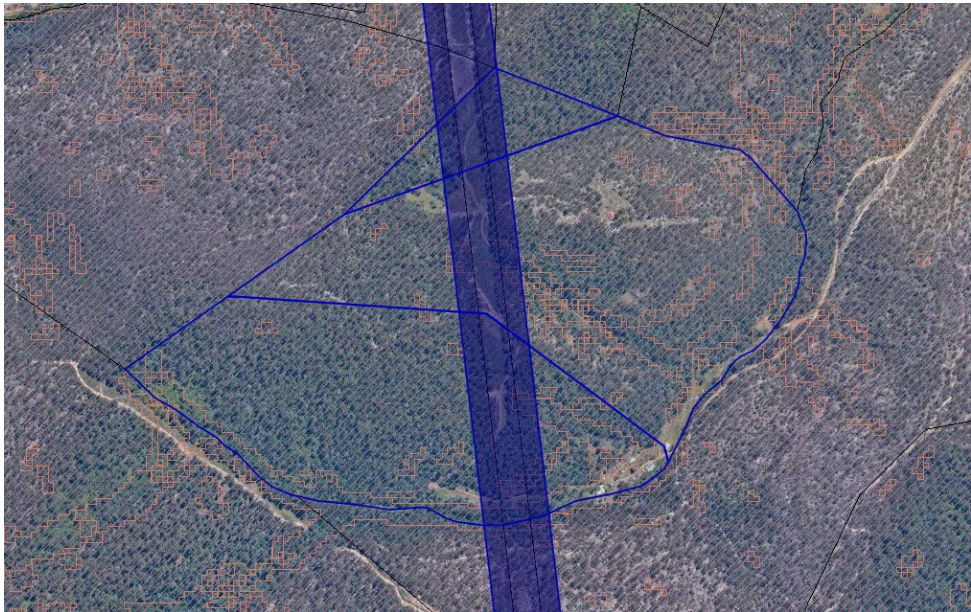
In addition to the above concerns, the management of stormwater is raised as a critical issue. The SPPs do not include a stormwater code on the basis that the management of stormwater is incorporated within building and plumbing requirements. This is a statewide policy position and any concerns relating to stormwater management should be directed to the review of the SPPs.

The representor also highlights a number of additional places or precincts that should be identified as having archaeological potential. These places include an area titled 'Colonial timber sites on the eastern slopes of Mount Wellington' which contain archaeological remains from the early timber industry. There is also a section of land referenced as the Rivulet Track area, off Strickland Avenue, which has the remains of Stace's Mill (thought to be the earliest surviving sawmill remains

	<p>in Australia). It is the group's view that these sites should be identified in Table C6.4 Places or Precincts of Archaeological Potential.</p> <p>The representation makes reference to a number of documents to support this request for the inclusion of new places of archaeological potential but does not include supporting documentation to ensure that it is consistent with the requirements for inclusion in table C6.4. The format for it to be considered should reflect the requirements of Table C6.4 Places or Precincts of Archaeological Potential, and include a full description, the specific extent and the archaeological potential before it can be included.</p> <p>The ownership of the proposed land includes Council and Cascade Brewery Pty Ltd. Figure 45 includes partial land owned by Council that is the HCC Disposal Area. There is also extensive areas of private land, separate to that owned by Council and Cascade Brewery Pty Ltd. Council would wish to be involved in any decision to include the HCC Disposal Area as a place or precinct of archaeological potential.</p> <p>It is also noted that one of the sites identified in the representation is the subject of an application to enter a place on the Tasmanian Heritage Register (Stace's/Lovell's Mill). This is currently the subject of the THC works program and no decision has been made regarding the entry on the THR. Given the Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register it would be appropriate to await for that assessment process to be completed and ascertain if dual listing pathway would be appropriate.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 162: Patrick McGrath, 181 Pottery Road, Lenah Valley

Matters raised in representation	<p>The representor owns a property in Lenah Valley which is to be zoned Landscape Conservation. They note that the property has a history of orchard and berry growing activity going back to 1846. Across the title is a 220K volt transmission line which is infested with Spanish heath which isn't maintained by TasNetworks. The easement alone covers approximately 4.8ha. The property also has a private timber reserve on it as well as 3 quarries for gravel to surface the roads on the property.</p> <p>The property is unable to be subdivided as there is no road frontage, and it is larger than 70 acres. The property owner has lived there for over 46 years. The Council uses the road and area weekly to turn rubbish trucks, to access Wellington Park, for Emergency services use as well as cyclists and bushwalkers using it. In their opinion the road is a public road and should be acknowledged as such.</p> <p>The representor has met with Council staff and Councillors on site previously to try and resolve concerns around the runoff of stormwater from a recently constructed Council road to a reservoir, which run onto the representors site. During those</p>
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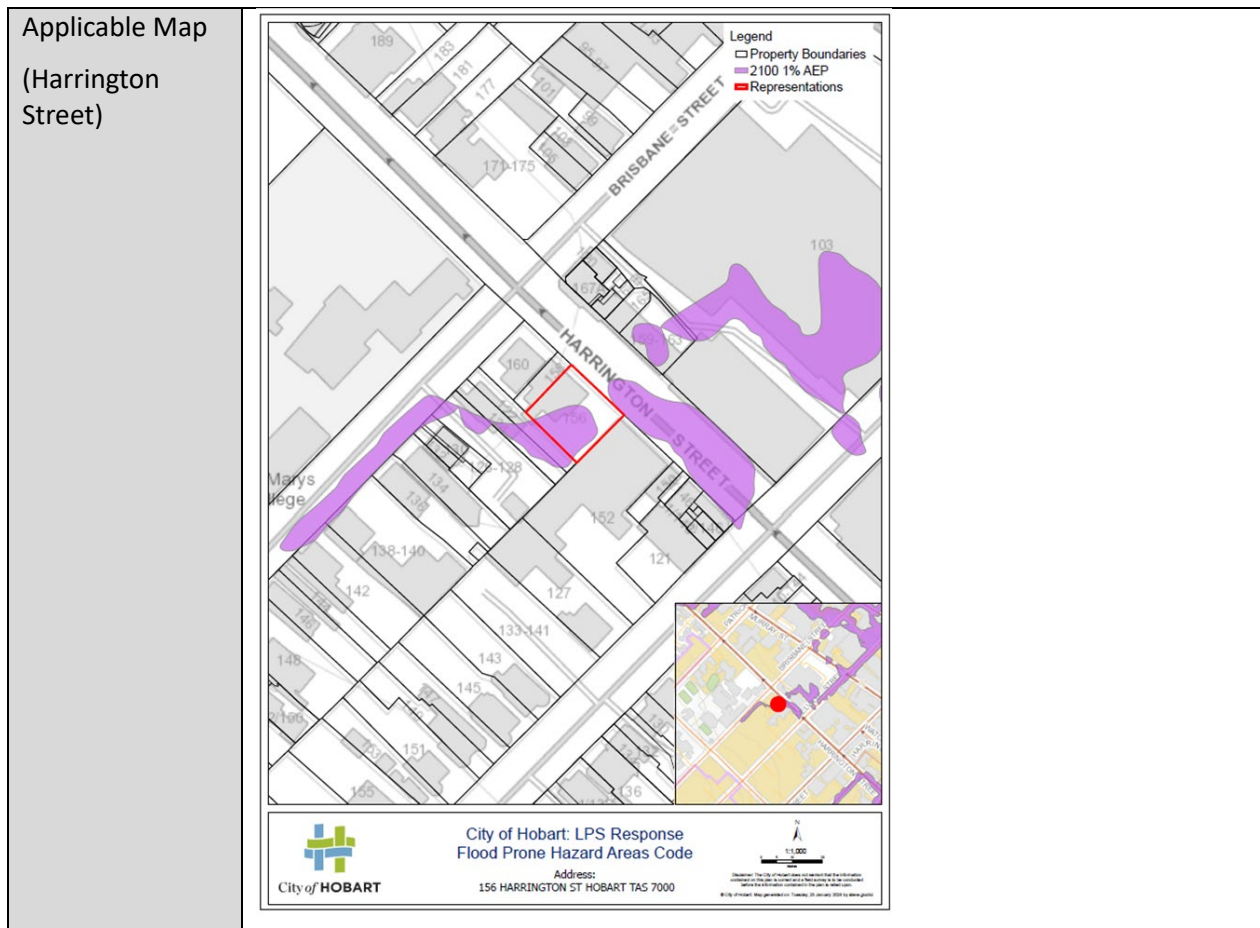
	<p>discussions it was confirmed that the road which Council does not maintain or have jurisdiction over, is used as a fire trail, and also used for garbage trucks.</p> <p>The representor would like an opportunity to further develop his land either through subdivision or allowing other types of developments. He is concerned about the limitations of the Landscape Conservation zone will mean he can't make any sort of income off his property, nor can he reduce its size to enable him to obtain insurance. He is also concerned about the value given to the property which has meant his rates have increased.</p> <p>He has considered a range of options for use of the site.</p>
<p>Planning Authority response</p>	<p>The property is currently split into three titles (162589/1, 50237/1, and 50237/2) and has a total land area of approximately 62.6 ha. Two of the titles have structures on them, although it's unclear whether these are houses or outbuildings.</p> <p>Some of the concerns raised by the representor do not specifically relate to the translation of zones or the LPS. Rather some concerns relate more broadly to the experience the representor has had with Council interactions as well as general frustrations regarding his inability to develop his property further.</p> <p>However, it is noted that all 3 titles include a Private Timber Reserve in addition to the Tasnetworks' easements as shown in Figure 46 below.</p>  <p><i>Figure 46: The Titles of 181 Pottery Road highlighted, with the transmission line traversing the property.</i></p> <p>The Section 8a Guidelines do not dictate that the Landscape Conservation Zone should not be applied to Private Timber Reserves however PR 5.1 under the STRLUS that Private Timber Reserves (for commercial forestry) are zoned Rural Resource (or Rural as it has been translated to).</p> <p>The application of the Rural Sone to this site must be considered in a broader context in relation to the settlement pattern and zone application. In addition, it is</p>

	<p>unclear whether this PTR is in fact a commercial operation or has been applied to the property to enable occasional harvesting of timber.</p> <p>The site sits adjacent to Wellington Park and to the north is adjacent to other properties also zoned Landscape Conservation, with the land to the west, south and east all zoned Environmental Management. There is no doubt the site more broadly forms part of the visual backdrop of the lower slopes of kunanyi/Mount Wellington. While the titles are in private ownership, for many it would appear as though the land were part of Wellington Park.</p> <p>To apply a Rural Zone to the site would be inconsistent with the broader zone application for the area. A rural zoning is unlikely to enable further development in the manner to which the landowner wants but would allow for a diverse range of use and development which may be inappropriate. The planning scheme does not provide a mechanism for long term leases.</p> <p>Additionally, subdivision to a minimum lot size of 1,000 m² would require application of the General Residential Zone. This would be inappropriate for the site for many reasons including lack of services, non-compliance with the Urban Growth Boundary in the STRLUS, vegetation values and presence of land hazards including bushfire risk. It would also not represent an orderly or systematic roll out of residential development.</p> <p>The representor's concerns regarding the limitations he has on use of his land are acknowledged, however from a strategic planning perspective do not justify the rezoning of the property.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 163: Paul Wagner, 156 Harrington Street, Hobart


Matters raised in representation	<p>The representor initially contacted Council in mid May regarding the heritage precinct HOB-C6.2.74 and also the fact that their property had been included in a flood prone hazard area overlay. He had a range of questions which were answered satisfactorily by Council's Heritage Officers negating the need for further concerns to be raised. He fully supports the heritage precinct as it applies to his property.</p> <p>However, the questions about flooding were not answered and are as follows:</p> <ul style="list-style-type: none"> • Please confirm how the hazard code was arrived at for their property at 156 Harrington Street? • What impacts does this code have if we decide to develop the current car park into housing? • What impact does the code have in relation to their insurance?
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	<ul style="list-style-type: none"> • What is the source of the potential flooding as there are no streams or rivers in the vicinity? Particularly if this source is from TasWater or City of Hobart’s underground assets? • The application of the Code appears to be an unfair impost on their property. <p>They are lodging a representation as they have not received adequate responses from Council to their enquiries. They believe there is an obligation on Council to upgrade their infrastructure to ensure it can cope with flood events.</p>
<p>Planning Authority response</p>	<p>The flood-prone Area Hazard Code seeks to identify areas that may be subject to flooding in rainfall events that have a 1% or higher likelihood of occurring in any one year. This is particularly important to ensure that development is not inadvertently undertaken in areas that may be subject to flooding without consideration of the flood risk being accounted for in the developments design.</p> <p>Particular developments in flood -prone areas will be assessed to ensure they are built to a structural standard to withstand applicable flooding, they will not restrict or redirect overland flow paths causing increased velocities or flood depths on neighboring properties and they will not increase risk of contamination of flood waters with noxious substances, hazardous chemicals or biological waste.</p> <p>Future development of 156 Harrington Street may require additional information be presented for Council to undertake a fair and complete assessment of the project. This information may include a hydraulic assessment of the site to ensure:</p> <ul style="list-style-type: none"> • displaced floodwater does not increase flooding on neighboring lots. • Floor levels of habitable rooms are 300mm above flood levels. • Safe access rout are provided and maintainable in the event of a flood <p>Information required will depend on the type of development, depth, velocity and duration of flooding. developers of flood-prone areas are encouraged to seek further information from Council and to organize a pre application meeting with Councils planning team and Waterways team prior to lodging an application.</p> <p>The overlay affecting the property was developed from hydraulic modelling of the Hobart catchment undertaken in 2019. Flows affecting 156 Harrington Street, Hobart originate west of the property on Brisbane Road. These flows follow natural overland flow paths through properties on Brisbane Road and Harrington Street as they move east to join flooding along Elizabeth St and eventually discharge to Sullivans Cove. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 100mm.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>



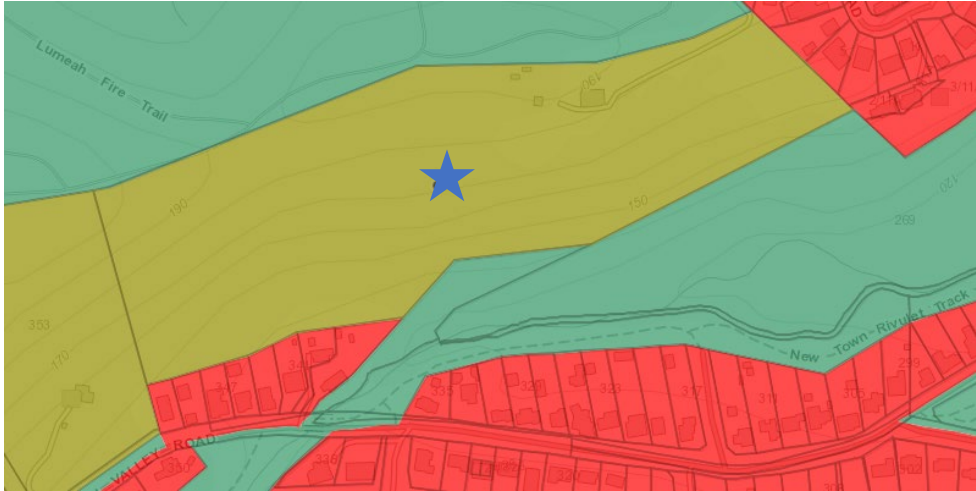
Representation No 164 and 165: Pauline Cairns, 24 Newlands Avenue, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor is raising concerns in relation to the application of the flood prone hazard area overlay. They reject this applying to their property as they are concerned that the information may be incorrect, and that there are financial implications for property owners. The property is over 80 years old and has not been at risk of inundation. There have been two occasions where water entered their property which was caused by a buildup of debris in Montagu Street which blocked the entrance to the stormwater pipe. In addition, further stormwater pipes were required to be installed following the construction of units in the area.</p> <p>Since these pipes have been kept clear by landowners and Council this has not been an issue. The concern is that flooding can be caused by inadequate infrastructure which should be adequately maintained to minimize the risk. This should not impact upon the value of the property or the ability to insure the property.</p>
<p>Planning Authority response</p>	<p>Flows affecting 24 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet.</p>

	<p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 250mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>
<p>Applicable Map (Newlands Avenue)</p>	

Representation No 166: Phil Gartrell, Ireneinc, 30 Lumeah Avenue, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor is raising concerns with the application of the Landscape ConservationZ to the subject site. They are requesting that the site be zoned Rural Living or Low Density Residential.</p> <p>The representor acknowledges that the site has an area of <i>Eucalyptus globulus</i>, and that some sections of the site are prone to landslip. The site is also bushfire prone.</p>
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	<p>The representor is requesting that Rural Living Area B be applied to the site. In their view as the site adjoins the General Residential zone and currently supports an existing dwelling, this would be considered more appropriate. As the land is currently zoned Environmental Living, there is the capacity for the Rural Living zone to be applied, and in the representors view the proximity to the General Residential zoned area, and associated public transport routes, support a minimum lot size of 2ha.</p> <p>In the representors view, the natural assets that are of value should be retained through the application of the Natural Assets Code (priority vegetation overlay).</p> <p>The representor provides a response to the STRLUS document and in particular the Biodiversity and Geodiversity policies. They note that in their view the zoning change to Rural Living is not a zone that provides for intensive use and the natural values can be retained given the limited subdivision and development potential. They note the area that contains threatened vegetation is almost exclusively located within a separate title and is zoned Open Space. The zoning of Rural Living in their view will support the consolidation of a settlement.</p>
<p>Planning Authority response</p>	<p>This site is located to the west of the established General Residential area of Lenah Valley. It is bounded to the north and south by titles in the ownership of the City of Hobart, however the adjoining lot to the west is in private ownership.</p> <p>The site accommodates a dwelling and associated outbuildings accessed via a right of way through Council land to the north to achieve frontage to Lumeah Avenue.</p>  <p>Figure 47 Zoning under the Hobart draft LPS with the subject site marked. It is noted that the smaller second title is zoned Open Space and is immediately south of the main title, linking the site to Lenah Valley Road.</p> <p>The representor would like to facilitate a subdivision of the property into smaller lot titles, and to do so requires that the site is zoned Rural Living Area B. This affords a minimum lot size of 2 ha.</p> <p>In considering the application of the Rural Living Zone, reference must be made to the Section 8A guidelines.</p>

