

Hobart Draft Local Provisions Schedule S35 Representation Report



City of HOBART

Background

Structure of the TPS

In 2015, the Tasmanian Government introduced legislation to replace the interim planning schemes of each council with the Tasmanian Planning Scheme (TPS).

The TPS is divided into two components as shown in Figure 1 - the State Planning Provisions (SPPs) which includes a consistent suite of zones and codes that are applied in each municipal area across Tasmania, and the Local Provisions Schedules (LPS). The SPPs are the state-wide component of the planning scheme and the LPS are the local component of the TPS. Each municipal area is required to have its own LPS.

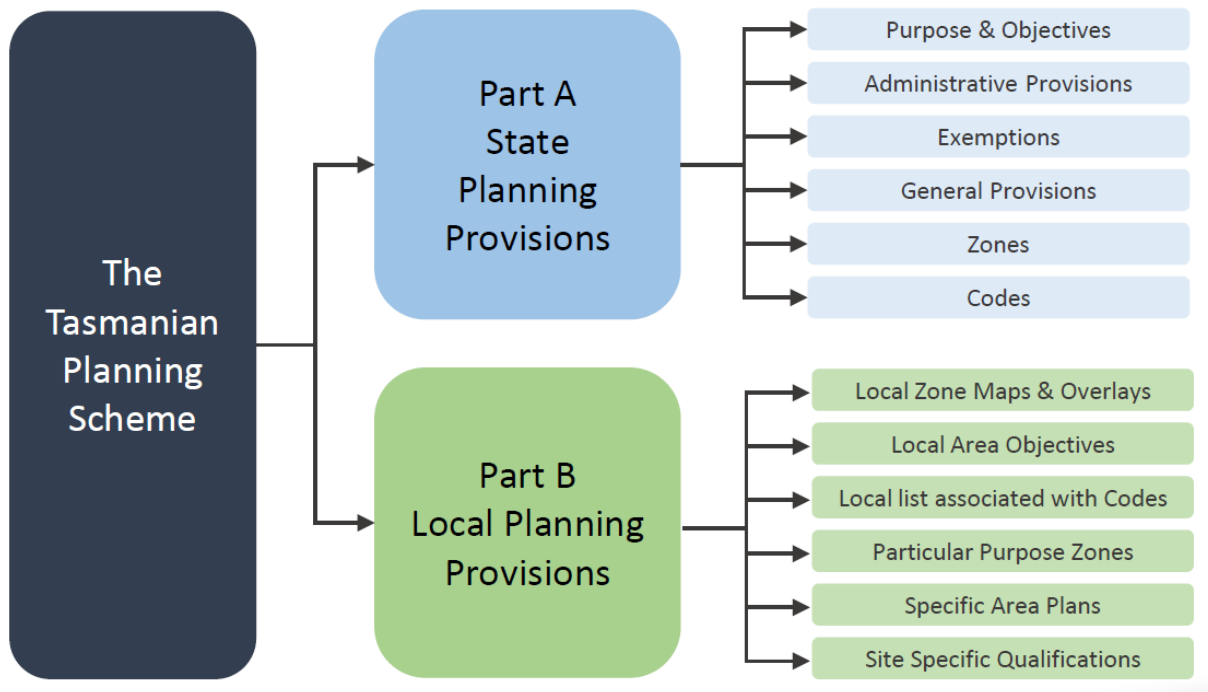


Figure 1 Structure of the Tasmanian Planning Scheme

What can be included in the Local Provisions Schedule

The intent of the legislative framework for the Tasmanian Planning Scheme under the *Land Use Planning and Approvals Act 1993* (the Act) is aimed at minimising local departures from the SPPs in order to preserve as much consistency as possible across the State.

Section 32 of the Act limits what can be included in an LPS (LPS criteria) in this regard and allow LPS to include:

- Zoning maps which spatially apply the zones to a municipal area
- Overlay maps or code lists which direct the application of codes to land in a municipal area; or
- Local Planning Provisions (LPPs) that would apply to an area of land in substitution for, or addition to the SPPs.

Section 32 of the Act also require that:

- LPS must be consistent with the objectives of the Act, relevant State Policies, the applicable Regional Land Use Strategy.
- LPS must be consistent with adjoining municipal areas.

LPPs must be in the form of a particular purpose zone (PPZ), specific area plan (SAP) or site-specific qualifications (SSQ). They cannot directly modify provisions in a zone or code outlined in the SPPs.

In order to preserve statewide consistency section 32(4) of the Act elaborates on the circumstances in which LPPs in the form of a PPZ, SAP or SSQ can be approved. Specifically, an LPS may only include one of these in relation to a specific area of land if:

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

(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.

This is a mandatory requirement for new local provisions in the LPS. It has been shown to be a relatively high threshold to meet through recent decisions of the Tasmanian Planning Commission, particularly where demonstrate unique circumstances. This test has been considered in the response to individual representations were relevant as outlined in Attachment A.