	<p>The representor references these guidelines and provides justification for their compliance by highlighting that the existing zone is Environmental Living, and that the site is close to the General Residential Zone.</p> <p>To support the application of the Rural Living Zone as a translation from the Environmental Living Zone, under the guidelines it should be a reflection of a residential use within a rural setting with a minimum allowable lot size similar to existing lot sizes being applied, unless there are specific strategic reasons to justify infill subdivision.</p> <p>In this instance, there has been relatively little strategic justification. The lot, if zoned Rural Living B, could be subdivided from one title to 3 and would represent something of an anomaly in relation to the broader area. The site, at the foothills of kunanyi/Mount Wellington, is a bushland area, including large areas of native vegetation and important scenic values. The valley is a gateway into Wellington Park.</p> <p>The zone application guidance RLZ4 which references the circumstances where the Rural Living Zone should not apply, is relevant. RLZ 4(b) highlights that sites with important landscape values including bushland areas, large areas of native vegetation, or areas of important scenic values should be considered as part of the Landscape Conservation Zone unless the values can be appropriately managed through the application and operation of the relevant Codes.</p> <p>The Natural Assets Code will apply to this site through the application of the priority vegetation overlay. However considering the bushfire risk on the site, there will be a requirement for considerable vegetation clearance to enable an adequate level of bushfire safety in the event of additional dwellings being built. This will undoubtedly have an impact upon the priority vegetation areas, and on the landscape values more broadly. Given the bushfire risk in this location, it also highlights a preference to not encourage further development in these areas.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 167: R Donald, W Donald and S Bell, 39-47 Hall Street and 49-57 Hall Street, Ridgeway

Matters raised in representation	<p>The representors have raised concerns regarding two properties at Hall Street. Their view is that all other land within the Hobart draft LPS which is zoned Rural Living, is Rural Living Zone A which results in a minimum lot size of 1 ha. They are of the view that the zoning of Rural Living B, resulting in a minimum lot size of 2 ha, is too restrictive and would inhibit people from being able to subdivide their property. In their view the lots should be zoned Rural Living A with a minimum lot size of 1 ha.</p>
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<p>Planning Authority response</p>	<p>The representors have two titles that are both just over 2 ha.</p> <p>They have raised concerns that the remainder of the Rural Living land within the City of Hobart is in fact zoned Rural Living A, except for their properties. This is not the case, with land in Lenah Valley variously zoned Rural Living C (minimum lot size of 5 ha) and Rural Living D (minimum lot size of 10 ha). Closer to Ridgeway, there is an area around Stoney Steps which is zoned Rural Living A, however conversely an area at the western end of Forest Road is zoned Rural Living C. Jubilee Road area is zoned Rural Living A with Turnip Fields zoned Rural Living C.</p> <p>The four Rural Living Zones have been applied across the LGA based on specifically settlement patterns and lot sizes of those localities. The application of the different Rural Living Zones is not to enable further subdivision of these areas, in fact quite the opposite. The zone application as part of the Hobart draft LPS is a translation, and to that end, any new zones applied should only allow for much the same development opportunities as currently exist. Applying a zoning which enables increased subdivision opportunities for a locality should be considered as a strategic change and go through a separate amendment process.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 168: Rachel Williamson, 371 Lenah Valley Road, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor raises concerns with the application of the Landscape Conservation Zone to their property. Their property is currently zoned Environmental Living. They are concerned about the Landscape Conservation zone as in their view it will significantly change the permitted and discretionary uses of the property and where those uses are able to be applied. It will have a negative impact on how the landowner wishes to use their land into the future.</p>
<p>Planning Authority response</p>	<p>The property at 371 Lenah Valley Road is an approximately 6 ha parcel of land with an existing dwelling and associated outbuildings on site. It is located on the northern side of Lenah Valley Road and is surrounded by lifestyle properties, all heavily vegetated, and varied in size from 2.6 ha to 28 ha. To the north of the site is land owned by the City of Hobart which forms part of Wellington Park.</p> <p>It is unclear what uses the landowner is interested in doing that may be impacted by the application of the Landscape Conservation Zone. The range of uses allowable in that zone are in fact greater than those allowable in the Environmental Living Zone. It is assumed that the representor is concerned about the inability to subdivide their property in the future. Under the Environmental Living Zone the minimum lot size is 4 ha, but under the Landscape Conservation Zone the minimum lot size is 50 ha, or 20 ha through a performance solution. The subject site has an area of approximately 6 ha, so is unable to be subdivided under the Environmental Living or the Landscape Conservation Zone. To that end, the</p>

	<p>translation of the zones makes no difference to the landowner's ability to subdivide.</p> <p>In any event, the application of zones is informed by a whole of locality strategic planning basis. The Section 8A guidelines provide guidance on the application of zones. Specifically in relation to the Landscape Conservation Zone, it should be applied to land with landscape values including bushland areas or areas with native vegetation which are not otherwise reserved. It is noted that the site does not have identified threatened species or threatened native vegetation communities, however the priority vegetation overlay does apply to the site. The site is also in a bushfire prone area and has a slope of approximately 19 degrees.</p> <p>The site is part of a larger area that is all zoned Landscape Conservation. While alternative zones could be considered, the application of the Rural Living Zone, has the potential to enable a greater subdivision opportunity in an area without rural residential characteristics. If such a zoning were to be applied to this site, it would need to be extended further afield to the adjoining properties as well which means it would represent a strategic change to the zoning.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 169: Ray Browning and Lucy Crowley at 377 Lenah Valley Road, Lenah Valley

Matters raised in representation	The representor raises concerns with their property being zoned Landscape Conservation. No explanation for their concerns are provided.
Planning Authority response	<p>The property at 377 Lenah Valley Road is part of a broader grouping of houses currently zoned Environmental Living and proposed to be zoned Landscape Conservation. The title has an area of approximately 5 ha and currently accommodates a single dwelling and associated outbuildings. The title is covered by the priority vegetation overlay and is also bushfire prone. The slope of the site is 22 degrees.</p> <p>The representor has not provided any clarity on why they are specifically concerned about. However it is noted that given the existing lot sizes, the opportunities for development between the Environmental Living and Landscape Conservation zone is fairly consistent both in terms of uses, but also there are limitations around subdivision and minimum lot size which mean that the site is unable to be subdivided in the future in any event, which is currently the case.</p> <p>The site is part of a larger area zoned Landscape Conservation. While alternative zones could be considered, the application of the Rural Living zone for example, has the potential to enable a greater subdivision opportunity in an area without rural residential characteristics. If such a zoning were to be applied to this site, it</p>

	would need to be extended further afield to the adjoining properties as well which means it would represent a strategic change to the zoning.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 170: Rhydfen Plummer, West Hobart

Matters raised in representation	<p>The representor wishes to include absolute maximum height limits as per the Woolley reports. Having them included within the Central Hobart Plan only is not sufficient, and it needs to be within the LPS.</p> <p>The views and vistas of Hobart are part of its heritage and should be protected. Having clear rules on built form provides certainty for developers and the community and make the assessment take easier for planning authorities. They support the heritage aspects and support the inclusion of public spaces between buildings to allow for easy interaction with the city.</p> <p>Residential development should be sympathetic to the surrounding buildings and height, regardless of proximity to light industrial, business or residential areas.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

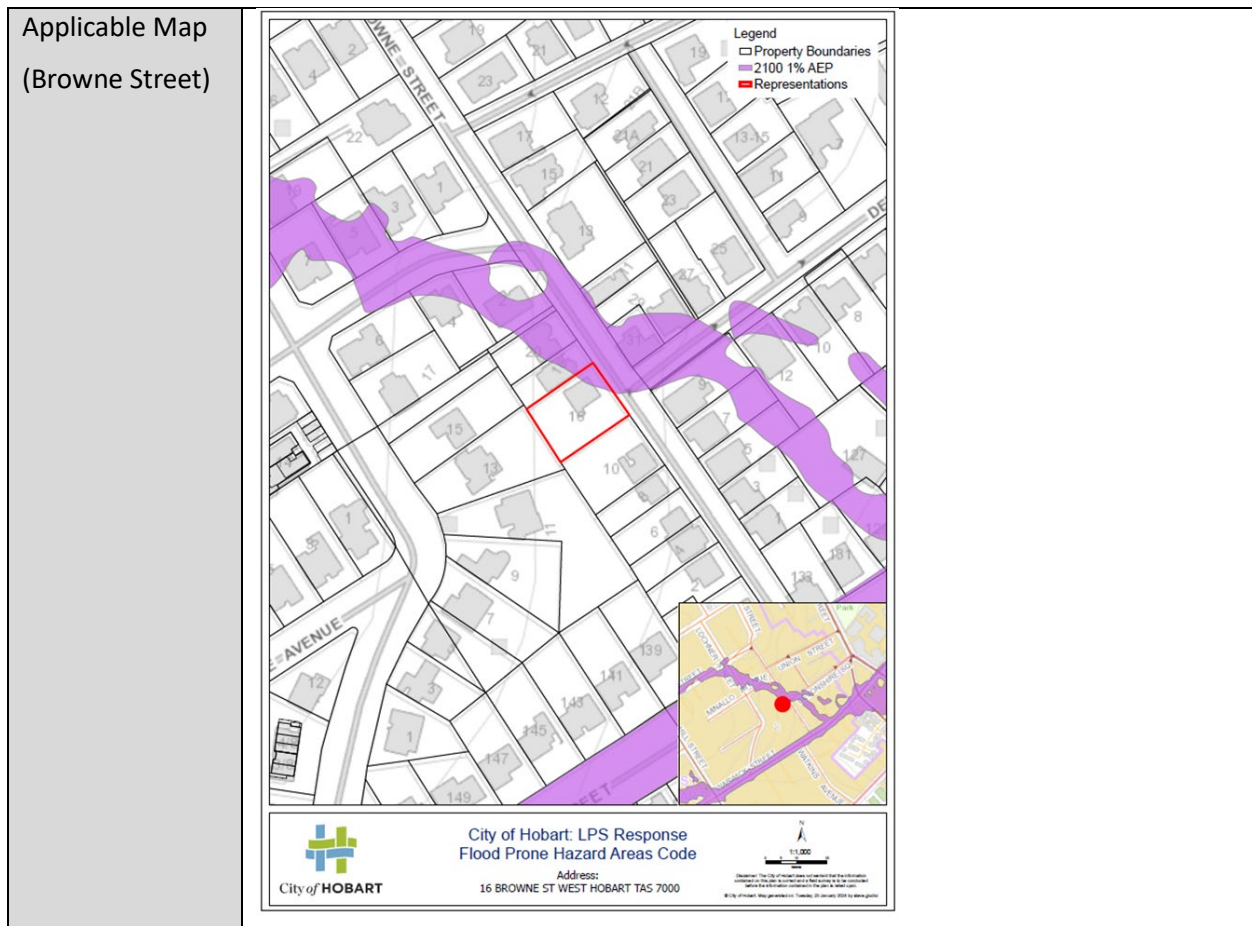
Representation No 171: Sarah Field, Significant Trees

Matters raised in representation	<p>The representor is requesting that a Eucalyptus tree be added to the Significant Tree register at 63-83 Creek Road, New Town, on land owned by the Salvation Army. The tree is part of a broader nature corridor that runs along Creek Road and the Gerrard Street Reserve.</p> <p>In their view it is a tree of local significance and its old enough to have hollows that may be a nesting place for birds in the area. There is a new development that's been approved for short term housing on the site where the tree stands. The representor is of the view that the tree is able to be retained but is concerned it may be destroyed.</p>
Planning Authority response	<p>The photograph provided of the tree is zoomed in to the extent that it is unclear which tree on the site is being identified or what type of Eucalyptus it is. The site is part of the broader St Johns Park area, and there are a number of trees located on the property.</p> <p>The significant tree register is established through a process of nominations that can be made by the public. The current list was finalised in 2021 and is subsequently reflected within the Hobart draft LPS. The assessment criteria for a significant tree are:</p> <ul style="list-style-type: none"> • Trees of outstanding aesthetic significance • Trees of outstanding dimensions in height, trunk circumference or canopy spread. • Trees that are very old or venerable • Trees that commemorate, or are reminders of, cultural practices, historic events or famous people. • Trees that are recognized as a significant component of a natural landscape, historic site, town, park or garden. • Trees that have local significance • Trees of a species or variety that is rare or of very localized distribution. • Trees that are of horticultural or genetic value. • Trees that have a significant contribution to the integrity of an ecological community. • Trees that are significant for reasons that are difficult to categorise. <p>As it is unclear which tree is being nominated, it is difficult to determine whether it meets the assessment criteria. In any event, there is a separate process to follow in nominating a significant tree which includes an assessment on site by an urban planner, arboriculturalist, cultural heritage officer and urban designer. The previous nomination period for the significant tree register was finalised in November 2021 with the next significant tree nomination period being in 5 years (2026). For this tree to be included in the register, the formalised nomination process should occur.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
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Representation No 173: Tom Ruddock, 16 Browne Street, West Hobart

Matters raised in representation	<p>The representor is raising concerns about the application of the flood prone hazard area overlay to their property under the Hobart draft LPS. The representor notes it is only the very front corner which is impacted. He notes that the modelling work was done at a very high level and didn't take into account the details on the ground, however they highlight that there are significant implications for property owners. This is particularly the case around insurance and property values. They are concerned there will be a negative impact on the insurance costs as well as any future development opportunities. These impacts seem disproportionate to the small section of the property that is identified as being impacted by the flood modelling.</p>
Planning Authority response	<p>Flows affecting 16 Browne Street, West Hobart originate northwest of the property on Butterworth Street. These flows follow natural overland flow paths along roadways and through properties on Lochner Street and Browne Street as they move southeast merging with flooding on Elizabeth St and eventually discharging to Sullivans Cove.</p> <p>The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 80mm.</p> <p>This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.</p> <p>Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 174: Trent Henderson, Red Seal Planning OBO Gregory and Kay Woodham, 738 Sandy Bay Road, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor has raised concerns with the translation of the existing Low Density Residential Zone with provisions related to the Lower Sandy Bay Escarpment Line, into the new Lower Sandy Bay Escarpment SAP. They are particularly concerned that the new lot design (or subdivision) standards allow through performance criteria a minimum lot size of 1,200 m². Under the existing HIPS 2015, the minimum lot size in much of that area is 750 m² although it can go down to as small as 520 m². It is their view that these new subdivision standards are inappropriately disadvantaging those that have chosen to not subdivide to date. They are of the view that the SAP should continue to include a reduced lot size consistent with the current scheme size as a performance criteria pathway.</p>
<p>Planning Authority response</p>	<p>The representation was submitted in relation to a site at 738 Sandy Bay Road. This is a property, 2,482 m² in area, with a single dwelling centrally located within the lot. The escarpment line covers half the existing dwelling as shown in Figure 48. The most open area of the property is towards the west of the lot, closest to Sandy Bay Road. The area that is cleared of buildings or other structures is just over 900 m².</p>

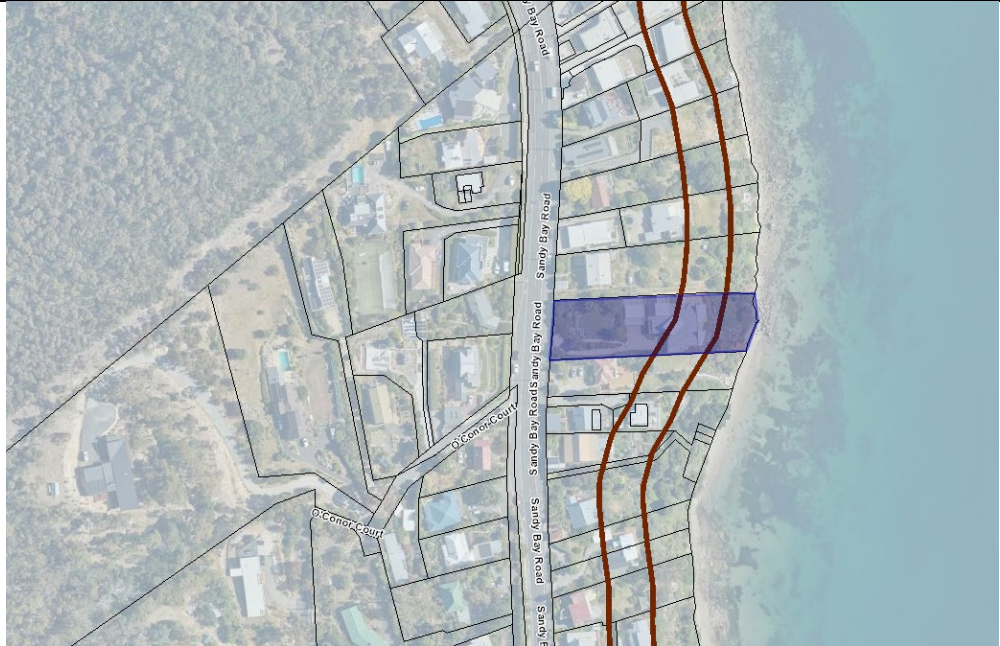


Figure 48: Aerial showing site and existing escarpment line as per the HIPS 2015 (Source: *The LIST*, accessed 9 February 2024).

The City of Hobart's supporting report for the Hobart draft LPS highlights the rationale behind the decision to utilise the existing Low Density Residential minimum lot size of 1,500 m² for this area, noting a performance pathway enabling a minimum lot size of 1,200 m².

The Low Density Residential zone should be applied to residential areas where:

- There are constraints to higher density development from infrastructure capacity and environmental constraints;
- They are small residential settlements without the full range of services; or
- They are existing low density residential areas characterized by a pattern of subdivision planned for such development.

The Low Density Residential Zone can be applied to areas that have lot sizes smaller than the minimum lot size.

The supporting report acknowledges that this section of Sandy Bay has unique spatial qualities, including a steep embankment which is generally unsuitable for development and environmental values warranting protection, as well as potential impacts of land stability, climate change and sea level rise. This has pushed development to the flatter sections of the escarpment resulting in a unique development pattern, inconsistent with that in the surrounding area. It is also highlighted that developments built on or close to the escarpment have a significant visual impact on the views from the River Derwent as a public domain.

For these reasons the application of the Low Density Residential zone is suitable, despite the access to services and smaller lot sizes. To allow for subdivision to a smaller lot size than 1,200 m², justification is required that this area is so unique to move away from the Low Density Residential zone requirements. The area is

	unique, however the objectives of the SAP and requirement for its application actually necessitate a larger lot size than 750 m ² . The SAP objectives reference the need to protect landscape values by providing development that minimizes unreasonable impacts on views from both land and water, as well as providing for development that is consistent with the character and natural environment of the area. Allowing for smaller lot sizes will not achieve these aims, and to that end, the absolute minimum lot size of 1,200 m ² is considered appropriate.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 175: Trent Henderson, Red Seal Planning OBO Anthony and Claire Ellis at 820 Sandy Bay Road, Sandy Bay

Matters raised in representation	<p>The representation raises concerns with the translation of the existing Low Density Residential Zone with provisions related to the Lower Sandy Bay Escarpment Line, into the new Lower Sandy Bay Escarpment SAP. They are particularly concerned that the new Lot Design (or subdivision) standards allow through performance criteria a minimum lot size of 1,200 m². Under the existing HIPS 2015, the minimum lot size in much of that area is 750 m² although it can go down to as small as 520 m². It is their view that these new subdivision standards are inappropriately disadvantaging those that have chosen to not subdivide to date. They are of the view that the SAP should continue to include a reduced lot size consistent with the current Scheme size as a performance criteria pathway.</p> <p>The representor is also concerned about the application of the flood prone hazard area overlay to their property. The representor understands that the site has a seasonal watercourse piped from the landward side of the road, however they question whether this has been factored into the Council's assessment and application of the overlay over most of the property. They are concerned about the subsequent implications of the overlay.</p>
Planning Authority response	<p>The property at 820 Sandy Bay Road is one of three internal lots, being the one closest to the waterfront as shown in Figure 49. The site accommodates a single dwelling, swimming pool and associated structures and the Sandy Bay Escarpment line sits one third from the eastern boundary of the property. The site is entirely covered by the Low coastal erosion hazard band overlay, partially covered by the flood prone areas hazard overlay, and significantly covered by the low landslip hazard band.</p>



Figure 49: Aerial showing existing escarpment line as per the HIPS 2015 (Source: *The LIST*, accessed 9 February 2024).

The City of Hobart's supporting report for the Hobart draft LPS highlights the rationale behind the decision to utilise the existing Low Density Residential minimum lot size of 1,500 m² for this area, noting a performance pathway enabling a minimum lot size of 1,200 m².

The Low Density Residential zone should be applied to residential areas where:

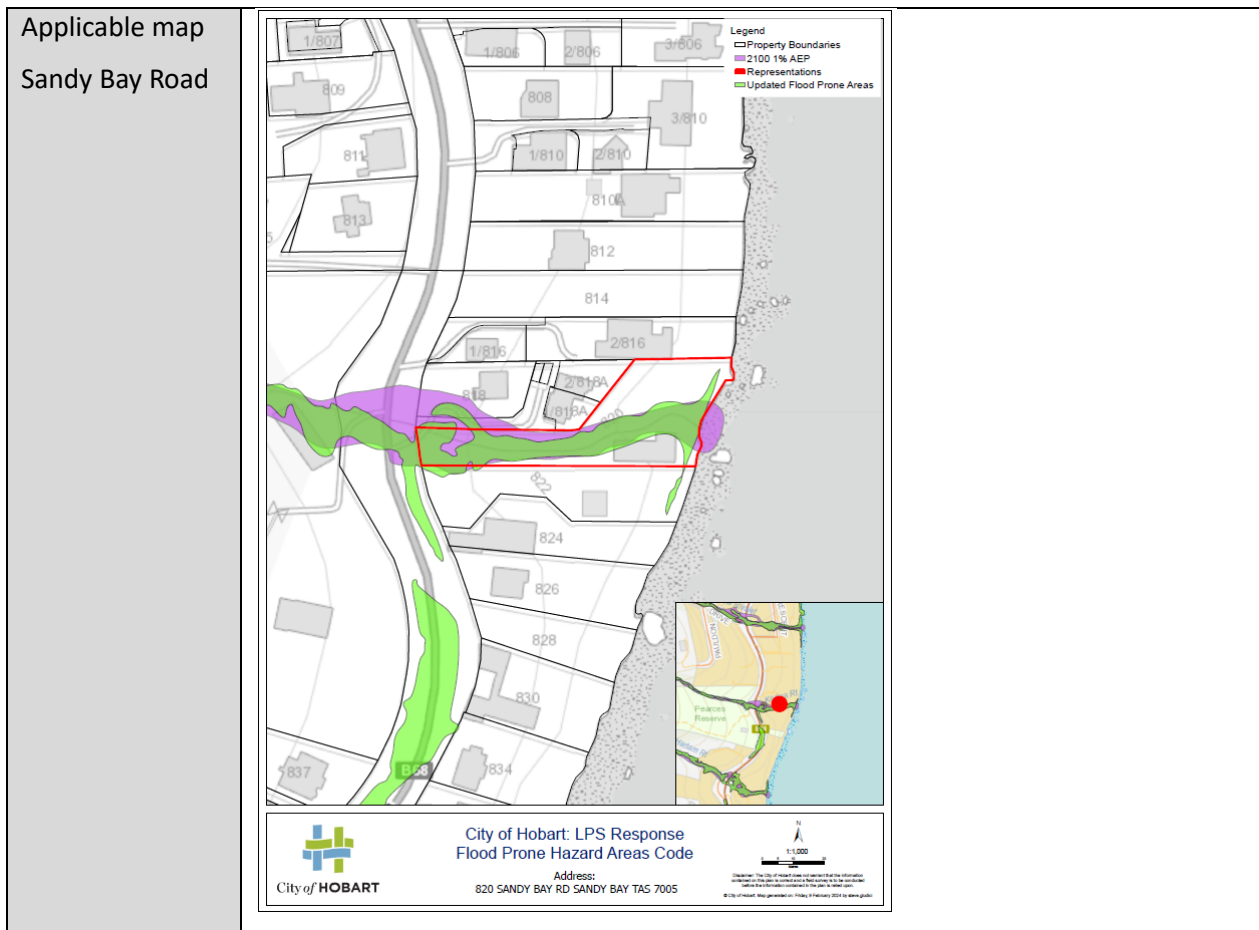
- There are constraints to higher density development from infrastructure capacity and environmental constraints;
- They are small residential settlements without the full range of services; or
- They are existing low density residential areas characterized by a pattern of subdivision planned for such development.

The Low Density Residential Zone can be applied to areas that have lot sizes smaller than the minimum lot size.

The supporting report acknowledges that this section of Sandy Bay has unique spatial qualities, including a steep embankment which is generally unsuitable for development and environmental values warranting protection, as well as potential impacts of land stability, climate change and sea level rise. This has pushed development to the flatter sections of the escarpment resulting in a unique development pattern, inconsistent with that in the surrounding area. It is also highlighted that developments built on or close to the escarpment have a significant visual impact on the views from the River Derwent as a public domain.

For these reasons the application of the Low Density Residential zone is suitable, despite the access to services and smaller lot sizes. To allow for subdivision to a smaller lot size than 1,200 m², justification is required that this area is so unique to move away from the Low Density Residential zone requirements. The area is unique, however the objectives of the SAP and requirement for its application

	<p>actually necessitate a larger lot size than 750 m². The SAP objectives reference the need to protect landscape values by providing development that minimizes unreasonable impacts on views from both land and water, as well as providing for development that is consistent with the character and natural environment of the area. Allowing for smaller lot sizes will not achieve these aims, and to that end, the absolute minimum lot size of 1,200 m² is considered appropriate.</p> <p>The Flood-prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments.</p> <p>As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below map in green. This updated modelling incorporates a higher level of detail including the trunk drainage mentioned above and shows a decrease in flooding across the property.</p> <p>Flows affecting 820 Sandy Bay Road, Sandy Bay are excess flooding from Kadina Rivulet. These flows follow natural overland flow paths through properties on Pauldon Drive and Sandy Bay Road as they move east discharging to the Derwent Estuary. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 320mm.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.



Representation No 176: Rufus Black, UTAS Campus

<p>Matters raised in representation</p>	<p>The representor refers to the Hobart draft LPS and specifically the translation of Particular Purpose Zone 3 to a new Particular Purpose Zone – University of Tasmania (Sandy Bay Campus).</p> <p>The proposed PPZ has a focus on the site continuing to develop primarily as a major tertiary education centre, however the University has been enhancing its city based presence for many years and intend to continue the move of their reaching and research facilities into the heart of Hobart CBD. As these works are finished on buildings within the City, the Sandy Bay Campus will be underutilised and there exists a significant opportunity for the University site as part of Greater Hobart’s settlement planning.</p> <p>The university welcomes the opportunity to participate in Council’s consultation processes as it progresses its neighbourhood planning for Sandy Bay and Mount Nelson, to ensure that the site is maximized for the broader community.</p>
<p>Planning Authority response</p>	<p>The representation does not necessarily request a change to the Hobart draft LPS, rather notes their continual commitment to the movement of the University into the City and the opportunities that this represents for the site.</p>

	<p>The PPZ for the Sandy Bay campus is a translation of the existing provisions applying to the site and is subject to the transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>The representation is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 177: Victoria Lightfoot, Wrest Point Casino

Matters raised in representation	<p>The representor raised concerns with the approach to notifying landowners about impacts to their property, noting that the notifications did not identify the property to which the changes were proposed. The representor raises the following concerns:</p> <ul style="list-style-type: none"> Concerns that the properties listed on the THR (namely St Ives, Travellers Rest and Henry Jones) are also listed within the spatial mapping for heritage precincts which is in contravention of C6.2.3 of the Local Historic Heritage Code. This can result in duplication and potentially conflicting requirements. The HOB-S7.0 Battery Point Specific Area Plan may conflict with the Local Historic Heritage Code as it seeks to impose heritage constraints on THR properties. The SAP standards do not state that they are in substitution for the standards contained in the Local Historic Heritage Code. This leads to confusion between the standards. Effectively the SAP is a “back door approach” to imposing heritage controls. They are also concerned it is in conflict with the <i>Historic Cultural Heritage Act 1995</i>. The proposed HOB-P10 Particular Purpose Zone Sullivans Cove seeks to incorporate Heritage Precinct considerations in conflict with the Code. This PPZ seeks to regulate heritage matters which are more appropriately regulated through the Code. <p>There is inconsistency between the Hobart draft LPS and the SPP at s.32(2)(c) of LUPAA; the mapping is required to reflect the spatial application of the SPP to land, where the SPP provides an exemption, as is the case with C6.2.3 of the Heritage Code, then the mapping proposed in the Hobart draft LPS is in contravention of LUPAA.</p> <p>S 32(2)(k) of LUPAA, the LPS is not permitted to include provisions that conflict with the SPPs unless the SPP provides for such a departure. The Heritage Code exempts properties registered on the THR from its remit and does not provide for a departure from that position in an LPS.</p> <p>The heritage properties that are located at Wrest Point Casino are listed on the THR as well as within the Local Heritage Precinct HOB-C6.2.55. It is acknowledged that</p>
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	<p>those parts of the site which are listed on the THR and within the Precinct, do not get assessed against Precinct standards. However if there are parts of the site which are within the precinct but not individually listed on the THR, these do require consideration against the precinct standards. This includes two titles that are principally sealed carparking areas, for which it is unclear what value those sites hold in the broader heritage precinct context.</p> <p>It is noted that the Council has determined that the Code lists will retain the THR registered properties and that if the place is wholly or partially delisted, the Code will still apply. However, in this instance the places are not individually listed even if they are listed on the THR.</p>									
<p>Planning Authority response</p>	<p>For the most part the precincts listed within the Hobart draft LPS reflect a translation from the existing HIPS 2015. The properties reflected in this representation are:</p> <ol style="list-style-type: none"> 1. Travellers Rest, (currently in the SB 10 and proposed HOB-C6.2.55 heritage precincts - no boundary changes with direct impacts on this property) 2. Wrest Point Casino, (not in a current or proposed Heritage Precinct) 3. St Ives Hotel, (currently in BP 1 and proposed HOB-C6.2.1 heritage precincts – no boundary changes with direct impacts on this property) 4. Henry Jones Hotel. (also a place of Archaeological Potential in SCPS 1997) <p>An error in exhibition of Table HOB-C6.1 has been raised with the TPC. Acknowledging that the overarching policy embedded in the code exemptions with regards to sites on the THR remains, retaining the THR listed places in the Code list or precinct ensures that if any place is wholly or partially delisted from the THR, the Code will still apply. This ensures local characteristics of a place are still protected, even if a place is no longer considered to meet the criteria for state significance. Including the THR listed place on the register is not in contravention of the SPPs are determined by the TPC through other LPS hearings.</p> <p>The current heritage listing (HIPS 2015 and SCPS 1997) for the above properties are shown below. It is worth noting that Wrest Point Casino listing has a specific extent (column 7) described and exempt development (column 9) specified.</p> <p>The representation does not claim that the properties do not have heritage values and should not be listed. The current heritage listing status from HIPS 2015 and SCPS 1997 is presented here.</p> <table border="1" data-bbox="451 1482 1438 1619"> <thead> <tr> <th colspan="3">Hunter Street</th> </tr> </thead> <tbody> <tr> <td>19 - 21</td> <td>Hunter Street</td> <td>Warehouses / Drunken Admiral (part of former Jones & Co.</td> </tr> <tr> <td>23 - 25</td> <td>Hunter Street</td> <td>Warehouses (part of former Jones & Co. Complex)</td> </tr> </tbody> </table>	Hunter Street			19 - 21	Hunter Street	Warehouses / Drunken Admiral (part of former Jones & Co.	23 - 25	Hunter Street	Warehouses (part of former Jones & Co. Complex)
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23 - 25	Hunter Street	Warehouses (part of former Jones & Co. Complex)								



2795	St Ive's	86	SANDY BAY ROAD	138624/2
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2835	Travellers Rest Hotel	394	SANDY BAY ROAD	51662/1
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2838	Wrest Point Hotel Casino	410	SANDY BAY ROAD	252493/1
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	<ul style="list-style-type: none"> (a) The Casino block and tower; (b) The old Wrest Point Riviera Hotel; (c) The sea wall of 1907; and (d) The entrance gates of c1928-30 and the sandstone wall extending south of the gates. 		<ul style="list-style-type: none"> (a) Any development of internal areas; (b) Any development of areas not identified within the specific extent provided that such development does not exceed 12m in height.
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In relation to the heritage precinct It would be nonsensical to remove individual properties from a precinct listing, and in any event the application of Clause C6.2.3 provides clarity to the circumstances around when the precinct applies.

The Battery Point SAP represents a translation of existing standards within the HIPS 2015. Some of those standards relate to uses, in particular Visitor Accommodation, or carparking requirements and in that instance the SAP is explicit in relation to the Codes it overrides. Similarly with development standards the SAP is explicit in relation to the standards it overrides (which are zone standards). Council's supporting report addresses why it is considered that the LPS criteria is achieved

	for this SAP. Importantly the SAP is in addition to, not substitution of the Local Historic Heritage Code under the SPPs.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 178: Victoria Lightfoot, Waggon and Horses, 327 Argyle Street, North Hobart

Matters raised in representation	<p>The representor acts for the Waggon and Horses which has been used as a bar, restaurant and accommodation for many years. The property is currently zoned Inner Residential and will continue to be zoned Inner Residential under the Hobart draft LPS. In their view, the Urban Mixed Use zone would be more appropriate and that this could also apply to the adjoining site at 325 Argyle Street. The site has been used as a hotel since 1838 and had substantial modifications in the early 1900’s, with a more recent redevelopment approved in October 2021. This redevelopment retains the hospitality uses, including bar area, bistro, function room, kitchen and associated facilities, and visitor accommodation. In the representors view it is unlikely that the site would revert to the proposed Inner Residential Zone use or purpose. The site is also along a significant public and active transport corridor, and sits amongst a range of other uses including cafés, a furniture shop, mechanics workshops, a car hire business, distillery and lighting shop.</p>
Planning Authority response	<p>The property is a significant part of the heritage landscape in the broader North Hobart area. It sits in an unusual mixture of uses, including the aforementioned cafes, furniture shops, mechanics workshops, car hire businesses, distilleries and lighting shops, as well as the established residential uses.</p> <p>This area of land sits within the North Hobart Neighbourhood Plan area for which a discussion paper was recently issued in September 2023 and a consultation process was completed. This paper highlights the area as being a suitable investigation area for mixed use, noting that the broader study area provides a range of light industrial and urban services to the community including car repairs, maintenance and warehouse space.</p> <p>The consultation paper did not highlight specific comments around this section of Argyle Street however. It is acknowledged that there may be merit in revisiting this site, and those adjacent and on the opposite side of Argyle Street to consider the most suitable zone application more broadly. However this involves a number of separate land holdings, and would require a level of strategic justification to support any rezoning.</p> <p>A change of this nature would more appropriately be addressed through a Scheme amendment process, utilising the North Hobart Neighbourhood Plan and any other supporting documentation to articulate the justification.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 179: Tasmanian Heritage Council

Matters raised in representation	<p>The representor acknowledges the work undertaken in drafting the LPS and particularly in adding 42 new local heritage places to the heritage listing, updating local heritage precincts and introducing new PPZs and SAPs around heritage protection for land in the Sullivans Cove Planning Scheme 1997. The representor further supports the approach of retaining the heritage listings within the Local Historic Heritage Code, thereby providing an additional level of protection in the event of a place being delisted from the Tasmanian Heritage Register in the future. This ensures that local characteristics are retained even if a place is no longer considered to meet the criteria for state significance.</p> <p>The representor also supports the approach of introducing ‘heritage-adjacent’ definition and associated standards within the new PPZs and SAPs as a way of ensuring heritage values are protected from developments on adjacent sites within the PPZ and SAP areas. This also provides a level of protection for sites when the Local Historic Heritage Code doesn’t apply (for example when the site is listed under the Tasmanian Heritage Register) as the adjacency provisions still apply to THR registered sites.</p> <p>The representor suggests a minor change to the definition of ‘historic heritage significance’ where it is applicable in the Hobart draft LPS. The change is as follows:</p> <p><i>historic heritage significance means:</i></p> <p><i>(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or</i></p> <p><i>(b) the historic cultural significance of a place as described listed in the Tasmanian Heritage Register.</i></p> <p>In general terms the representor supports the approach taken by Council in recognizing the unique character of the Hobart CBD and surrounds and recognize the approach taken to provide adequate protection for these values.</p>
Planning Authority response	<p>Council supports the inclusion of THR listed places in the Code to ensure places remain protected should they be removed from the THR. The recommended change to the definition does not accord with the current version of the SPPs which provides the following definition in C6.3.1 of C6.0 Local Historic Heritage Code:</p> <p><i>“local historic heritage significance:</i></p> <p><i>means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as</i></p>

	<p><i>identified in the relevant list, in the relevant Local Provisions Schedule, because of:</i></p> <p><i>(a) its role in, representation of, or potential for contributing to the understanding of:</i></p> <p><i>(i) local history;</i> <i>(ii) creative or technical achievements;</i> <i>(iii) a class of building or place; or</i> <i>(iv) aesthetic characteristics; or</i></p> <p><i>(b) its association with:</i> <i>(i) a particular community or cultural group for social or spiritual reasons; or</i> <i>(ii) the life or works of a person, or group of persons, of importance to the locality or region,</i></p> <p><i>as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.”</i></p> <p>As this relates to a change to the SPPs it can not be dealt with through this LPS process.</p>
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS.

Representation No 180: Zoran and Marina Kikolic, 110 Letitia Street, North Hobart

Matters raised in representation	The representor raises concerns about the inclusion of their property within the heritage precinct HOB-C6.2.33. They are concerned that including their properties within the precinct will make future changes to buildings cost prohibitive. In addition, it is likely to reduce the value of their property and future buyers are likely to be concerned. They wish to ask for the property to be excluded from any newly created Heritage precincts.
Planning Authority response	The representors property is shown in Figure 50 with the extent of the new precinct shown in green cross hatching.