Notwithstanding this, Schedule 6 of the Act does provide for transitional provisions to allow existing PPZ, SAPs or SSQ in interim planning scheme to be approved by the Minister for direct translation into an LPS. The LPS under the Hobart draft LPS that have been approved under Schedule 6 of the Act are:

- HOB-P 1.0 University of Tasmania (Sandy Bay Campus) PPZ
- HOB-P 2.0 Calvary Healthcare Hospital Campus PPZ
- HOB-P 3.0 St John's Hospital Campus PPZ
- HOB-P 4.0 Wrest Point PPZ
- HOB-P 5.0 Battery Point Slipyards PPZ
- HOB-P 6.0 University of Tasmania (Domain House Campus) and Philip Smith Centre PPZ
- HOB-P 7.0 Cascade Brewery PPZ

- HOB-P 8.0 Royal Hobart Hospital Campus PPZ
- HOB-S1.0 Gregory Street SAP
- HOB-S2.0 North Hobart SAP
- HOB-S10.0 Royal Hobart Hospital Helipad Airspace SAP
- Wellington Park site specific qualification

Relevance to State legislation and policies

As outlined above, the structure and form of local planning provisions in the draft LPS is established through the SPPs, however the Act also require that the LPS is in accordance with other legislative requirements and more generally meets the overarching objectives of the Act in supporting sustainable development outcomes.

Turning to these legislative requirements, in the first instance, the draft LPS has been prepared in accordance with State Policies made under the *State Policies and Projects Act 1993*. These include:

- The State Coastal Policy 1996.
- State Policy on Water Quality Management 1997.
- State Policy on the Protection of Agricultural Land 2009.

In addition, and also a requirement of the Act, the draft LPS has been drafted to be consistent with the *Southern Tasmanian Regional Land Use Strategy*, and with specific reference to other State Government policies and overlays such as the Bushfire Prone Areas TasFire Supporting Report and associated mapping.

Further to this, the draft LPS was required to have consistency and coordination with adjacent municipal areas and in the case of the City of Hobart, also with *The Wellington Park Management Plan 2013*.

Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

The principal point of instruction for the allocation of zones and codes made with the draft LPS is Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application (June 2018). This Guideline was issued by the Commission in accordance with ssection 8A of the Act.

The application of all zones and code overlays included with the draft LPS must be in accordance with Guideline No.1. This Guideline is specifically used in assisting to determine compliance with the LPS criteria described previously.

Zone allocations

The draft LPS assigns all land with the Hobart local government area to a zone and it is that zoning that provides the primary mechanism for regulating land use and development under the TPS. Zoning makes provision for what use and development can occur in particular areas and under what circumstances.

The allocation of zones made with the draft LPS has sought to find an appropriate balance between:

- the instruction contained in the LPS Zone and Code Application Guideline

- translation of the existing zoning wherever possible; and
- zoning assignments that provide for an appropriate recognition of existing and well-established land use and development patterns in the Hobart municipality.

Relevance to Council's plans and policies

In addition to State Government legislation, policies and guidelines, the drafting of this draft LPS has been informed by a number of Council strategic policies including:

- City of Hobart Capital City Strategic Plan 2015-2025.
- Hobart Significant Tree Register.
- City of Hobart Local Heritage Precincts: Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy, January 2019.

It is of relevance that since the draft LPS was completed initially, a number of strategic Precinct Planning projects have similarly been completed within the Hobart area. These projects make a range of recommendations, which have been unable to be reflected within the draft LPS due primarily to timing misalignments.

Statutory process

Consideration of representations

Following the statutory public exhibition of the draft LPS (carried out in accordance with the requirements of sections 35C and 35D of the Act), Council must now prepare a report to the Commission regarding that exhibition. The report is to consider the representations received during the public exhibition period including an assessment and recommendations on whether the matters raised in those representations are of sufficient merit to necessitate a modification to the draft LPS. The specific legislative requirements for this post exhibition report are set out under section 35F of the Act and replicated below.

LUPAA - Section 35F – Report by planning authority to Commission about exhibition

(1) A planning authority, within 60 days after the end of the exhibition period in relation to a draft LPS in relation to the municipal area of the planning authority or a longer period allowed by the Commission, must provide to the Commission a report in relation to the draft LPS.

(2) The report by the planning authority in relation to the draft LPS is to contain –

(a) a copy of each representation made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS before the end of the exhibition period in relation to the draft LPS, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

(b) a copy of each representation, made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS after the end of the exhibition period in relation to the draft LPS, that the planning authority, in its discretion, includes in the report; and

(ba) a statement containing the planning authority's response to the matters referred to in an LPS criteria outstanding issues notice, if any, in relation to the draft LPS; and

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to – (i) whether the planning authority is of the opinion that the draft LPS ought to be modified to take into account the representation; and (ii) the effect on the draft LPS as a whole of implementing the recommendation; and

(d) a statement as to whether it is satisfied that the draft LPS meets the LPS criteria; and

(e) the recommendations of the planning authority in relation to the draft LPS.

(3) Without limiting the generality of subsection (2)(e), the recommendations in relation to a draft LPS may include recommendations as to whether –

(a) a provision of the draft LPS is inconsistent with a provision of the SPPs; or

(b) the draft LPS should, or should not, apply a provision of the SPPs to an area of land; or

(c) the draft LPS should, or should not, contain a provision that an LPS is permitted under section 32 to contain.

Strategic planning changes

The Minister for Planning has, on multiple occasions, advised local Councils that the State Government's position is that the LPS process is not about the opportunity to undertake significant strategic land use planning reviews.

The above approach is not intended to diminish the need for, or importance of, some broader strategic land use planning reviews. Instead, it aims to recognise that such matters do have the potential to unnecessarily complicate and delay the draft LPS process. Council recognises the need to undertake some more contemporary localised strategic land use planning reviews (including the Central Hobart Precincts Plan).

These initiatives are currently being pursued – but ultimately this will occur outside and separate to the draft LPS process. Broader strategic changes can be considered as part of the usual planning scheme amendment process under the Act either to the current Interim Planning Scheme or an approved draft LPS – and where there is appropriate strategic planning to support those changes (such as a residential settlement strategy).

The draft LPS process should not be unnecessarily complicated or delayed by matters which can be appropriately considered through the usual planning scheme amendment process under LUPAA.

Public exhibition

In accordance with the requirement of the Act, the draft LPS was made available for public exhibition for a period of 60 days. The public exhibition period was conducted from 1 May 2023 until the close of business on 30 June 2023.

During this period the community could inspect all documentation associated with the LPS in hard copy form at Council offices or at the Commission, or electronically through Council's website. Representations could be made to the exhibited documents.

Council has fulfilled its statutory obligations under the Act by:

- Newspaper notifications published in the Mercury Newspaper on 29 April 2023 and 10 May 2023.
- The exhibition of the relevant documents at the City of Hobart Council chambers.
- At the Tasmanian Planning Commission.
- A notice Council's website.

In addition to the statutory requirements, Council undertook the following additional measures:

- Social media posts on 1 May 2023 and 22 May 2023.
- Notification of the exhibition of the LPS to 11,000 ratepayers where there was a change in the zoning or Codes as they apply to their property.
- Providing presentations to Council of Community Progress associations.
- Presenting on local radio.
- Holding 5 drop-in sessions at various times during the exhibition period.
- Responding to an enquiries email address for those who had question in relation to the LPS.

Representations

During the 60-day representation period, 376 representations were received. In some instances, these representations were enquiries, however these have still be taken as representations and considered in this report. In other instances, representations were in the form of a template letter. This template letter was submitted by 167 people. Some of these representations were also duplicates, with representors sending the representations in via post and email as an example, and these being recorded separately.

A list of the representations and the property they relate to can be found in Table 1 below. If a representation relates to a general issue rather than a specific property, the third column has been left blank. Please note that representations are required to be made public as they relate to an assessment being made through public hearing requirements of the Act.

Key issues raised by representors are outlined below with the number of representors who raised the issue:

- Building height in the CBD – 46%
- Flood prone hazard area overlay – 25%
- Zone application – 14%
- Heritage precinct overlays – 8.5%

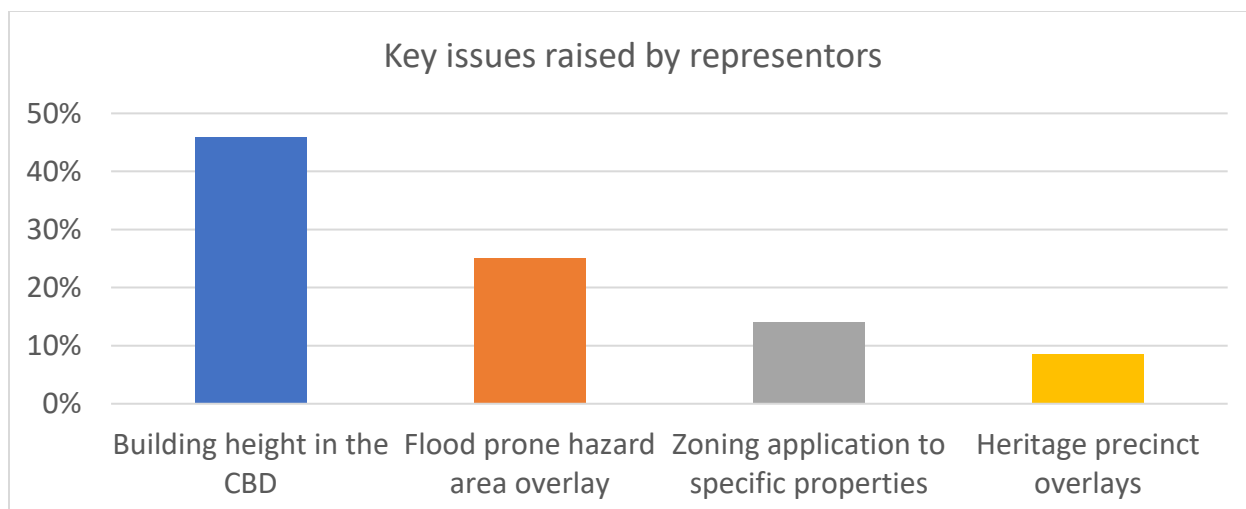


Figure 2: Key issues raised in representations

The zoning issues raised in representations relate to a wide variety of zones, although the Landscape Conservation Zone was raised in 3.7% and Rural Living Zone in 2.4%. This is however a much smaller proportion than experienced in nearby LGAs as part of their LPS process.

Table 1 Representations to the Hobart draft Local Provisions Schedule.