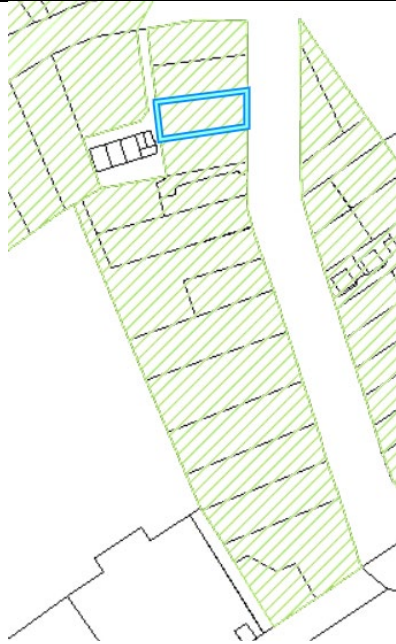


Figure 50: Extent of heritage precinct HOB-C6.2.33 with subject property highlighted in blue

The exhibited documents for HOB-C.6.2.33 Letitia Street – North Hobart provide a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy provide a clear rationale for this new heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. During the review this group of houses was identified as a potential new heritage precinct, following review by Council officers it concluded that this heritage precinct, in which the representors property is located, has a consistency of scale and character of houses from the Interwar period and qualifies as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that this new heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Representation No 181: Bernard Loyd Enshrine, Local Historic Landscape precinct, kunanyi/Mount Wellington



<p>Matters raised in representation</p>	<p>The representor commends the Council regarding the work done on the LPS to date, and particularly noting the supporting heritage work completed. They further note the extensive heritage work completed on kunanyi/Mount Wellington. They note that the mountain is a highly significant cultural place. However the mountain is not listed within the Hobart draft LPS through either a SAP, or PPZ or Local Heritage Precinct. The Environmental Management Zone (EMZ) is applied which provides a level of protection but there is considerably less detail or protection than provided to urban areas. The EMZ does not provide specific recognition of the landscape value of the mountain's places.</p> <p>The representor acknowledges that heritage protection may not be clearly articulated because it is highlighted in the <i>Wellington Park Act 1993</i> and the Wellington Park Management Plan (which overrides the planning scheme where there is a conflict). The <i>Historic Cultural Heritage Act 1995</i> can also be relied upon to give any highly significant historic places additional protection, although presently there is not a relevant listed place under the THR.</p> <p>However, it is noted that the <i>Wellington Park Act 1993</i> does not mention landscape or culture. The Management Plan only specifically protects heritage that is recognized in a planning scheme or the Tasmanian Heritage Register. This does not recognize local heritage features.</p> <p>The EMZ is ineffective as a means of protection and was found to be so through the cable car decision. The <i>Historic Cultural Heritage Act 1995</i> also cannot be relied upon to recognize local heritage or places of local historic heritage significance.</p> <p>The Council must act on the basis that they have responsibilities to heritage and this must be reflected within the Planning Scheme. The cable car application highlighted the fact that they did not need to assess the development against heritage features as there were not any places listed on the THR nor are they listed within the planning scheme. Further to this, it has been highlighted that the Springs and The Pinnacle are both identified as heritage places in the Park yet they are also identified as the two sites specified for development. There should be a Mountain Local Historic Landscape Precinct to appropriately address this.</p> <p>The representor provides a further background report around the values on the mountain and the manner in which they can be protected.</p>
<p>Planning Authority response</p>	<p>This representation is a submission to list the eastern face of kunanyi/Mount Wellington as a Local Historic Landscape Precinct under Table C6.3 of the C6.0 Local Historic Heritage Code of the LPS. A Datasheet has been prepared by a suitably qualified heritage expert and contains a Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria/ Conservation Policy and is in the format outlined in the Practice Note 8 Table C6.3 prepared by the Tasmanian Planning Commission.</p> <p>A map is also included as an overlay to a LIST map. No information has been provided on the specifics of the boundaries and how it aligns to land tenure and the rationale for the selection of the map boundary. It also appears to overlap with an existing cultural landscape precinct, the Fern Tree Cultural Landscape Precinct (HIPS 2015).</p>

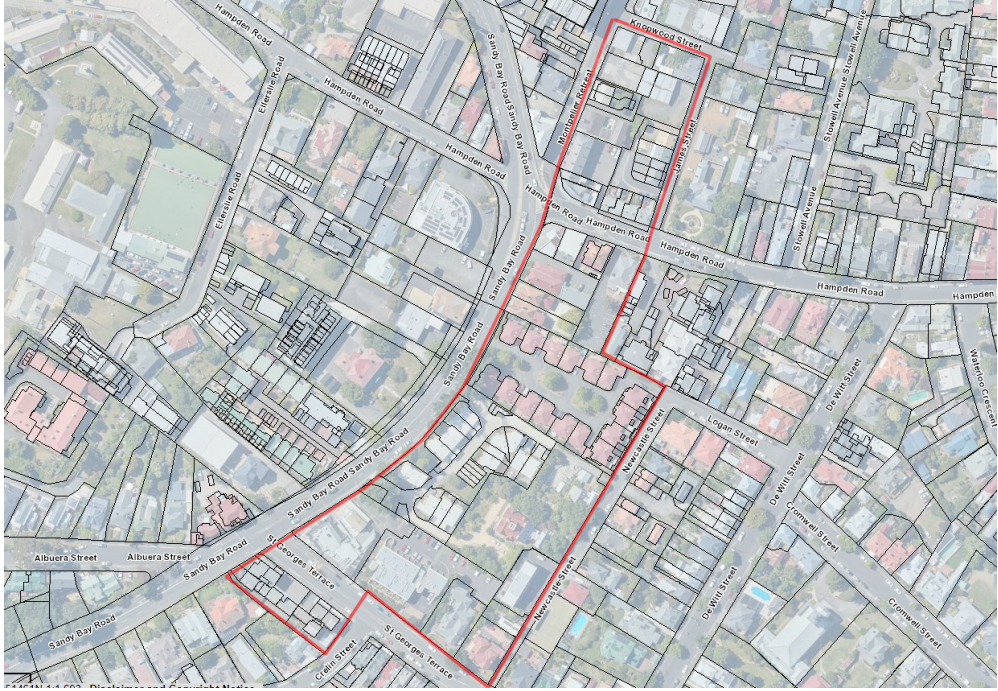
	<p>The representation may be considered to have some validity and may be supportable subject to modifications and limitations on the scope and extent.</p> <p>However, the inclusion of a cultural landscape precinct to the eastern face of the mountain is likely to garner considerable community interest. To date this precinct, and any supporting analysis has not been considered more broadly in the community and represents a significant strategic change.</p> <p>It is considered more appropriate that this be implemented through a separate scheme amendment process and exhibited accordingly.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 182: Bernard Loyd, Octopus Tree

Matters raised in representation	The representor provides a photo of the octopus tree with the statement of Significant Tree Register. It is assumed they would like to include the tree on the register.
Planning Authority response	<p>The significant tree register is established through a process of nominations that can be made by the public. The current list was finalised in 2021 and is subsequently reflected within the Hobart draft LPS. The assessment criteria for a significant tree are:</p> <ul style="list-style-type: none"> • Trees of outstanding aesthetic significance • Trees of outstanding dimensions in height, trunk circumference or canopy spread. • Trees that are very old or venerable • Trees that commemorate, or are reminders of, cultural practices, historic events or famous people. • Trees that are recognized as a significant component of a natural landscape, historic site, town, park or garden. • Trees that have local significance • Trees of a species or variety that is rare or of very localized distribution. • Trees that are of horticultural or genetic value. • Trees that have a significant contribution to the integrity of an ecological community. • Trees that are significant for reasons that are difficult to categorise. <p>The tree is unusual and a significant feature on kunanyi/Mt Wellington. It is likely to meet at least one of the aforementioned criteria. However, there is a separate process to follow in nominating a significant tree which includes an assessment on site by an urban planner, arboriculturalist, cultural heritage officer and urban designer. The previous nomination period for the significant tree register was finalised in November 2021 and the next nomination period is likely to be in 2026.</p>

	For this tree to be included in the register, the formalised nomination process should occur.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

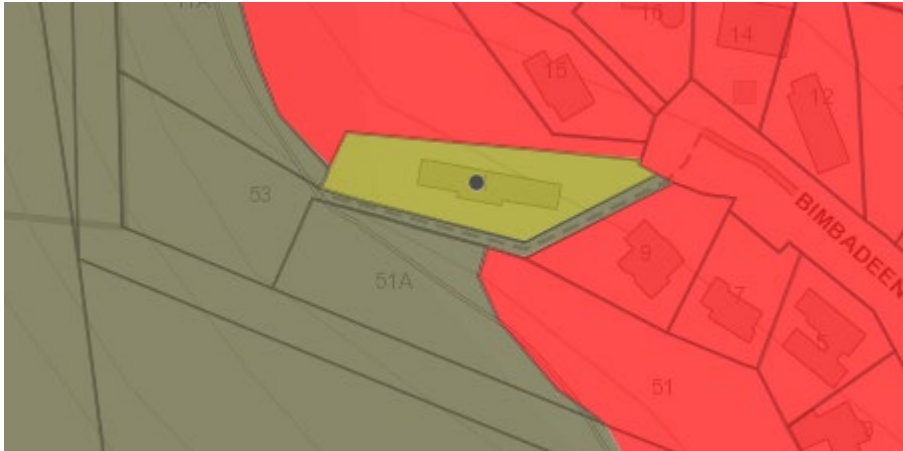
Representation No 183 and 184: Bernard Smith, Sandy Bay

Matters raised in representation	The representor highlights that the area of Sandy Bay Road and Montpelier Retreat have inconsistent zonings. In their opinion there should be one mixed use zone applied to the residential zones. The mixed use zoning should apply from the corner of Montpelier Retreat and Knopwood Street, with James Street to the rear plus all the Sandy Bay Road presently zoned Residential from Hampden Road to and including Blue Hill Hotel past St Georges Terrace. This is because this area is already used for mixed use purposes.
Planning Authority response	The Planning Authority understands the area in question is roughly shown in Figure 51 below.  <p><i>Figure 51: The area identified as being potentially suitable for the Urban Mixed Use Zone under the Hobart draft LPS by the representor.</i></p>

	<p>The Hobart draft LPS is a translation of both the current HIPS 2015 and the Sullivans Cove Planning Scheme 1997 and this is what has resulted in the mix of zoning in the area referred to by the representor.</p> <p>Battery Point previously had its own planning scheme this was incorporated into the HIPS 2015 but with specific provisions in the Inner Residential Zone and Historic Heritage Code which were specific to the Battery Point area. In order to translate these local provisions unique to Battery Point into the required format for an LPS, the locally unique provisions have been incorporated into a SAP which will apply in addition to the underlying zoning.</p> <p>The representor argues that the area zoned Inner Residential as shown in Figure 45 should in fact be Urban Mixed Use, reflecting the mixture of uses along Sandy Bay Road, Montpelier Retreat and Knopwood Street.</p> <p>This section of Battery Point does represent a mixture of uses, including office buildings, consulting rooms for health practitioners, pubs, restaurants and coffee shops, a gift shop, clothing stores, visitor accommodation, as well as a variety of dwellings from single dwellings to apartment buildings. The Inner Residential Zone does, however, provide for a variety of other non-residential uses which are suitable, including business and professional services uses, community meeting and entertainment, food services and general retail and hire. Existing uses in the area which are not permissible in the Inner Residential Zone include Hotel Industry uses (which are permitted within the Urban Mixed Use Zone), however existing use rights will continue to apply.</p> <p>The SAP as drafted which applies to this area, provides for a use table and a range of use and development standards. These will override the standards within either the Inner Residential or the Urban Mixed Use Zone (where there is an existing area along Hampden Road).</p> <p>The standards within the SAP are applied differently depending on the underlying zoning. For example, there is greater flexibility for business uses if the underlying zoning is Urban Mixed Use and different standards for Visitor Accommodation.</p> <p>If the underlying zoning was changed from Inner Residential to Urban Mixed Use, there is a risk of unanticipated outcomes to what could be allowed in the area, as opposed to reflecting what is in the area.</p> <p>The change of the underlying zoning in this area of Battery Point from Inner Residential to Urban Mixed Use would provide greater consistency for a number of businesses, including the Motel, Hotel industry uses, consulting rooms, office uses, petrol station and food services. It would continue to allow for residential uses although it does not provide for the preference for residential uses in the same way that the Inner Residential zone would.</p> <p>Modifying the zoning at this stage would impact many properties, and it is likely the landowners for these properties are unaware of the potential change.</p>
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
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Representation No 185: Bryan Choa, 11 Bimbadeen Court, West Hobart

Matters raised in representation	<p>The representor notes that they live in Bimbadeen Court on a site with a single dwelling. The property has an area of 1100m² and was previously zoned Environmental Living. They are proposed to be zoned Landscape Conservation. In their opinion the site should be zoned General Residential, consistent with the other properties in Bimbadeen Court.</p> <p>The property does not have any significant landscape values and is separated from the Knocklofty Reserve by the walking track creating a visual buffer between the native bushland of the reserve and the residential area of Bimbadeen Court.</p>
Planning Authority response	<p>This matter has also been raised Representation No 97: City of Hobart, where Council highlighted the anomaly of the Landscape Conservation zoning.</p>  <p><i>Figure 52 Zoning of the Hobart draft LPS as applicable at 11 Bimbadeen Court, (Source: City of Hobart GIS).</i></p> <p>It is agreed that this site represents an unusual application of the Landscape Conservation Zone. The site is developed with a dwelling and highly modified garden and at only 1,100 m² in area, does not demonstrate the characteristics of the Landscape Conservation Zone. It is not dissimilar in size to other properties in the Bimbadeen Court area which are also zoned General Residential.</p>
Recommended action	Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).
Effect of recommendation on Hobart draft LPS	Modification to the draft LPS by rezoning 11 Bimbadeen Court from Landscape Conservation to General Residential.

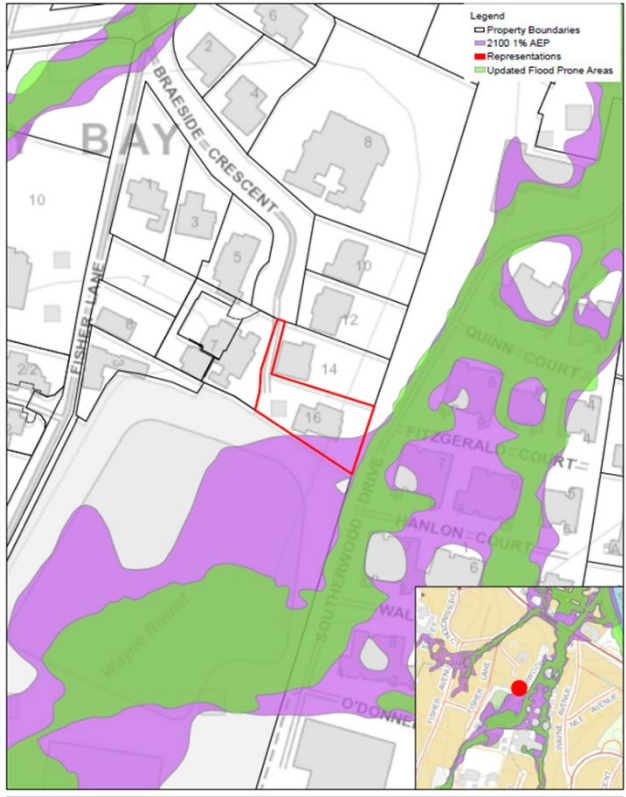
Representation No 186: Amelia Hodge, Australian Property Institute

<p>Matters raised in representation</p>	<p>The representor makes the submission on behalf of their 115 active members who work in the property profession, including valuations, government, property management, facilities management, property law, education and development, and funds and asset management.</p> <p>The representor makes the following comments:</p> <ul style="list-style-type: none"> • They are unclear on where the HOB-S5.0 Hobart Light Industrial Zone SAP will be applied to, and they are concerned about it negatively impacting the underlying value of the area if it limits permitted and discretionary uses. • There are 66 listings for significant trees. Will these also be listed in local environmental plans? Can the trees be removed from the list or can the list be added to? • Concerns that the application of the Environmental Living/Rural Conservation and Rural zones to lots that are too small, renders the use of these lots incapable of being developed. • Will a list of properties approved for short-stay accommodation be made available or will interested parties be required to verbally confirm with planning staff if such approval is in place? The value of entire properties used for short stay accommodation could be impacted in the event that no further short stay accommodation approvals are issued.
<p>Planning Authority response</p>	<p>In response to the representors concerns.</p> <p><u>Light Industrial Zone SAP</u></p> <p>The HOB-S5.0 Hobart Light Industrial Zone SAP will apply to the light industrial zoned land in North Hobart, located in and around Federal and Argyle Streets, to Burnett Street in the South. The application of the SAP is consistent with the application of the Light Industrial zone in this area as shown in the scheme maps.</p> <p>The difference between the SAP and the Light Industrial Zone is only around the Use Table. There are fewer uses allowable however this is a reflection of the unique nature of this Light Industrial area, which is otherwise surrounded by the Inner Residential Zone predominantly as outlined in Council’s supporting report. Some of the uses are unlikely to have ever occurred there (such as Port and Shipping). The Use Table within the SAP is generally consistent with the existing Light Industrial zone application under the HIPS 2015.</p> <p><u>Significant Tree register</u></p> <p>The Significant Tree register exists as a separate register which sits as an incorporated document to the Scheme. Trees can be removed from the register, however these won’t be listed within Local Environment Plans. LEPs are a mechanism used in the NSW rather than Tasmanian planning system.</p> <p><u>Application of Environmental Living and Landscape Conservation zones</u></p> <p>The concerns around the application of the Environmental Living/Rural Conservation and Rural Zones is somewhat unclear given the removal of the</p>

	<p>Environmental Living Zone from the SPPs and the lack of Rural Conservation Zone in any Scheme documents.</p> <p>The principle concern appears to be around applying a zoning to lots which do not meet the minimum lot size, which in some instances can make any form of development of that lot difficult if not impossible. This has to be considered on a case-by-case basis, however the Rural and Agriculture Zones have no application within the Hobart draft LPS. The Landscape Conservation Zone is used variously across the LGA, although for the most part on larger lots.</p> <p>The application of zones must be at a strategic and whole of settlement basis, as opposed to considering individual circumstances, and it is acknowledged by the representor that this has been an issue in the Huon Valley, but not necessarily in Hobart.</p> <p>At this time the application of the Landscape Conservation zones has been undertaken consistent with the zone application guidelines and it is not considered appropriate to remove certain lots from this zoning because they may be under the 50 ha minimum lot size.</p> <p><u>Visitor Accommodation</u></p> <p>There will be no list provided of Visitor Accommodation properties where the entire property is listed for accommodation uses. Visitor Accommodation is but one type of use that exists within the LGA, this service is not provided for any other uses, and it is up to individual purchases and the associated valuers, to undertake their own due diligence on the use approved for a property.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 188: David Malone, 16 Braeside Crescent, Sandy Bay