No.	Representor	Relevant property (if applicable)	Relevant issue
1	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
2	Dr Gajinder Oberoi	460 Churchill Avenue, Sandy Bay	Flood prone hazard area overlay
3	L Millar	21 Derwentwater Avenue, Sandy Bay	Flood prone hazard area overlay
4	Frank Martinovich; Director Corporate Services; Cancer Council Tasmania		Heritage
5	John Backhouse	3 Overall Street, Dynnyrne	Flood prone hazard area overlay
6	Andrew Carlyle	3/107 Strickland Avenue, South Hobart	
7	Dr. David J. Boersma & Dr. Jacoline Heller-Boersma	74 Queen Street, Sandy Bay	Flood prone hazard area overlay
8	Sam Ibbott	110 Swanston Street, New Town	Flood prone hazard area overlay
9	Stewart Edwards	6 Rupert Avenue, Mount Stuart	Heritage
10	Todd Jeffrey		Accessibility of maps
11	Luc Richard	4/16 Newlands Avenue, Lenah Valley	Flood prone hazard area overlay
12	Rosie and John Donald	39-47 Hall Street, Ridgeway	
13	Daniel McQuillen	46 Doyle Avenue, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
14	Helen Mulligan and Robert Bennett	52 Clare Street, New Town	Flood prone hazard area overlay
15	Ian Hughes	74 Waimea Avenue, Sandy Bay	Flood prone hazard area overlay
16	Roderic Van Binst	6 Beaumont Road, Lenah Valley	Flood prone hazard area overlay
17	Graham King	3 Osborne Street, Sandy Bay	Flood prone hazard area overlay; Heritage
18	Adrian Pyrke	9 Forbes Avenue, West Hobart	Heritage
19	Taufiq Tanasaldy	2/36a Brinsmead Road, Mount Nelson	Flood prone hazard area overlay
20	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
21	Chris Wells		Vehicle restrictions in heritage areas
22	Chris Edwards	570 Sandy Bay Road, Sandy Bay	Coastal inundation risk
23	Chris Edwards	570 Sandy Bay Road, Sandy Bay	Coastal inundation risk
24	Andrew Buckley	9/286 Argyle Street, North Hobart and 14 Quayle Street, Sandy Bay	Flood prone hazard area overlay
25	Lynley Hocking	32 Lalwinya Court, Mount Nelson	Zoning
26	Mark Bresnehan	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
27	Anna and Justin Mayo	Address unknown	Heritage
28	Martin Balsiger	Address unknown	Flood prone hazard area overlay
29	Bob Cotgrove	305 Nelson Road, Mount Nelson	Query on application of LPS
30	Andrew Crane	333 Park Street, New Town	Heritage
31	Hazel Mariot	51 and 53 Lipscombe Avenue, Sandy Bay	Flood prone hazard area overlay
32	David Kentish 1 of 3	12 Meredith Street, New Town	Heritage
33	David Kentish 2 of 3	12 Meredith Street, New Town	Heritage
34	David Kentish 3 of 3	12 Meredith Street, New Town	Heritage
35	Craig Deegan	854 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay
36	Helen Bobbi	98 Letitia Street, North Hobart	
37	Brian Chamber	7 Oldham Avenue, New Town	Flood prone hazard area overlay
38	Gajunder Oberoi	460 Churchill Avenue, Sandy Bay	Flood prone hazard area overlay
39	David Boyer	72 Molle Street, Hobart	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
40	Graham King	9 Forbes Avenue, Wesat Hobart	Flood prone hazard area overlay; Heritage listing
41	John Thompson	Summerleas Rd, 93a Summerleas Rd, 96A Summerleas Road, 150 Summerleas Rd, 5 Tew Terrace, 24 Gardenia Grove	Zoning of land subject to conservation covenants
42	Pam Schindler		Building heights in CBD
43	Paul Munting	12 Noble Drive, New Town	Flood prone hazard area overlay
44	Ben Hutchinson	74 Risdon Road, New Town	Flood prone hazard area overlay
45	Duncan Hall	350 Davey Street, South Hobart	
46	Gary Coates	60 Carlton Street, New Town	Flood prone hazard area overlay
47	Iain Millar	2/19 Macfarlane Street, South Hobart	Flood prone hazard area overlay
48	Lil Kube	87 Oldham Avenue, New Town	Flood prone hazard area overlay
49	Kath Lonergan	6 Jutland Street, New Town	Flood prone hazard area overlay
50	Mike Burke	12 and 14 Lefroy Street, North Hobart	Flood prone hazard area overlay
51	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
52	Tim Bower	8 Honora Avenue, Lenah Valley	Flood prone hazard area overlay
53	Chris Arthur	97 Goulburn Street, West Hobart	Flood prone hazard area overlay
54	Martin Headlam	1 Lower Jordan Hill Road, West Hobart	Flood prone hazard area overlay
55	Norah Crowther	5 Jutland Street, New Town	Flood prone hazard area overlay
56	Rob McFie	194-198 Liverpool Street, Hobart	Flood prone hazard area overlay
57	Rosemary Summers	7 Jutland Street, New Town	Flood prone hazard area overlay
58	Bea Beswick	21 King Street, Sandy Bay	Flood prone hazard area overlay
59	George Giannakopoulos	156 Pottery Road, Lenah Valley	Zoning
60	Giameos Constructions	Various	Flood prone hazard area overlay
61	Mark Newman	25 Toorak Avenue, Mount Stuart	Flood prone hazard area overlay; heritage listing; zoning.
62	Matthew Hale	46 Fisher Avenue, Sandy Bay	Flood prone hazard area overlay
63	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
64	Jeff Stokes	7 Lefroy Street, North Hobart	Flood prone hazard area overlay
65	Douglas Gibbons	7 Westinwood Road, Lenah Valley	Flood prone hazard area overlay