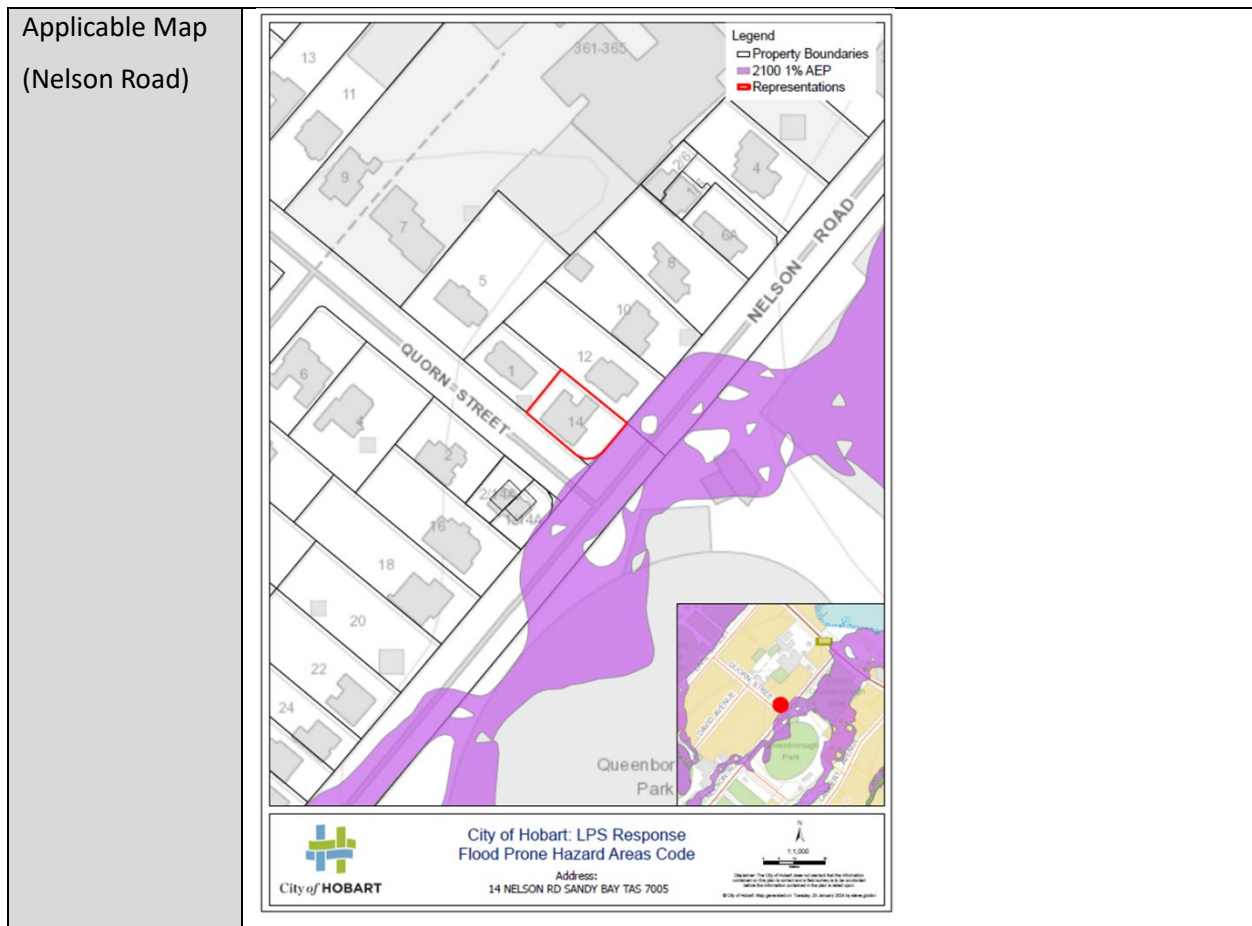
Matters raised in representation	<p>The representor contacted Council in relation to their property. They are concerned the topographic data fails to take account of the gully that was constructed at the northern end of Fahan School. The gully runs parallel to the property line and leads to a stormwater drain and appears not to be represented on the map. They have not experienced any flooding on their property. Photos have been provided to support their position.</p>
Planning Authority response	<p>Current mapping shows flows affecting 16 Braeside Crescent, Sandy Bay originate to the south of the property within Bicentennial Park. These flows follow natural overland flow paths through properties before joining the Wayne Rivulet.</p> <p>The flows affecting the property are overland flows that exceed Wayne Rivulet and Council drainage capacity. Current mapping shows inundation of the southeast corner of the property with depths ranging between 0mm and 90mm. Updated</p>

	<p>modelling indicates that the majority of flows will be contained within the roadway and will not affect the property.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. The property at 16 Braeside Crescent is no longer identified as flood prone and should be removed from the overlay area as part of the substitution of overlay maps.</p>
<p>Recommended action</p>	<p>Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.</p>
<p>Applicable Map (Braeside Crescent)</p>	 <p>Legend</p> <ul style="list-style-type: none"> Property Boundaries 2100 1% AEP Representations Updated Flood Prone Areas <p>City of Hobart: LPS Response Flood Prone Hazard Areas Code</p> <p>Address: 16 BRAESIDE CR SANDY BAY TAS 7005</p> <p>City of HOBART</p> <p>Scale: 1:1000</p> <p>Disclaimer: The City of Hobart does not warrant that the information contained in this plan is correct or that it will be updated. When the information is updated it will be available on the City of Hobart website.</p> <p>© City of Hobart. All rights reserved. Hobart, 21 January 2024. www.hobart.tas.gov.au</p>

Representation No 189: Denis Edwards, 14 Nelson Road, Sandy Bay

<p>Matters raised in representation</p>	<p>The representor has raised concerns about the application of the flood prone hazard area overlay to his property at 14 Nelson Road, Sandy Bay. In their view the overlay does not impinge on their property, which has a 10 m setback from Nelson Road and rises some 4 m from the front boundary to the floor level of the house.</p>
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	The implication that the property is within the overlay area is misleading and has significant implications for insurance and market value of the property.
Planning Authority response	<p>Flows effecting 14 Nelson Road, Sandy Bay originate to the southwest of the property within Barrie Irons Oval. These are overland flows that exceed Council drainage capacity in the 1%AEP flood. These flows move north following naturally occurring overland flow paths along Nelson Road before discharging to Sandy Bay. Modelling indicates that these flows have minimal impact on the property only inundating the southeastern boundary of the property. Depths along the property boundary range from 0mm to 70mm.</p> <p>Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:</p> <p>The property area subject to flooding is less than 2% of the total property area, less than 10m² in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1.</p>
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 14 Nelson Road, Sandy Bay (CT 62145/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 14 Nelson Road, Mount Nelson.



Representation No 190: Eugene Scully, Courtney Street, Lenah Valley

Matters raised in representation	The representor raises concerns in relation to the application of the heritage precinct overlay to their street. In their view the street has a number of brick houses sprinkled amongst weatherboard houses and mismatched fences. They want clarity around what this means for auxiliary buildings and whether insurance premiums will rise. Building costs will also go up.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in

the draft LPS is shown in Figure 53 and Figure 54.



Figure 53: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 54: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of

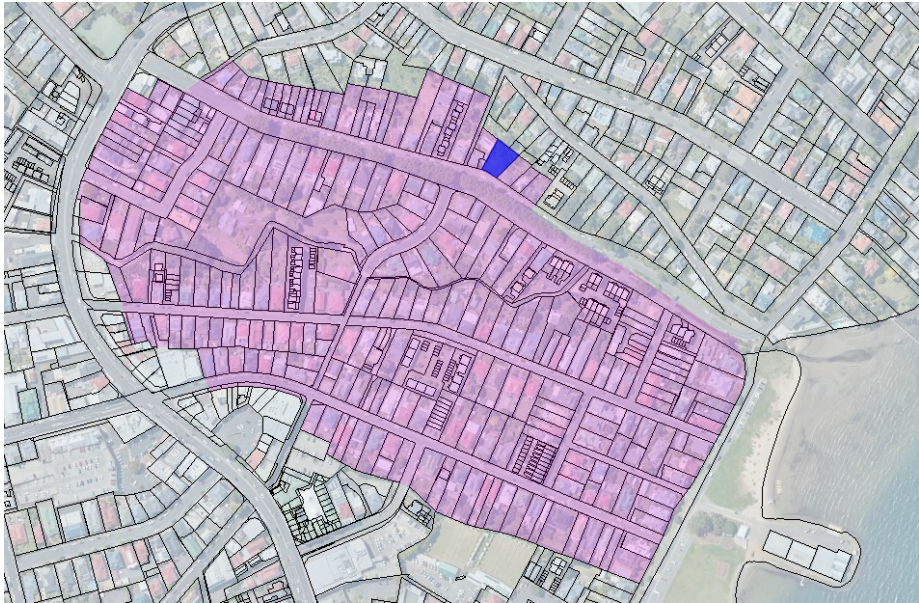
	<p>Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p> <p>In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 191 and 192: Frazer Read, All Urban Planning, Lower Sandy Bay Escarpment.

Matters raised in representation	<p>The representor is concerned about the Lower Sandy Bay Escarpment Line Specific Area Plan (HOB-S3.0) of the Hobart draft LPS. The representor supports the provisions as they relate to the control of buildings built on top of the escarpment. However they have concerns about the extent to which they could prevent the construction of ancillary structures such as boatsheds or slipways, at the bottom of the escarpment adjacent to the foreshore.</p> <p>There are a number of boatsheds which do not cause significant visual impact. Hazards and risks can be managed through the application of the Coastal Erosion Hazard Code, the Coastal Inundation Code and the Natural Assets Code. There are no specific environmental, or spatial qualities of the foreshore that are any different to other waterfront residential areas around Tasmania. Modest non-habitable buildings such as boatsheds adjacent to the foreshore should be allowable.</p>
Planning Authority response	<p>This Specific Area Plan replicates standards that currently existing within the HIPS 2015 in the Low Density Residential zone. The standards are the same with minor changes in drafting, but reflect the same requirements.</p> <p>It is acknowledged that some boatsheds and other structures are unlikely to cause significant visual impact and could be of a scale that is entirely appropriate. However a more strategic consideration of this has not been undertaken, and the circumstances in which small scale structures are acceptable or otherwise has not been tested. It is noteworthy that any amendment to the escarpment line</p>

	<p>standards will impact over 90 properties and for judicial fairness, those property owners should have an opportunity to consider the changes.</p> <p>Therefore, while there may be some merit in relaxing the standards for structures seaward of the escarpment line, this would require a separate strategic assessment process and subsequent amendment, as opposed to undertaking the modifications through this LPS process.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 193: Greg James, 13 Quayle Street, Sandy Bay

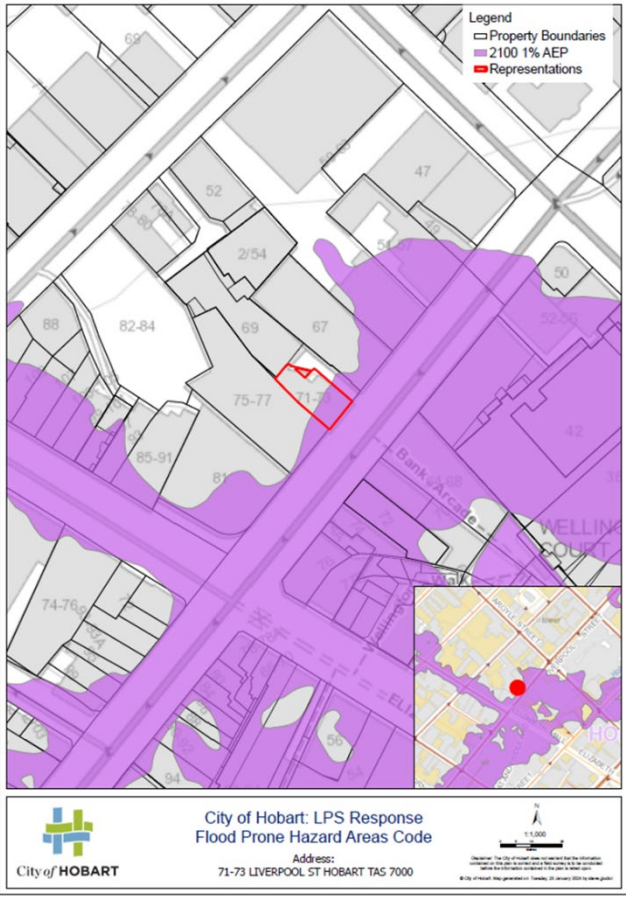
Matters raised in representation	<p>The representor is concerned about the application of the Heritage Precinct HOB-C6.2.49 to his property at Quayle Street. Principally their concern is around the fact that 13 Quayle Street is a block of land. In their view the block does not contribute to the history and does not make a contribution to the overall character of Heritage Precincts HOB-C6.2.49.</p>
Planning Authority response	<p>The Sandy Bay 1 Heritage Precinct and the representors property as per the Historic Heritage Code of HIPS 2015 is shown in Figure 55. The representors property is located in the existing SB1 Heritage Precinct as defined in HIPS 2015. This existing heritage precinct is to transition to the local heritage precinct HOB-C6.2.49.</p>  <p><i>Figure 55: 13 Quayle Street identified with the existing heritage precinct under the HIPS 2015 shown (Source: The LIST Map accessed 9 February 2024)</i></p>

	<p>The exhibited documents for HOB-C.6.2.49 Quayle and King Street – Sandy Bay contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for the heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the northern side of Quayle Street and identified that this property had neutral value. Neutral is defined in the above document as: “Buildings or structures that reflect the predominate scale, form, and setback of other buildings within the Heritage precinct, but are altered or compromised to an extent where the construction period is uncertain, or are from a construction period which falls outside the key period of significance for the Heritage precinct. Such buildings or structures do not detract from the overall character of the precinct.”</p> <p>The property has a street frontage to Quayle Street and until June 2020 there was a house located close to the street frontage which was destroyed by fire after being left unoccupied and unsafe for some time. The subject site was identified as a building in a state of disrepair and consequently given the classification of neutral.</p> <p>While there are no structures on the subject site, it is nonetheless a prominent block in the Quayle Street streetscape such that any new development would need to be sympathetic and compatible to the character of the precinct and streetscape. To remove a single property from an existing precinct, in the centre of the street would not be supported.</p>
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Representation No 194: Greg Whitten, 71-73 Liverpool Street, Hobart

Matters raised in representation	<p>The representor raises concerns over the application of the Flood-prone Hazard Code and highlight key areas in which they believe Council need to take a more active role in managing flood risk. These areas include:</p> <ul style="list-style-type: none"> •Conduct a comprehensive review of possible actions that could reduce the impacts of extreme rainfall events such as: <ul style="list-style-type: none"> ○ Increasing capacity of underground drainage systems ○ Installing non-return valves on drains ○ Measures to prevent blocking of drains in flood events ○ Adopting water-sensitive urban design principles to reduce or slow down runoff. ○ Redesigning street layout and profile to facilitate surface flow of water away from, or out of, flooded areas.

	<p>Obtain and provide more information about the actual current degree of risk:</p> <ul style="list-style-type: none"> ○ What is the actual current level of risk? The Draft Code is based an assessment of the degree of risk in the year 2100. While this is very appropriate from a planning perspective, it doesn't actually indicate what the current level of risk is. Was there any mapping done of water heights in the 2018 flood? ○ Our premises is just inside the edge of the predicted flood from a 1% AEP for 2100. How accurate is this prediction? Would we be affected by a 2023 1% AEP? We are concerned that in the absence of accurate information about current levels of risk, insurance companies will be reluctant to insure our premises and business against flooding. <p>Facilitate the sharing of information and resources. Rather than every landowner or tenant having to carry out individual risk assessments and develop their own solutions to managing the flood risk, the Council should be taking on the role of guiding the community, to help reduce the overall impacts and also ensure that individual actions are working together.</p> <p>Some of the factors that are exacerbating the impacts of flooding are the result of poor decisions by Council in the past, in failing to take adequate account of flood risk in planning decisions and in the design and management of Council infrastructure. Council has a responsibility to ensure that in future all planning decisions and infrastructure projects take into consideration the need to avoid contributing to flood risk and mitigating it wherever there is an opportunity.</p>
<p>Planning Authority response</p>	<p>Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the <i>Urban Drainage Act 2013</i>. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Hobart Rivulet catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates.</p> <p>Council is currently in the process of reviewing and updating modelling through the Hobart CBD which includes options analysis for flood mitigation measures. Any effective mitigation options identified through this process will be investigated further to determine constructability and cost.</p> <p>The draft code is designed for planning purposes and hence includes 2100 climate change. We do not currently provide mapping without climate change included. While Council has kept records of flood levels at particular location through the municipality affected by the 2018 flood, Council is not aware of any mapping produced of this event.</p> <p>Current Council modelling and mapping is accurate to +- 30mm. Council has not produced mapping for 2023 1% AEP at this point in time and this is not relevant to the Flood-prone Area Hazard Code. While Council provides broad scale mapping of the 1%AEP plus climate change for use by the community to help identify their properties level of risk, Council does not have the resources or capacity to undertake detailed modelling of risk for individual properties.</p> <p>If updated flood modelling for the CBD identifies different inundation areas, an updated overlay map will be progressed through a separate scheme amendment.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No modification to the draft LPS.
Applicable Map (Liverpool Street)	