No.	Represontor	Relevant property (if applicable)	Relevant issue
66	Diane Morse	3/19 MacFarlane Street, South Hobart	Flood prone hazard area overlay
67	Lisa Murphy	57 Woodcutters Road, Tolmans Hill	Flood prone hazard area overlay
68	Rod Betts	4 Regent Street, Sandy Bay	Flood prone hazard area overlay
69	Stephen Davy	15a Red Chapel Avenue, Sandy Bay	Flood prone hazard area overlay
70	Andrew Hejtmanek	51 Anglesea Street, South Hobart	Flood prone hazard area overlay
71	Brian Walter	40 Clare Street, New Town	Flood prone hazard area overlay
72	Carolyn Brooks	33 Newdegate Street, North Hobart	Flood prone hazard area overlay
73	David McMeniman	35 Newdegate Street, North Hobart	Flood prone hazard area overlay
74	John Hutchison	3 MacFarlane Street, South Hobart	Flood prone hazard area overlay
75	Philip Littlejohn	323 Argyle Street, North Hobart	Flood prone hazard area overlay
76	Zoe Burton	1/17 Dowding Crescent, New Town	Flood prone hazard area overlay
77	Anna Rose	26 Broadwaters Parade, Sandy Bay	Flood prone hazard area overlay
78	Anthony and Linda Kube	87 Oldham Avenue, New Town	Flood prone hazard area overlay
79	Ben Wagner	15 Pine Street, West Hobart	Flood prone hazard area overlay
80	Fiona Baillie	21, 21a, and 21b Enterprise Road, Sandy Bay	Zoning
81	John Ballard	17 Pine Street, West Hobart	Flood prone hazard area overlay
82	Mary Gibbs	49 Clare Street, New Town	Flood prone hazard area overlay
83	Mark and Caroline Corrigan	14 McAulay Rd, Sandy Bay	Flood prone hazard area overlay
84	Penny Webb	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
85	Peter Grant	146 Strickland Avenue, Sandy Bay	Flood prone hazard area overlay
86	Sharn Davies	18 Denison Street, South Hobart	Flood prone hazard area overlay
87	NRE Tasmania	Truganini Conservation Area	Zoning; Priority vegetation overlay
88	Stuart McKenzie Hall	21, 21a and 21b Enterprise Road, South Hobart	Zoning
89	Suzanne Morrisby	2/30 William Cooper Drive, Lenah Valley	Flood prone hazard area overlay
90	C FP Brosnan & DP Rayner-Brosnan	316 Lenah Valley Road, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
91	Annalise Varghese		Procedural matter
92	Ben Hutchinson	74 Risdon Road, New Town	Flood prone hazard area overlay; Zoning
93	Frank Martinovich		Procedural matter
94	Graeme Bell	865 Huon Road, Fern Tree	Zoning
95	Matt Lindus	600 Huon Road, South Hobart	Zoning
96	Robert Stewart	82 Hall Street, Ridgeway	Zoning
97	City of Hobart		Various
98	Alister Dougals	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
99	Barry Marsh	25 Copley Road, Lenah Valley	Flood prone hazard area overlay; Zoning
100	Dan Langdon	39 Cavell Street, West Hobart	Heritage
101	Frazer Read	7 Lissadell Court, New Town	Flood prone hazard area overlay
102	Graeme Bell	865 Huon Road, Fern Tree	Zoning
103	Graham Gates	353 Lenah Valley Road, Lenah Valley	Zoning
104	James Hamilton	41 Brushy Creek Road, Lenah Valley	Zoning
105	Miles Smith	69 Salvator Road, West Hobart	Zoning
106	Ireneinc, Poppy Scharkie	7 Loudon Street, South Hobart	Zoning
107	Richard Fader	627 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay
108	Roger McLennan	71-73 Liverpool Street, Hobart	Flood prone hazard area overlay
109	Roland Browne		Building height in CBD
110	Aisha Paulsen obo Bob Vincent		Over zoning of CBD area
111	TasNetworks	35-49 Creek Road, Lenah Valley; 222 Campbell Street, North Hobart; 4-12 Elizabeth Street, Hobart	SPP issues; Zoning; Priority vegetation overlay; Scenic protection overlay; Electricity transmission protection overlay.
112	Craig Siddall	3 & 5 Rangeview Crescent, Lenah Valley	Flood prone hazard area overlay
113	Rachel Koo	Sayer Crescent, Sandy Bay	Heritage
114	John Roberts	2 Maning Avenue, Sandy Bay plus petition	Flood prone hazard area overlay
115	Michael Foster	Sandy Bay Utas Campus	Zoning
116	TasNetworks (updated rep)	35-49 Creek Road, Lenah Valley; 222 Campbell Street, North Hobart; 4-12 Elizabeth Street, Hobart	SPP issues; Zoning; Priority vegetation overlay; Scenic protection overlay; Electricity transmission protection overlay.

No.	Representor	Relevant property (if applicable)	Relevant issue
117	Peter Hill	26 Tangara Road, Mount Nelson	Flood prone hazard area overlay
118	Ireneinc, Phil Gartrell	780 Huon Road, Fern Tree	Zoning
119	Ireneinc, Poppy Scharkie	13 Bimbadeen Court, West Hobart	Zoning
120	Ray Terry		Building height in CBD
121	Save UTAS		Relocation of university
122	Scott and Silvana Luttrell	19 Courtney Street, Lenah Valley	Heritage listing
123	TasWater		No comment
124	Brenda Lau	No address provided	Heritage
125	Clay Chesseman	13 Courtney Street, Lenah Valley	Heritage
126	Gaye Clark	1/26 Newlands Avenue, New Town	Flood prone hazard area overlay
127	Homes Tasmania (1)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
128	Kendy Morgan	44 and 2/46 Beddome Street, Sandy Bay	Flood prone hazard area overlay
129	Lorrie B	1/6 Dowding Crescent, New Town	Flood prone hazard area overlay
130	Mike Burke	No address provided	Flood prone hazard area overlay
131	P and J Sibly	21, 21a and 21b Enterprise, Sandy Bay	Zoning
132	Ireneinc, Phil Gartrell obo Hobart City Mission	46-56 Barrack Street, Hobart	Zoning
133	Preston Tsamassiros	1/30 William Cooper Drive, Lenah Valley	Flood prone hazard area overlay
134	Rob Rothwell	39 Brushy Creek Road, Lenah Valley	Zoning
135	Silvana and Scott	59 Princes Street, Sandy Bay	Heritage
136	Robert Bennett	52 Clare Street New Town	Heritage
137	Sandra Cock	1/7 Derwentwater Ave, Sandy Bay	Flood prone hazard area overlay
138	Silvana Luttrell and Teresa Howell	19 Courtney Street Lenah Valley	Heritage
139	Wendy Bliss	1_17 Dowding Crescent, New Town	Flood prone hazard area overlay
140	Ben Waining	Courtney Street Lenah Valley	Heritage
141	Brenda Lau	no address provided	Heritage
142	Dept of State Growth		Zoning