Representation No 195: Andrew Muthy, 30 Valley Street, West Hobart

Matters raised in representation	<p>The representor raises concerns about the application of the flood prone hazard overlay being applied to their property. They note the flood zone extends beyond the existing building line and means that there will be substantially more onerous conditions for any development on their property. This will be more difficult and expensive for them to undertake works and will impact on the value of their property.</p> <p>They believe the flood risk is preventable and is a result of the Council’s neglect of the Providence Rivulet over a period of years. They first raised concerns about the flood risk with the Council in 2006, noting that gravel and other debris was flowing into the rivulet frequently. It was noted by Council officers that the willow trees along the rivulet would increase the risk of flooding however no action has been taken. There has been further correspondence with Council around the trees in the</p>
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	<p>rivulet in 2009, then in 2018 following the flood event. In 2018 the day before the flood event, Council removed without consultation, the fence between the land owners property and the Providence Valley Reserve, noting that the fence and a nearby willow tree were the main causes of flooding impacting their property. Further correspondence was had with Council officers in June and July of 2018 but no solutions have been found to address the issues relating to flooding and potential for future flooding.</p> <p>In July 2019 the Council was contacted again after a flooding event impacted the property. At that time it was suggested that one of the willow trees that had been causing problems may in fact be on the land owners property. The representor disputes that the willow tree is on his property but is happy to work with Council to find a solution. In September 2019 the representor received correspondence indicating a City of Hobart works crew would be attending the waterway adjacent to the property to remove sediment and organic material and potentially the large Willow near the owners property. No work was undertaken however.</p> <p>In May 2021 the representor received correspondence saying the willow was his responsibility and was potentially creating a flood risk and needed to be removed. The representor contacted Council directing them to the years of correspondence and disputing the trees location. There was considerable correspondence between the parties thereafter around the cost of removing the tree and whose responsibility it was.</p> <p>The representor believes the Council has a responsibility to resolve this issue and notes that there are a number of willows in the rivulet which are also impacting water flow, and causing flooding. Despite requests to have it removed, the tree remains and continues to grow. They believe that the Council is declaring areas as flood prone and shifting responsibility for flood risk to property owners when the flood risk is the result of the City's neglect of its responsibilities. The city needs to take responsibility for its actions around this matter.</p>
<p>Planning Authority response</p>	<p>This property and the Providence Gully area is a known flood prone area and was impacted by the 2018 flooding, as mentioned by the representor.</p> <p>Modeling inputs use 1m x 1m LiDAR data to build a digital model (DTM) to represent the ground surface, individual trees are not included in in the DTM. Conventional modeling does not take the individual trees and is outside the scope of modelling used in the LPS. Individual trees cannot be accurately represented in 1D/2D hydraulic. Land use and surface types are input to the modelling to model the runoff quantity and hydraulics in the mode.</p> <p>Council understands the concerns raised by the representor regarding vegetation management along open rivulets. Many of Hobart's rivulets are privately owned and managed, while Council is responsible for ensuring the maintenance of the void for hydraulic conveyance, vegetation and erosion are managed by the landowner. Council is investing in crack willow eradication through the Willow Removal Project that will be commencing this year. Future flood modelling will investigate areas of high risk to manage in accordance with legislation and council policies.</p>

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No modifications to the draft LPS.
Applicable Map (Valley Street)	

Representation No 196: Ian Johnson, 84 Grosvenor Street, Sandy Bay

Matters raised in representation	<p>The representor supports the provisions of the Local Historic Heritage Code in relation to Precinct HOB-C6.2.57. However, they remain concerned about the plans by the University of Tasmania to rezone the campus from education to housing and mixed use. They are concerned about relocating the teaching functions from the Sandy Bay Campus into the Hobart CBD. They are also concerned about building many housing units in multi-storey buildings up to eight storeys high.</p> <p>Going ahead with the relocation of the university will go against the 74% of citizens of Hobart who voted against it in the elector poll. If it goes ahead it will have a</p>
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	negative impact on the Golf Links estate, and a lasting and damaging effect on all road and traffic infrastructure.
Planning Authority response	The representation highlights the close proximity of the UTas Campus to the Golf Links Estate Heritage Precinct. The representation raises issues of a broader strategic nature relating to rezoning and potential future use of the University's Sandy Bay Campus that cannot be addressed under the LPS. The provisions applying to the Sandy Bay Campus are a translation of the current Particular Purpose Zone provisions and are subject to transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i> . In other words the Hobart draft LPS does not facilitate any strategic change to the allowable use and development on the Sandy Bay campus.
Recommended action	No action required
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 198: JP Cumming, 62-64 Napoleon Street, Battery Point

Matters raised in representation	<p>The representation raises concerns that the coastal erosion hazard band (high) is based on remote mapping and is erroneous and a lower hazard band is more appropriate for the area based upon site specific survey.</p> <p>Site investigations have revealed hard bedrock substrate resistant to coastal erosion processes. More information will be provided prior to the hearing.</p>
Planning Authority response	<p>Limited information was provided by the representor during the exhibition process therefore it is unclear what hazard band they believe is most appropriate for this site.</p> <p>The site has been mapped as high coastal erosion hazard band utilising the methodology of the DPAC, Office of Security Emergency Management, Version 1.0 which applies through the Tasmanian Planning Scheme. However, it is of note that Section 8A Guidelines for the application of the Coastal Erosion Hazard Code state that a different Coastal Erosion hazard area band can be applied in accordance with recommendations found "in a report prepared by a suitably qualified person which justifies a change to the areas to meet the thresholds specified in Table CEHC 1.</p> <p>At this time, no supporting report has been provided so it is difficult to determine whether a lower hazard band would be more appropriate and whether it meets the necessary thresholds.</p> <p>Accordingly, it is not recommended that the mapping is changed at this time.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
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Representation No 199: Jane Adams, TasRail

Matters raised in representation	<p>The representor provided feedback on the zones applied to the State Rail Network. They note that all state rail network land should be zoned Utilities and covered by the Road and Railway Assets Code. TasRail have identified 5 areas where the Interim Planning Scheme did not identify Utilities on these on the state rail network and they request that this be resolved in the Hobart draft LPS.</p> <p>The parcels of land requested to be zoned Utilities are as follows:</p> <ul style="list-style-type: none"> • McVilly Drive, Queens Domain, CT 118002/1, CT 26915/3, and 26915/2; • McVilly Drive, Queens Domain (No Title Reference available, land currently zoned Open Space) • Land running from McVilly Drive to 2 Davies Avenue, Queens Domain (No title reference available, currently zoned Open Space).
Planning Authority response	<p>The parcels of land are currently zoned Open Space. Under the Section 8A Zone guidelines, for the Utilities zone it specifies under UZ 1(f) that the Utilities zone should be applied to rail corridors.</p> <p>For the most part, the rail corridor from Hobart heading north is zoned Utilities. In fact, the second untitled section running from McVilly Drive to 2 Davies Avenue is shown as Utilities under the Hobart draft LPS.</p> <p>However most of the section which is zoned Open Space is located within the Sullivans Cove Planning Scheme 1997 area, so the translation process may have included an error.</p> <p>It is accepted that all rail corridors should be zoned Utilities.</p>
Recommended action	<p>Modify the zone maps by applying the Utilities Zone to the rail corridor near McVilly Drive, Queens Domain as comprised of the following properties:</p> <ul style="list-style-type: none"> • No address (CT 118002/1) • No address (CT 26915/3) • No address (CT 26915/2) • No address and no title ref (land to west of CT 135056/2)
Effect of recommendation on Hobart draft LPS	<p>Modification of the zone maps to ensure that the rail corridor in its entirety is zoned Utilities.</p>

Representation No 200: Andrew Shearing, 22 Lalwinya Road, Mount Nelson

Matters raised in representation	<p>The representor is raising concerns about the rezoning from Environmental Living to Landscape Conservation of his property, and he proposes a split zoning for the</p>
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	<p>property with approximately 50% designated as Rural Living D, and the remaining 50% as Landscape Conservation.</p> <p>The property is 31.91ha and is currently zoned Environmental Living. It is an internal lot, serviced by a 600m long driveway. The property was previously zoned Rural Living C under the <i>Hobart Planning Scheme 1982</i> however was rezoned to Environmental Living under the Interim Scheme in 2015.</p> <p>It is noted that adjacent properties to the south are zoned Rural Living C. The representor believes that the Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in the interim planning schemes. The key policy differences include that the Landscape Conservation Zone is not a large lot residential zone in areas characterized by native vegetation cover, rather the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use being largely discretionary. In the representors view, the planning authority should be applying a level of consideration to whether this is the correct zone, and they believe the planning authority has not been able to justify this zone application.</p> <p>The subject property has two approved Planning Permits on it, PLN-10 00354-01, Subdivision into four lots (partially completed) and PLN-22-514, Dwelling.</p> <p>A number of natural values reports have been completed and these state that no threatened flora or fauna were observed on the subject property, although it is noted that there were two sightings of Swift Parrot nests in 1983 based on the Natural Values Atlas. The site is forested by <i>Eucalyptus pulchella</i> forest and woodland which is not a threatened vegetation community to the south, with <i>Eucalyptus Obliqua</i> forest of varying types to the north.</p> <p>The site has no proclaimed landslip zones but does have low to medium landslide hazard areas. The site is bushfire prone. The priority vegetation overlay applies to the site.</p> <p>The representor is of the view that the property meets the zone application guidelines for the application of the Rural Living Zone. Further it is noted that neighbouring properties to the south are zoned Rural Living and they have very similar characteristics. The vegetation values are low in this area. The representor is of the view that there is an approach towards zoning properties that are currently Environmental Living with a dwelling, as Rural Living as opposed to Landscape Conservation. The representor notes that the property has a planning permit and it is the intention to build a residential dwelling on the property.</p>
<p>Planning Authority response</p>	<p>The site at 22 Lalwinya Road is substantially and heavily wooded. TasVeg 4 mapping shows the site as an urban areas to the south, with <i>Eucalyptus globulus</i> dry forest and woodland in the northern section, which is a threatened vegetation community under the <i>Nature Conservation Act 2002</i> and provides habitat for the swift parrot.</p>

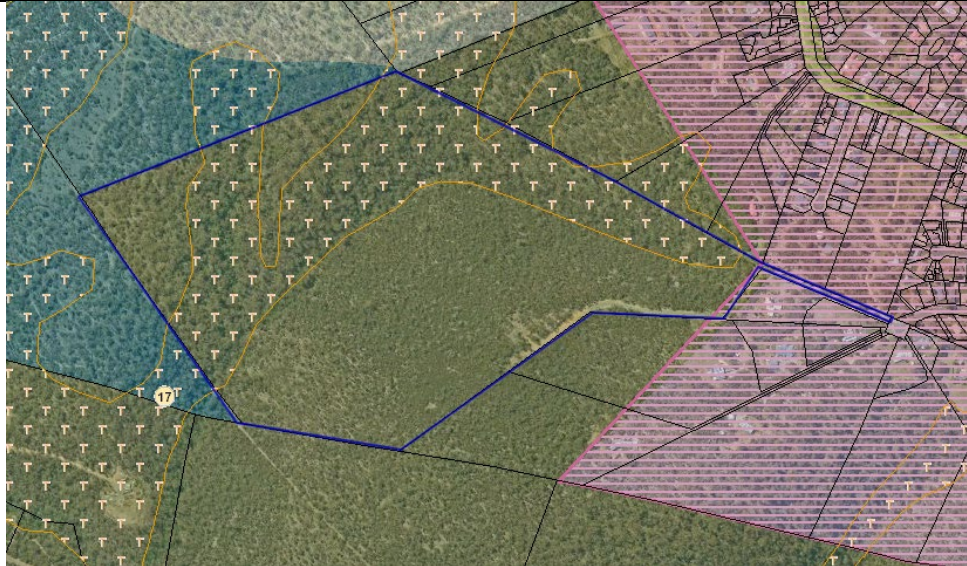


Figure 56 The subject site highlighted, showing the zoning under the HIPS 2015, as well as the threatened vegetation community, *Eucalyptus globulus* dry forest (Source: The LIST, accessed 9 February 2024).

The site accesses Lalwinya Road via an access strip.

The representor notes that their property has had a subdivision approved. This subdivision has been acted upon and effectively created the lots 24 and 26 Lalwinya Road.

The balance lot, or lot 3 as it is referenced, is the remainder of 22 Lalwinya on which there has been an approval for a dwelling. This lot could still be subdivided further into two large lots.

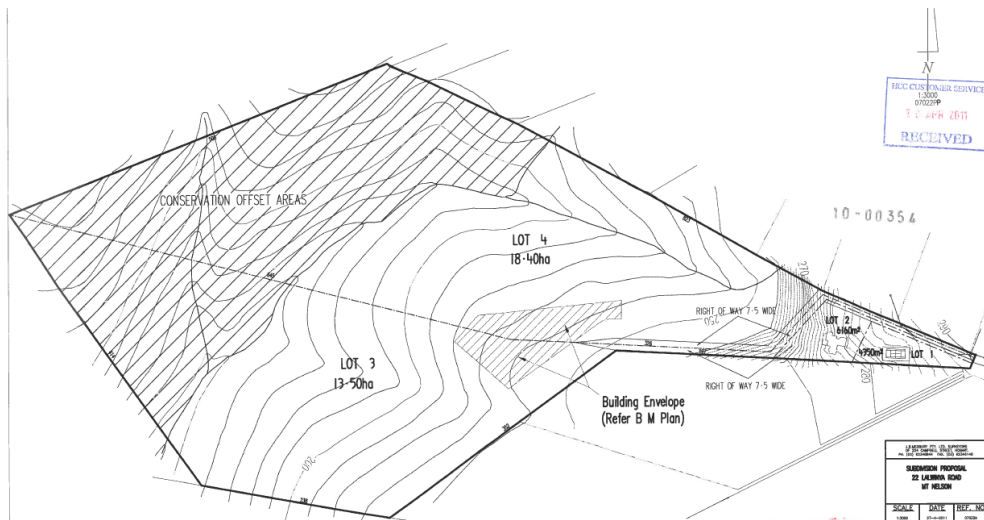


Figure 57: The approved subdivision plan PLN-10-00354.

The site has a valid dwelling approval which has not been acted on, and which shows a dwelling located in the building envelope for the proposed Lot 4 on the above subdivision plan.

	<p>The Landscape Conservation Zone should be applied to land with landscape values, that are identified for protection and conservation, including large areas of native vegetation, or area of important scenic values. Specifically, the LCZ should be applied to large areas of bushland which would otherwise not be reserved but includes threatened native vegetation communities. In addition, it should apply to land that has constraints on development through the application of the Natural Assets Code (the Natural Assets Code will apply to this site, for both priority vegetation overlay and the Waterways overlay) or the Scenic Protection overlay.</p> <p>Importantly it is noted that the Landscape Conservation Zone should not be applied to land where the priority is for residential use and development.</p> <p>This site is accessed via an access strip and therefore has road frontage limitations to allow further development even if it was zoned accordingly. The access strip can accommodate two lots, as has been approved under the previous subdivision, but nothing further.</p> <p>The site is highly vegetated, and includes a threatened vegetation community. It is also bushfire prone. It is acknowledged that the representor is not requesting a General Residential zone, but rather Rural Living C or similar, to be consistent with the properties to the south west. However those properties are all developed with housing, and in many cases are considerably smaller lot sizes. Their primary purpose is for large lot residential living.</p> <p>Landscape Conservation as a zoning can still accommodate a single dwelling. The site is not appropriate for a rezoning to Rural Living given its characteristics, its location, challenges with access, and the bushfire risk.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

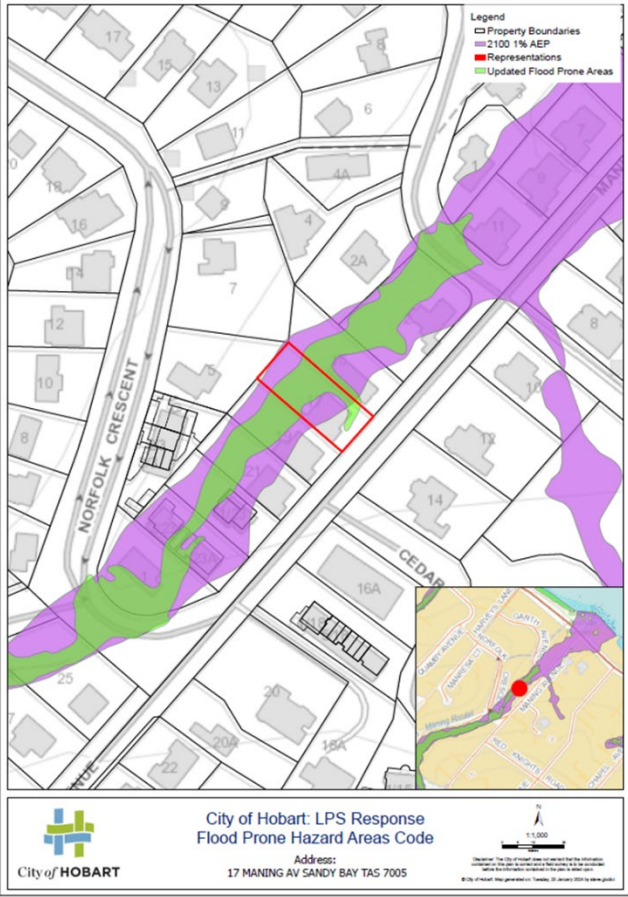
Representation No 201: Jane Lane, 40 York Street, Sandy Bay

Matters raised in representation	<p>The representor supports the provisions of the Local Historic Heritage Code in relation to Precinct HOB-C6.2.57. However they remain concerned about the plans by the University of Tasmania to rezone the campus from education to housing and mixed use. They are concerned about relocating the teaching functions from the Sandy Bay Campus into the Hobart CBD. They are also concerned about building many housing units in multi-storey buildings up to eight storeys high.</p> <p>Going ahead with the relocation of the university will go against the 74% of citizens of Hobart who voted against it in the elector poll. If it goes ahead it will have a negative impact on the Golf Links estate, and a lasting and damaging effect on all road and traffic infrastructure.</p>
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Planning Authority response	<p>The supporting documentation for this precinct articulates the heritage values of the precinct and as such there are no recommendations to alter or change this document.</p> <p>The representation also raises issues of a broader strategic nature relating to rezoning and potential future use of the University’s Sandy Bay Campus that cannot be addressed under the LPS. The provisions applying to the Sandy Bay Campus are a translation of the current Particular Purpose Zone provisions and are subject to transitional provisions under Schedule 6 of the <i>Land Use Planning and Approvals Act 1993</i>. In other words, the Hobart draft LPS does not facilitate any strategic change to the allowable use and development on the Sandy Bay campus.</p>
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS


Representation No 202: Janelle O’Rielly, 17 Maning Avenue, Sandy Bay

Matters raised in representation	<p>The representor is concerned with the application of the Flood prone areas hazard overlay to their property. Namely they are concerned about impacts to property values and also increases in insurance premiums. They do not believe it is appropriate for Council to apply the overlay without the necessary justification and analysis which they believe has not been completed. They have asked for further information around the flooding and this has not been forthcoming.</p>
Planning Authority response	<p>The updated modeling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes.</p> <p>Flows effecting 17 Maning Avenue, Sandy Bay are from the Maning Rivulet. The Maning Rivulet is piped through a 1050mm and a 1350 mm diversion from 25 Maning Avenue to its outlet at Sandy Bay. In the 1%AEP plus climate change scenario flows exceed the diversion capacity and follow overland flow paths along Maning Avenue and through properties on Maning Avenue.</p> <p>It is expected that most of these flows will be contained within the roadways with shallow overland flows inundating the property as they move east. Current modeling indicates depths across the property range between 0mm and 470mm. Updated modelling shows a reduction in depths across the property, indication depths range between 0mm and 290mm.</p> <p>It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.</p>

Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map (Maning Avenue)	

Representation No 203: Jarrod Moore, TasPorts

Matters raised in representation	<p>The representor’s main interest in the LPS is around ensuring flexibility of use of TasPort owned land which include Selfs Point, Huon Quays/Domain Slipyards, Macquarie Wharf and areas such as Castray Esplanade, Franklin Wharf, and Hunter Street.</p> <p>The representor has concerns about the discrepancies between the boundaries of the Port and Marine Zone between the Sullivans Cove Planning Scheme 1997 which currently applies and the Hobart draft LPS.</p> <p>They also note that the proposed northern port access should be zoned Utilities.</p> <p>The representor requests that Port and Shipping be a No Permit Required use under the Self’s Point PPZ Use Table, HOB-P9.4.</p>
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	<p>The Hobart draft LPS proposes a new PPZ for the Huon Quays and Domain Slip. The representor is concerned about the application of HOB-P12.6 to the slipyards site in particular. Furthermore, the development standards under building design for HOB-P12.6.3 are unclear and should not impose constraints on the Huon Quays site beyond the heritage controls. They are concerned that some of the uses allowable under the SCPS are now prohibited under the Hobart draft LPS.</p> <p>The PPZ for Sullivans Cove (HOB-P10) needs to be reviewed to ensure that the full range of uses under the Hobart draft LPS for Activity area 4.3 are not fettered.</p>
<p>Planning Authority response</p>	<p>The extent of the application of the Activity Area 4.1 under the Sullivans Cove Planning Scheme (SCPS) is shown below in Figure 56 and incorporates some of the water as well as shown in Figure 58.</p>  <p><i>Figure 58: The extent of the Activity Area 4.1 under the Sullivans Cove Planning Scheme (source: City of Hobart GIS).</i></p> <p>The change in zone extent is as a result of decisions relating to the validity of zone maps over land outside of the LGA. The inclusion of the General Provisions at Clause 7.11 of the SPPs which provides for assessment of use and development seaward of the municipal district does however ensure that any accretion continues to be assessed against the Port and Marine Zone and therefore the change in zone boundary has no practical impact.</p>

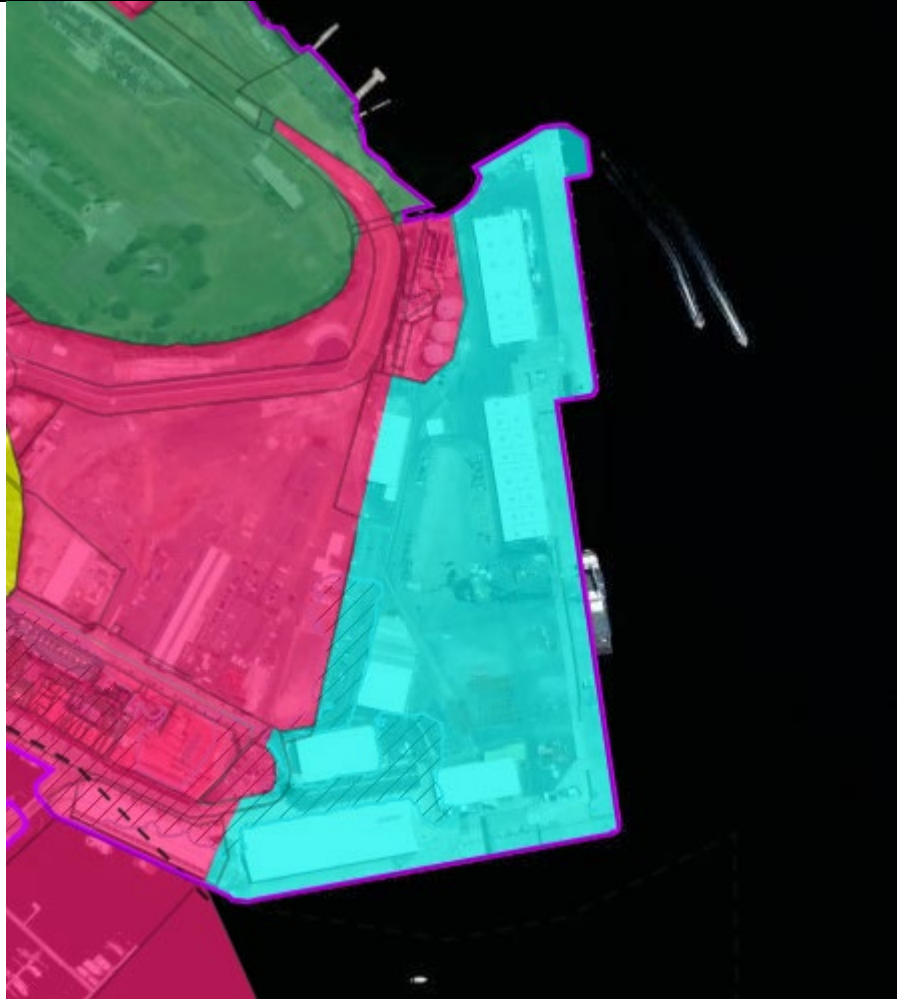


Figure 59 The proposed boundaries of the Port and Marine Zone under the Hobart draft LPS. Note it does not extend as far into the water and incorporates land on the western boundary.

Concerns regarding the northern access road are noted. Currently that access route is incorporated within area 4.2 Regatta Point and area 3.0 Sullivans Cove Gateway and Transport. Under the Hobart draft LPS this area is to be zoned primarily Open Space and Particular Purpose to align with the current master plan for the Macquarie Point site. Any change to the Particular Purpose Zone boundary should be dealt with through the update to the site development plan which is being progressed by the Macquarie Point Development Corporation as a separate project.

Port and Shipping Use at the Selfs Point site is identified as a permitted use under HOB-P9.4 Use Table and the representor would like to see it a No Permit Required Use. It is noted that under the HIPS 2015, the area is zoned Port and Marine Zone and it similarly has Port and Shipping as a permitted use.

In considering the Port and Marine Zone under the SPPs it is noted that Port and Shipping in Proclaimed Wharf Areas is no Permit required under Clause 7.8 of the TPS. It is unclear whether Selfs Point is a Proclaimed Wharf. In any event, there is no change between the existing HIPS 2015 and the Hobart draft LPS in relation to

the status of Port and Shipping at Selfs Point. This reflects a translation of the standards in the Scheme.

The Domain Slipyard site has a Particular Purpose Zone P12.0 applicable to it under the draft LPS. It is of note that the application of this PPZ spatially, is less than the application of the Regatta Point zoning which currently applies under the Sullivans Cove Planning Scheme 1997. This has had some bearing on the allowable uses within the Zone. The Regatta Point Zoning allowed for greater variety of uses, acknowledging the land use including car parking in particular. However, the drafting differences between the TPS and the SCPS intimate that there are a greater number of differences than may be the case. A marine industry is listed as a use type within the SCPS however this is equivalent to a Service industry which is discretionary (noting that under the SCPS it was listed as permitted). Beyond this, the uses remain fairly consistent.

The representation raises concerns about the inability to undertake a distillery or brewery as they are classified as resource processing uses and are prohibited within the PPZ. A distillery under the SCPS is classified as light industry, which is also a prohibited use in the Regatta Point zoning. To that end the translation remains consistent.

It is important to note that the Particular Purpose Zone for the Huon Quays and Domain Slip area was prepared by TasPorts a number of years ago and provided to Council for inclusion in the LPS.

The rest of the Hobart Port area (outside of Macquarie Point) including Franklin Wharf, Constitution Dock, Victoria Dock and Princes Wharf are currently classified as Sullivans Cove Working Port Activity Area 4.3 under SCPS. These will be part of the Sullivans Cove PPZ under the draft LPS.

The representor raises concerns that there are differences in allowable uses. In considering this in greater detail, the following differences have been identified:

- Under SCPS Commercial Port Operations are NPR, but under the Hobart draft LPS they will be permitted;
- Under SCPS Marine Industry is permitted, it's translation under the LPS is Service Industry and this is prohibited;
- Under SCPS Light Industry is permitted, there is no comparable definition under the Hobart draft LPS;
- Under SCPS Research and Development is permitted, under the Hobart draft LPS it is discretionary;
- Under SCPS Educational institutions are permitted, under the Hobart draft LPS they are discretionary with qualifications.

Light industry is not translated from the SCPS to the Hobart draft LPS in a straightforward manner, with the definition under the SCPS being:

Means the use of buildings or spaces for manufacturing, processing or storage of activities... (including a range of qualifications)

	<p>Of these changes perhaps the most significant is the prohibition of the Service industry use classification. It is acknowledged that Service industry within the Hobart draft LPS is defined as:</p> <p style="text-align: center;"><i>use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.</i></p> <p>Panel beating, car wash, motor repairs and commercial repairs are unlikely to be suitable uses at the Working Port. However, Service industry also includes undertaking servicing on boats and other marine equipment and this would be suitable, and in fact currently occurs, at the working port.</p> <p>Given these differences, inclusion of Service industry within the permitted use section of table HOB-P10.4 with the qualification of</p> <p>If</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services. <p>The other changes are a result of differences between definition of use classes between the SCPS and the draft LPS. Further changes could have unintended consequences across the broader Sullivans Cove area.</p>
<p>Recommended action</p>	<p>Modify Table HOB-P10.4 in the LPS to include Service industry as a permitted use with the following qualification:</p> <p>If</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services.
<p>Effect of recommendation on Hobart draft LPS</p>	<p>Modification of the use table under the Sullivans Cove Particular Purpose Zone to include Service industry as a permitted use with the following qualification.</p> <p>If</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services.

Representation No 204: Jeff Krafft, 15 Courtney Street, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor raises concerns about the application of HOB-C6.2.14 (Courtney Street) to their property. They don't believe all of Courtney Street has a cohesive enough character that is culturally significant and warrants inclusion into the new precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.</p>
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Planning Authority response

The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 60 and Figure 61.



Figure 60: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 61: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from

	<p>the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p> <p>In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	Heritage – no impact on the Hobart draft LPS

Representation No 205: Jennifer Nichols, 12 Mitah Crescent, Sandy Bay

Matters raised in representation	<p>The representor raises concerns with the application of the Lower Sandy Bay Escarpment SAP – HOB3.0. Specifically, they are concerned that the subdivision standards have changed, where previously you could have a lot 750m² in area, now the minimum lot size is 1500m² in area which would stop them developing their property in the manner they had wanted to do.</p> <p>They believe that densification not only provides for additional housing, in a market that is terribly short on housing, but also is more environmentally friendly than urban sprawl. Providing for subdivision to 750m² in the area where they are still allows for an appropriate density given the surrounding area, while providing for the opportunity for further housing in a locality close to services, bus routes, and educational facilities.</p> <p>They would like to understand the reasoning behind the 1500m² minimum lot size. They would also like further advice on the flood prone areas hazard overlay as in their view, their property did not flood in 2018 therefore it is hard to understand why it should apply.</p>
Planning Authority response	<p>The subject site at 12 Mitah Crescent is proposed to be zoned Low Density Residential which is a direct translation from the existing Low Density Residential zone under the HIPS 2015. It has an area of 1,425 m². The site has water frontage and also is constrained by the application of the Waterway and Coastal protection overlay, the landslip hazard overlay, the flood prone hazard areas overlay in addition to the Lower Sandy Bay Escarpment SAP.</p>

Currently for multiple dwellings under the HIPS 2015 they have an acceptable solution density of 1 dwelling per 1,500 m². However there is a subdivision standard that can allow lots to have a minimum lot size of 750m² where the site has a slope greater than 20%, with a performance pathway down to 500 m². While arguably this could enable the landowner to submit an application for subdivision in relation to the zone standards, it is unclear whether it could be supported given the restrictions from Codes in the area.

This is particularly the case with the Escarpment line as it currently applies to the property, as any building area for a new dwelling must be setback at least 20m from the Escarpment line. This is unlikely to be achieved given the constraints on site.

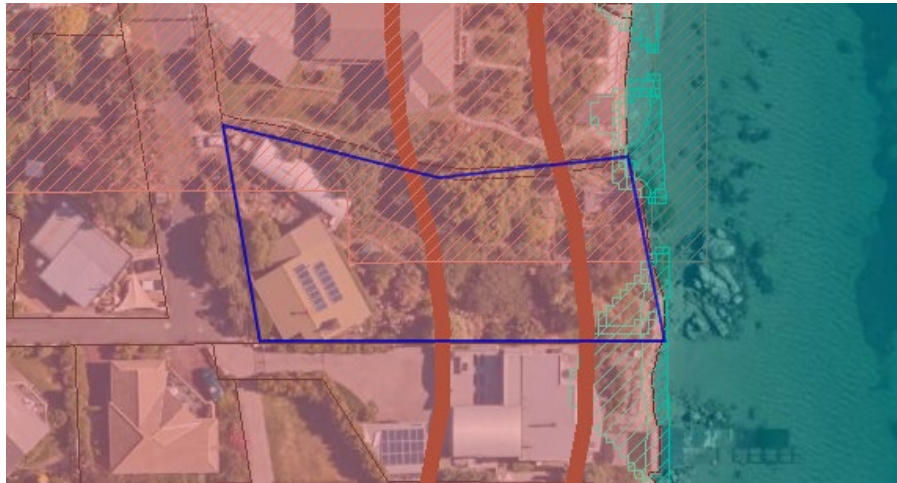


Figure 62 The subject property highlighted, showing the current zoning under the HIPS 2015 and application of the relevant codes. The Escarpment line is the eastern line, with the western orange line reflecting 20m from the Escarpment line. As can be seen, it is unlikely that an additional lot with associated building envelope could be fitted on this site.

Under the Hobart draft LPS the minimum lot size for the Low Density Residential zone is 1,200 m² through performance criteria therefore the lot size is not adequate to be subdivided. However as is reflected in Figure 54 above, the constraints on site mean that it is unlikely a subdivision could be achieved in the current circumstances.

The flood prone hazard area overlay applies principally to the creek line that runs through this section. This is reflected in Figure 63 below.



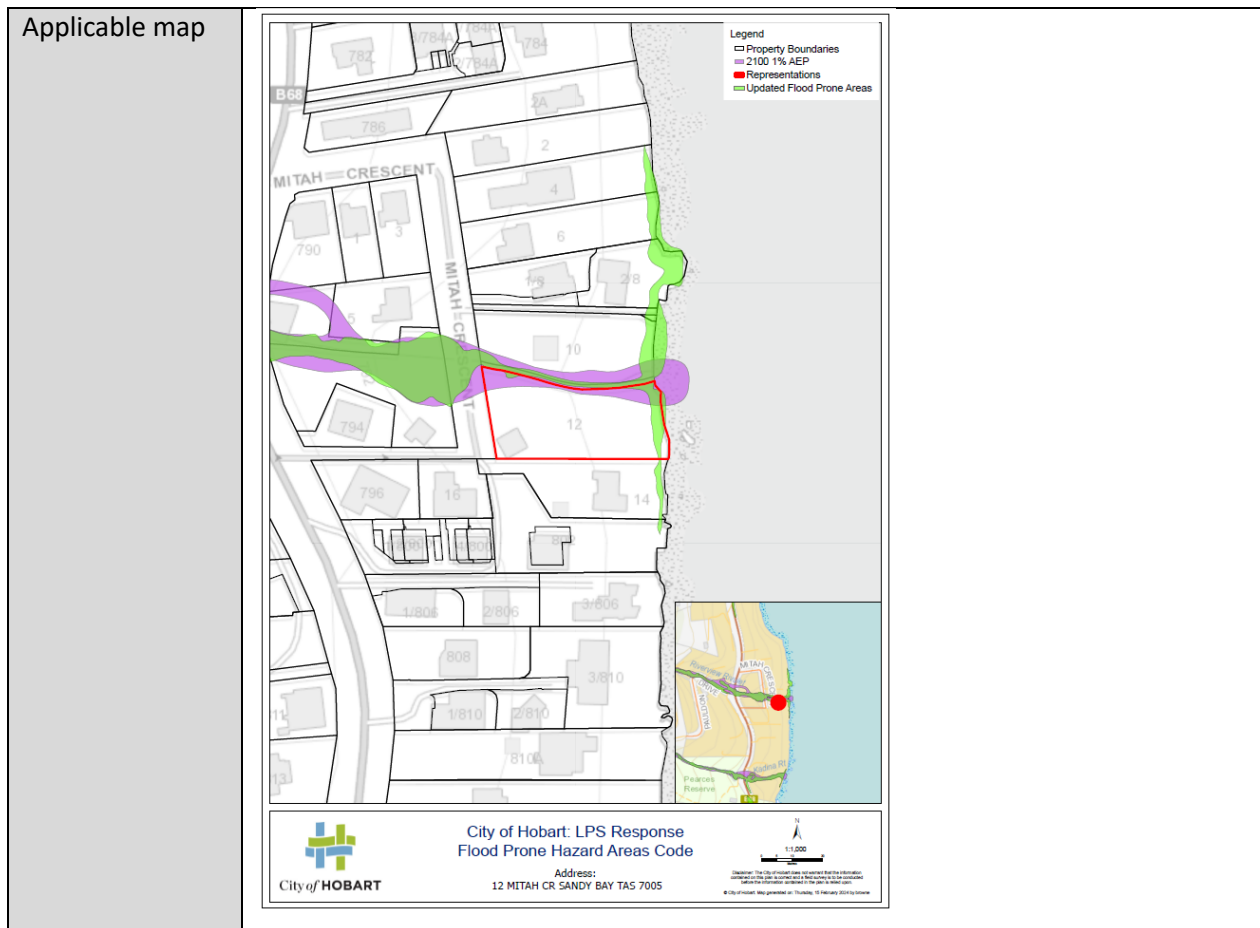
Figure 63 The flood prone hazard area overlay as it applies to the property. (Source: City of Hobart GIS)

The flood-prone hazard area overly primarily affects the creek line of the property along Riverview Rivulet. Flows affecting the property are excess flows from Riverview Rivulet that exceed the rivulets capacity in the 1%AEP plus climate change event. Inundation across the property ranges between 0mm and 220mm in depth and does not affect the housing footprint.

It is noted that this property was within an area subject to remodeling undertaken in late 2023 and a modified overlay area was identified as shown below which now excludes the property at 12 Mitah Crescent.

While the translation from the HIPS 2015 to the TPS results in some differing standards, it is considered unlikely to make any substantive difference to the development opportunities on the property.

Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.



Representation No 206: Jo Hill, 25 Courtney Street, Lenah Valley

<p>Matters raised in representation</p>	<p>The representor is raising concerns with the application of the Heritage Precinct HOB-C6.2.14 to their property. Their property is a 1956 build and, in their view, the broader street does not represent any intact streetscape of cultural or heritage significance. There is no consistent age, lot size, design, boundary structure or street markings which warrant the application of the precinct.</p> <p>There is a separation along Courtney Street in relation to heritage properties, with one side having more 1900 Federation buildings and Californian Bungalows, and the other half of the street not displaying those characteristics at all. In their view, their property should not fall under the same restrictions as those with greater heritage characteristics.</p>
<p>Planning Authority response</p>	<p>The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 64 and Figure 66.</p>



Figure 64: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 65: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken,

	<p>the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.</p> <p>In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.</p> <p>In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 207: Jocelyn McPhie, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	<p>The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential.</p> <p>The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.</p>
Planning Authority response	It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015).