No.	Representor	Relevant property (if applicable)	Relevant issue
143	Clay Cheeseman	4 Courtney Street, Lenah Valley	Heritage
144	Danielle Gray	8 Buchanan Avenue, Sandy Bay	Flood prone hazard area overlay
145	David Ramm	21, 21B and 21A Enterprise Road, Sandy Bay	Zoning
146	Gaye Clark	Unit 1 26 Newlands Avenue, Lenah Valley 7008	Flood prone hazard area overlay
147	Homes Tasmania (2)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
148	Jonah Gouldthorpe		SPP issues (Significant Trees Code)
149	JP Cumming		Coastal erosion hazard overlay
150	AirBNB		Visitor accommodation
151	Kerry Burns, Glebe Residents Association		Zoning; Heritage; Apartment standards
152	Kerry Donovan	53 Summerleas Road, Fern Tree	Zoning
153	SES Tasmania (1)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
154	Lynda Stellamaris	88 Rialannah Road, Mount Nelson	Flood prone hazard area overlay
155	Marg Nicol	137 Nelson Road, Mount Nelson	General issues
156	Martin Wallace	27 Plaister Court, Sandy Bay 7005	Flood prone hazard area overlay
157	Homes Tasmania (2)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
158	Mat Hinds		SPP issues (Local Historic Heritage Code)
159	Meg Lawson, Fahan School		Zoning
160	South Hobart Progress Association		Additional local provisions
161	Mike Burke	12 and 14 Lefroy Street, North Hobart	Flood prone hazard area overlay
162	Patrick McGrath	181 Pottery Road, Lenah Valley	Zoning
163	Paul Wagner	156 Harrington Street, Hobart	Flood prone hazard area overlay
164	Pauline Cairns	24 Newlands Ave, Lenah Valley	Flood prone hazard area overlay
165	Pauline Cairns	24 Newlands Avenue, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
166	Ireneinc, Phil Gartrell	30 Lumeah Avenue, Lenah Valley	Zoning
167	R. Donald W. Donald, S. Bell	39 -47 Hall Street and 49-57 Hall Street Ridgeway	Zoning
168	Rachel Williamson	371 Lenah Valley Rd, Lenah Valley	Zoning
169	Ray Browning & Lucy Crowley	377 Lenah Valley Road, Lenah Valley	Zoning
170	Rhydfen Plummer		Building height in CBD
171	Sarah Field	63-83 Creek Road, Lenah Valley	Significant tree
172	SES Tasmania (2)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
173	Tom Ruddock	16 Browne Street West Hobart	Flood prone hazard area overlay
174	Trent Henderson	738 Sandy Bay Road, Sandy Bay	Lower Sandy Bay escarpment SAP
175	Trent Henderson	820 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay; Lower Sandy Bay escarpment SAP
176	Vice Chancellor, Rufus Black	Sandy Bay Utas Campus	Zoning
177	Victoria Lightfoot	Wrest Point Hotel Casino	Heritage
178	Victoria Lightfoot	Waggon and Horses Pty Ltd - 327 Argyle Street	Zoning
179	Tasmanian Heritage Council		SPP issues (Local Historic Heritage Code)
180	Zoran and Marina Kikolic	110 Letitia Street, North Hobart	Heritage
181	Bernard Loyd, Enshrine	Wellington Park	Additional local provisions
182	Bernard Loyd, Enshrine	The Octopus Tree, Wellington Park	Significant tree
183	Bernard Smith		Zoning
184	Bernard Smith		Zoning
185	Bryan Choa	11 Bimbadeen Court, West Hobart	Zoning
186	Catherine Austin, Australian Property Institute		Zoning; Significant trees; Visitor accommodation
187	SES Tasmania (3)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
188	David Malone	16 Braeside Crescent, Sandy Bay	Flood prone hazard area overlay
189	Denis Edwards	14 Nelson Road, Mount Nelson	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
190	Eugene Scully	Courtney Street, Lenah Valley	Heritage
191	Frazer Read		Lower Sandy Bay Escarpment SAP
192	Frazer Read		Lower Sandy Bay Escarpment SAP
193	Greg James	13 Quayle Street, Sandy Bay	
194	Greg Whitten	71-73 Liverpool Street, Hobart	Flood prone hazard area overlay
195	Andrew Muthy	30 Valley Street, West Hobart	Flood prone hazard area overlay
196	Ian Johnson	84 Grosvenor Street, Sandy Bay	Heritage
197	Ireneinc, Poppy Scharkie	13 Bimbadeen Court, West Hobart	Zoning
198	JP Cumming	62 to 64 Napoleon Street, Battery Point	Coastal erosion hazard overlay
199	TasRail		Zoning
200	Andrew Shearing	22 Lalwinya Road, Mount Nelson	Zoning
201	Jane Lane	40 York Street, Sandy Bay	Heritage
202	Janelle O'Rielly	17 Maning Avenue, Sandy Bay	Flood prone hazard area overlay
203	TasPorts		Zoning
204	Jeff Krafft	15 Courtney Street, Lenah Valley	Heritage
205	Jennifer Nichols	12 Mitah Crescent, Sandy Bay	Lower Sandy Bay Escarpment SAP
206	Jo Hill	14 Courtney Street, Lenah Valley	Heritage
207	Jocelyn McPhie	21, 21B and 21A Enterprise Road, Sandy Bay	Zoning
208	Andrew Lindner		Building heights in CBD
209	Frank Coulson		Building heights in CBD
210	Kathryn Osborn		Building heights in CBD
211	Marshall Kimber		Building heights in CBD
212	Helen Saunders		Building heights in CBD
213	Jane Wing		Building heights in CBD
214	Alison Watson		Building heights in CBD
215	Rossana Gussoni		Building heights in CBD
216	Sue (no last name provided)		Building heights in CBD
217	Luca Vanzino		Building heights in CBD
218	Paul Roberts		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
219	Mark Pooley		Building heights in CBD
220	Jo (no last name provided)		Building heights in CBD
221	Doug Patten		Building heights in CBD
222	Donna Waldie		Building heights in CBD
223	David Page		Building heights in CBD
224	S Edwards		Building heights in CBD
225	Don Hempton		Building heights in CBD
226	Bronwyn Johnstone		Building heights in CBD
227	Lynden Howells		Building heights in CBD
228	Jeanette Brown		Building heights in CBD
229	Annette Jarvie		Building heights in CBD
230	Gillian Unicomb		Building heights in CBD
231	Rosalie And Allen Rust		Building heights in CBD
232	Ann Minchin		Building heights in CBD
233	Tony Cartwright		Building heights in CBD
234	Jeff Phillips		Building heights in CBD
235	Helen		Building heights in CBD
236	Pat Challis		Building heights in CBD
237	Heidi		Building heights in CBD
238	Brendan Ross-Hunter		Building heights in CBD
239	Hans Van De Wolfshaar		Building heights in CBD
240	Rebecca Goss		Building heights in CBD