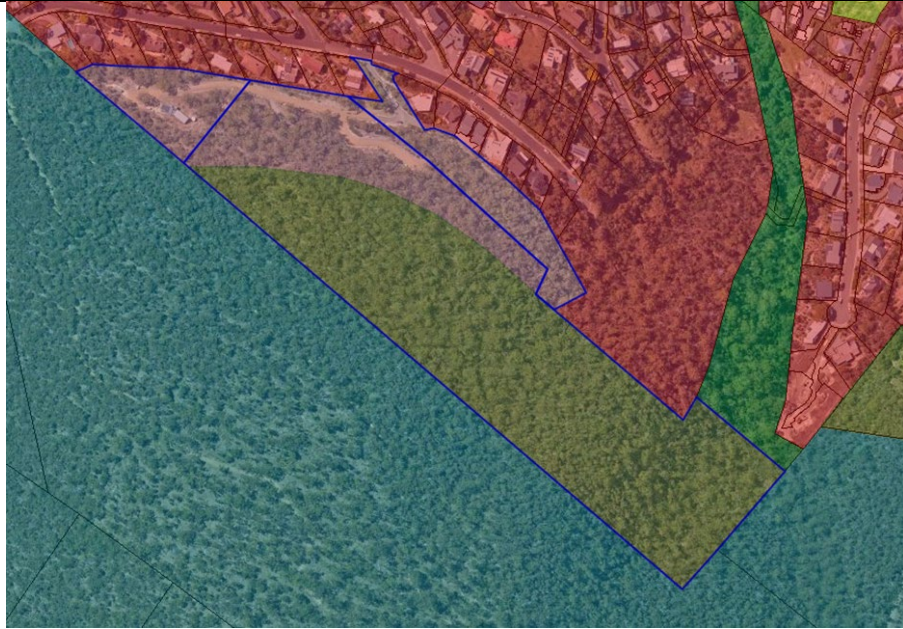


Figure 66: 21, 21a and 21b Enterprise Road, highlighted as its currently zoned under the HIPS 2015. (Source: The LIST, searched 22 December 2023)

The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential.

Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.

It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS.

Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 208 to 320 inclusive: Hobart not Highrise

Petition	This representation was a petition which was signed by a number of individuals, the majority of which signed the representation and provided no further commentary (representation numbers 208-320). Some signed the representation but also provided additional notes. Those that provided additional notes will be assessed individually below.
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Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 321: Christopher Harris, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
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	The representor also notes that Hobart is a delightful city, so buildings heights should be kept low.
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.

Representation No 322: Paula Woodward, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Absolute height limits should be imposed to ensure that developers don’t test their limits, which could lead to a gradual erosion of Woolley’s concept for the future development of Hobart.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key</p>

	<p>recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 323: Lyn, Hobart Not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>There should be no stadium as it will affect the whole aspect of Hobart. Lots of people including tourists comment on the old buildings and surrounds.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be</p>

	<p>progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments re the stadium are noted but are not relevant in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 324: Mark Pooley, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The height limits are the fundamentals of a civilized city, particularly around the human scale of a streetscape.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p>

	Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.

Representation No 325: Paul Turvey, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Strong opposition to the construction of the proposed stadium as it will be another barrier between the river and the city.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Opposition to the stadium is noted however this is not a relevant consideration in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 326: Jacquolyne Kelder, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Heights should consider the existing built form, access to sun and green space. They have to take into account heritage considerations for future building design.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 327: Trudy Hill, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is opposed to the stadium.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium are noted but not relevant in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 328: Andrew MacFie, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to
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	<p>be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>There needs to be more care around heritage buildings, height restrictions are important to achieve that.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 329: Thomas E. Chapman, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
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	Hopes Hobart stays lovely into the future.
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 330: Terri Fox, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Taller buildings will impact on views and lead to colder streets and be uncomfortable for foot traffic. Taller buildings will overshadow others which will lead to increased heating costs for the buildings losing sunlight.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.</p>

	<p>There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 331: Tam Shearing, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is opposed to the stadium.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the</p>

	<p>LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium are noted but not relevant for the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 332: Jenny Hodder, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor opposes the stadium.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Concerns regarding the stadium are noted but are not relevant as part of the Hobart draft LPS.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 333: Kaylene Westmore, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 334: F P M Halliday, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Macquarie Point should have social housing, the space should not have a Stadium which will be an eyesore and a waste of valuable and potentially beautiful space. The stadium should be near the airport.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium are noted however this is not relevant as part of the Hobart draft LPS as no stadium is currently being assessed as part of this process.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 335: Elizabeth Bassett, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart
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	<p>Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Please don’t ruin the wonderful skyline.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 336: Stephanie McDonald, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
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	<p>The stadium is an affront to the historic precincts of the waterfront areas. Too much money is required for this development and it would be better spent on health care, social services, mental health services and low income housing.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium and expenditure of public money is noted however is not a relevant consideration in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 337: Julie Payne, Hobart not Highrise

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>We need sensible and clear height limits.</p>
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<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 338: Richard Potts, Hobart not Highrise.

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor expresses concerns about having to continue to fight to protect things that are important such as Lake Pedder, native forests and Franklin River.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p>

	<p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Representors concerns are noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 339: Caroline Anos, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 340: Jill Wright, Hobart not Highrise.

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>People come here not to see high rise buildings.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 341: Leslie Jones, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Don’t spoil the beauty of Hobart with highrise buildings.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 342: Daniel Panek, Hobart not Highrise.

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion</p>
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	<p>of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor would also like discretionary pathways through planning schemes removed. In their opinion, a rule should be adhered to, not used by a developer as a negotiating tool with Council.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments relating to the drafting style of the planning scheme are noted, particularly as they relate to the discretionary pathways. This can not be resolved through the Hobart draft LPS, and reflect common practice of planning scheme standards, which allow for a performance based solution in some circumstances.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 343: Anne Griffin, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
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	Cities should be liveable and have space for people, with buildings in context with their surroundings.
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 344: Jennifer Furst, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Hobart is unique and should not try and be like a smaller city on the mainland. There are already too many examples of ugly buildings in the city.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.</p>

	<p>There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 345: John Daniels, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>We need to preserve the distinctive, historical aspects of Hobart that make it human scaled. Heights must be restricted to maintain sight lines to natural landscapes. This ensures access to sunlight in winter, and avoids the creation of wind tunnels and allows for open space.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan</p>

	<p>would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 346: Jenny Chester, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor appreciates the opportunity to view the mountain from parts of the CBD but that is being eroded from view by inappropriate buildings. Green space and views are necessary for the well-being of people and should be protected and encouraged in the CBD.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p>

	Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 347: Janet Hohnen, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 348: R J Scott, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>All public spaces should include trees.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>The preference for public spaces to include trees is noted. Any inclusion of this nature would represent a policy position, which in turn may require application beyond the CBD area. This is outside the scope of the Hobart draft LPS at this time.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 349: Lindsey Ross, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to</p>
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	<p>be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 350: Jeff Michel, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor believes that height limits should be absolute, and not have a discretionary pathway. This would stop developers trying to play the system.</p>
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<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding discretionary applications are noted however can not be addressed through this LPS process.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 351: Kerry Anne Johnston, Hobart not Highrise

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor would like to see more open green space, and new buildings to include public art work. It should be a vibrant city for the people who work here, not just tourists.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key</p>

	<p>recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding open space and public art are noted but can not be addressed as part of this Hobart draft LPS process.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 352: Chris Clark, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>If higher buildings are approved, some streets won’t get any sun in winter.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan</p>

	<p>would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 353: David Taylor, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>If maximum building heights are not included, developers will be able to build to unlimited heights and there will be no right of appeal by the public.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 354: Beverley Whittaker, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is concerned that developer’s purses override the public’s views.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 355: Jill Wright, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is concerned about the stadium.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium are noted however these are not relevant to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 356: Jim Morris, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making</p>
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	<p>easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The sightlines must be protected through the Scheme and there should be a removal of performance criteria in relation to heights to give certainty to the community and developers. Without this there will always be ambit claims and further division in the community as those with the deepest pockets will win out.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the performance pathway nature of the scheme are noted but cannot be resolved as part of this Hobart draft LPS.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 357: David Gardiner, Hobart not Highrise

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion</p>
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	of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 358: Douglas Lumb, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is concerned about the stadium. They are particularly concerned about the expenditure of public funds which should be directed towards health, transport, education and housing. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley.

	<p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the stadium are noted however these are not relevant to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 359: Christiane Smethurst, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p>

	<p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 360: Mark Pooley, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor does not support a stadium and is particularly concerned about the impact it will have on the heritage buildings of Hunter Street.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the</p>

	<p>LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>The comments regarding the stadium are noted however these can not be addressed through the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 361: Lindsay Brinsdon, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Heritage protection is very important.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 362: Kathryn Tubb, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Visitors and locals like the city because it is liveable. High buildings will create wind tunnels and block sunlight.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 363: Eric Pinkard, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 364: Andrew MacFie, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The city's treasures should be protected, particularly heritage values.</p>
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<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 365: Julian, Hobart not Highrise

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>There should be no extension of housing into the wooded areas of Hobart, and there should be no stadium. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.</p>

	<p>There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding expansion into the wooded areas of Hobart are noted, and Council has responded to these, while acknowledging the need to provide space for further housing, by zoning land Rural Living, or Landscape Conservation.</p> <p>Comments regarding the stadium are noted but can not be addressed through this process. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 366: Lauren Foley, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p>

	<p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 367: J Bird, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the Scheme and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The city needs to maintain a human scale, high buildings result in shading which is not supported.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the</p>

	<p>LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 368: Richard Bilinski, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the Scheme and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
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Representation No 369: Sebastian Burgess, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>There should be certainty in relation to height limits.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 370: Glenda Ashmore, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the Scheme and</p>
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	<p>encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The heritage buildings and characteristics should be maintained as part of the broader cultural fabric of our township. We need to ensure that we leave important buildings to enable future generations to continue to understand our past.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 371: Rainer Kurth, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor is concerned that high buildings results in a lack of sunlight which is unhealthy. There should be consideration of using more basements and excavation of sandstone as an alternative.</p>
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<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding excavation are noted but can not be addressed as part of this LPS process.</p>
<p>Recommended action</p>	<p>No further action.</p>
<p>Effect of recommendation on Hobart draft LPS</p>	<p>No impact on the Hobart draft LPS.</p>

Representation No 372: Margaret J Murray, Hobart not Highrise

<p>Matters raised in representation</p>	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p>
<p>Planning Authority response</p>	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p>

	<p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 373: Peter Kibbey, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor also raises concerns about governance.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>

	Concerns regarding governance can not be addressed through this Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 374: Angela Prosser-Green, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>Views and the heritage buildings must be maintained.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 375: Chris Haas, Hobart not Highrise

Matters raised in representation	<p>This representor asks that the maximum height limits found within Leigh Woolley’s report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart’s heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier.</p> <p>The representation supports the heritage aspects of the Scheme and encourage further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.</p> <p>The representor believes that no new building should obscure the view of the water from an existing building.</p>
Planning Authority response	<p>There is broad support for the Building Heights Standard Review completed by Leigh Woolley.</p> <p>The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that the this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.</p> <p>There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).</p> <p>Support of heritage controls and inclusion of public spaces is noted.</p> <p>Comments regarding the protections of views are noted.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 376: Angela McGowan, Heritage and Archaeology

Matters raised in representation	<p>The representor highlights their experience as an archaeologist with a strong interest in heritage values. They support Council’s listing of over 40 heritage placed to the Local Historic Heritage Places list, and the continual listing of places that are partially or wholly listed on the THR.</p>
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Similarly they support the including of Places and Precincts of Archaeological Potential in the Central Hobart area, and those listed within the Sullivans Cove Archaeological Zoning plan.

She also supports the Southern Queens Domain landscape and foreshore precincts.

The representor would like to see the archaeological remains on the lower slopes of kunanyi/Mount Wellington similarly listed. She proposes that they are listed as a Precinct of Archaeological Potential entitled 'Complex of Early Colonial Timber Industry Heritage' as outlined in the map below.

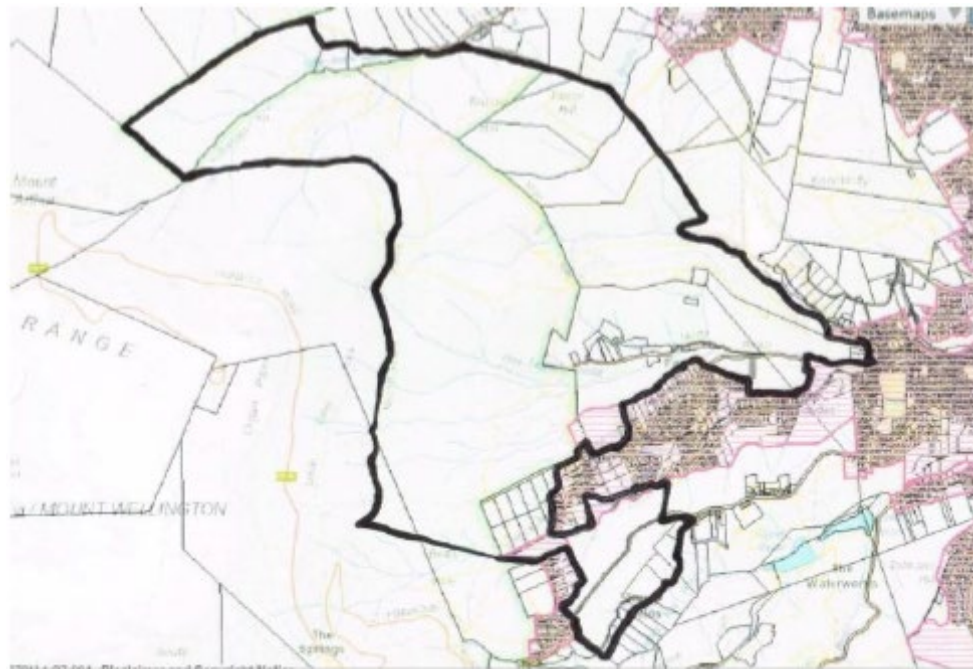


Figure 67: Complex of Early Colonial Timber Industry Heritage Map

This complex comprises sawpits, snig tracks, logging roads, hut sites and sawmill sites dating from 1804 to 1870s. While there is some knowledge of the historic activities in this area, particularly around South Hobart, no comprehensive or systematic survey has been completed. However it is considered rare for such sites to have survived however the steep slopes around Hobart appear to have protected these sites and they can provide new information about resource extraction that is critical in the establishment of Hobart. Any proposals in this area should be accompanied by an assessment of the impact on these features on the area as a whole, so that they can be protected.

The eastern face of kunanyi/Mt Wellington is another important historic cultural landscape which is of such great significance that it should be included in the list of Local Historic Landscape Precincts. To support the inclusion of such a precinct, the representor has incorporated a draft Local Historic Landscapes Datasheet and Conservation Policy which could be inserted in Table C6.3.

The representor provides this statement for consideration.

	<p>They go on to further state that the Scenic Protection Area should apply to the foothills of the mountain, and dispute the Council’s position that it isn’t necessary due to the application of the Landscape Conservation Zone and the Environmental Management Zone. They are concerned with this approach as in their view much of the hinterland of the mountain is zoned Rural Living which does not provide any specific controls around landscape values. In their view inclusion of something such as the Glenorchy Scenic Protection Area Management Objectives in the draft LPS would provide adequate protection and is consistent in this approach.</p>
<p>Planning Authority response</p>	<p>The representors support for the listed archaeological and heritage areas is noted. Similarly, her commentary regarding the heritage features on the mountain is noted, and has been raised to a degree in other representations (Representation 160 and 181). It is worth highlighting that these other representations, while raising similar issues as this representation, address other matters in some instances and are not consistently spatially applied.</p> <p>In relation to the listing of the eastern face of kunanyi/Mount Wellington, there has been relatively minimal information provided on the specifics of the boundaries and how it aligns to land tenure and the rationale for the selection of the map boundary. It also appears to overlap with an existing cultural landscape precinct, the Fern Tree Cultural Landscape Precinct (HIPS 2015).</p> <p>The representation may be considered to have some validity and may be supportable subject to modifications and limitations on the scope and extent. However, the inclusion of a cultural landscape precinct to the eastern face of the mountain is likely to garner considerable community interest. To date this precinct, and any supporting analysis has not been considered more broadly in the community and represents a significant strategic change.</p> <p>It is considered more appropriate that this be implemented through a separate scheme amendment process and exhibited accordingly.</p> <p>In relation to the issues raised regarding the ‘Complex of Early Colonial Timber Industries’ Precinct, similarly this may have merit. However the representor acknowledges that there hasn’t been adequate survey to comprehensively detail this, and the map provided does not provide a level of detail to ascertain how it impacts upon land tenure. Heritage Tasmania is also considering this issue separately and their analysis has not been completed.</p> <p>Furthermore, given the proximity to private properties, it may result in considerable community interest, so it is considered more appropriate that this be implemented through a separate scheme amendment process if warranted.</p> <p>In relation to the application of the Scenic Protection overlay through the Code, the draft LPS does not utilise this Code through the application of scenic protection areas (SPA), or road corridors. It is noted that the code is applied through a SPA in Glenorchy and is proposed to be applied in Kingborough. The City of Hobart’s argument is that the Landscape Conservation and Environmental Management provisions provide adequate protection for key features and to a degree this is correct. However the Codes and Zones do not regulate the same things and have different purposes. The representor argues that the Scenic protection overlay</p>

	<p>should be applied also because of the application of the Rural Living Zone to the foothills of Hobart.</p> <p>The Rural Living zone is used sparingly around the foothills of Hobart, focusing on Ridgeway, parts of Fern Tree adjacent to Huon Road and Summerleas Road, and parts of Turnip Fields. Areas of Old Farm Road and Jubilee Road are also zoned Rural Living. Many of these lots are residential in scale and already developed. Some of these areas adjacent to Huon Road are also covered by a Local Historic Landscape Precinct. The Rural Living Zone is actually relatively minimally applied in areas that are likely to be incorporated within a Scenic Protection overlay and to this end, this issue is not substantial.</p> <p>There is merit in the inclusion of the Scenic Protection overlay to the eastern face of kunanyi/Mount Wellington, however there is currently no supporting documentation around the scenic values that are critical for protection that are identified through the relevant management objectives. Furthermore, it is unclear to what extent this overlay would apply.</p> <p>Similarly to other matters within this representation, this is likely to have considerable public interest, and would require detailed assessment of values which would subsequently considered by the broader community. At this stage there is inadequate information to incorporate this as an amendment.</p>
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.