241	Mary Goss		Building heights in CBD
242	Courtney Drew		Building heights in CBD
243	Sue Shenton		Building heights in CBD
244	Michele Mason		Building heights in CBD
245	Lyn (no last name provided)		Building heights in CBD
246	Anne Windsor		Building heights in CBD
247	Peter Stephenson		Building heights in CBD
248	Marianne King		Building heights in CBD
249	Deb Atkins		Building heights in CBD
250	Gavin Rigby		Building heights in CBD
251	B Sterry		Building heights in CBD
252	Sue Davis		Building heights in CBD
253	Julie Andrews		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
254	Louise Heddle		Building heights in CBD
255	Patsy Holden		Building heights in CBD
256	Marie (no last name provided)		Building heights in CBD
257	Otto Mumford		Building heights in CBD
258	Anne Caughey		Building heights in CBD
259	William Foster		Building heights in CBD
260	Lynn Pitt		Building heights in CBD
261	Andy Cianchi		Building heights in CBD
262	Chris Costelloe		Building heights in CBD
263	Catharine Errey		Building heights in CBD
264	Bonnie Jones Dobson		Building heights in CBD
265	Donald Snodgrass		Building heights in CBD
266	Jeanette Mcdonald		Building heights in CBD
267	Edward Sykes		Building heights in CBD
268	Blane Fitzgerald		Building heights in CBD
269	David Loveridge		Building heights in CBD
270	James Fraser		Building heights in CBD
271	Sally Hildred		Building heights in CBD
272	Alison Lennox		Building heights in CBD
273	Michael Fortescue		Building heights in CBD
274	Anne Pitt		Building heights in CBD
275	Erik Wolfhagen		Building heights in CBD
276	Leonard Farmer		Building heights in CBD
277	Jane Varley		Building heights in CBD
278	Eric Cave		Building heights in CBD
279	Mandy Rothwell		Building heights in CBD
280	Amanda Rothwell		Building heights in CBD
281	Caroline Riseley		Building heights in CBD
282	Sarah Gorman		Building heights in CBD
283	Janette Power		Building heights in CBD
284	Kate Shield		Building heights in CBD
285	Douglas Seath		Building heights in CBD
286	Alison Palmer		Building heights in CBD
287	Bronwyn Clarke		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
288	Mark Tarleton		Building heights in CBD
289	Deborah Williamson		Building heights in CBD
290	Alison Smith		Building heights in CBD
291	Rohan Denman		Building heights in CBD
292	Joanne Bowler		Building heights in CBD
293	Lee Harper		Building heights in CBD
294	Jane Patten		Building heights in CBD
295	Sally Wolfhagen		Building heights in CBD
296	Geoffrey Adamski		Building heights in CBD
297	Brian Corr		Building heights in CBD
298	Chris Waite		Building heights in CBD
299	Debra Dragonheart		Building heights in CBD
300	Teresa Barber		Building heights in CBD
301	Suzanne Morris		Building heights in CBD
302	Carolyn Stephenson		Building heights in CBD
303	Kate Aldridge		Building heights in CBD
304	Jane Paterson		Building heights in CBD
305	Ron Christie		Building heights in CBD
306	Elizabeth Lelong		Building heights in CBD
307	Diane Smith		Building heights in CBD
308	Di Elliffe		Building heights in CBD
309	Ian Helmond		Building heights in CBD
310	Dianne Bamford		Building heights in CBD
311	Anne Close		Building heights in CBD
312	Helen Gould		Building heights in CBD
313	Paul Bolger		Building heights in CBD
314	Alison Lazaroff-Somssich		Building heights in CBD
315	Catherine Nicholson		Building heights in CBD
316	Debbie Chung		Building heights in CBD
317	Elizabeth Jackson		Building heights in CBD
318	James Wurf		Building heights in CBD
319	Janine Parker		Building heights in CBD
320	Eleanor Loughhead		Building heights in CBD
321	Christopher Harris		Building heights in CBD
322	Paula Woodward		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
323	Lyn		Building heights in CBD
324	Mark Pooley		Building heights in CBD
325	Paul Turvey		Building heights in CBD
326	Jacquolyne Kelder		Building heights in CBD
327	Trudy Hill		Building heights in CBD
328	Andrew Macfie		Building heights in CBD
329	Thomas E Chapman		Building heights in CBD
330	Terri Fox		Building heights in CBD
331	Tam Shearing		Building heights in CBD
332	Jenny Hodder		Building heights in CBD
333	Kaylene Westmore		Building heights in CBD
334	F P M Halliday		Building heights in CBD
335	Elizabeth Bassett		Building heights in CBD
336	Stephanie Mcdonald		Building heights in CBD
337	Julie Payne		Building heights in CBD
338	Richard Potts		Building heights in CBD
339	Caroline Anos		Building heights in CBD
340	Jill Wright		Building heights in CBD
341	Leslie Jones		Building heights in CBD
342	Daniel Panek		Building heights in CBD
343	Anne Griffin		Building heights in CBD
344	Furst Jennifer		Building heights in CBD
345	John Daniels		Building heights in CBD
346	Jenny Chester		Building heights in CBD
347	Janet Hohnen		Building heights in CBD
348	R J Scott		Building heights in CBD
349	Lindsey Ross		Building heights in CBD
350	Jeff Michel		Building heights in CBD
351	Kerry Anne Johnstone		Building heights in CBD
352	Chris Clark		Building heights in CBD
353	David Taylor		Building heights in CBD
354	Beverley Whittaker		Building heights in CBD
355	Jill Wright		Building heights in CBD
356	Jim Morris		Building heights in CBD
357	David Gardiner		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
358	Douglas Lumb		Building heights in CBD
359	Christiane Smethurst		Building heights in CBD
360	Mark Pooley		Building heights in CBD
361	Lindsay Brinsdon		Building heights in CBD
362	Kathryn Tubb		Building heights in CBD
363	Eric Pinkard		Building heights in CBD
364	Andrew Macfie		Building heights in CBD
365	Julian (no last name provided)		Building heights in CBD
366	Lauren Foley		Building heights in CBD
367	J Bird		Building heights in CBD
368	Richard Bilinski		Building heights in CBD
369	Sebastian Burgess		Building heights in CBD
370	Glenda Ashmore		Building heights in CBD
371	Rainer Kurth		Building heights in CBD
372	Margaret J Murray		Building heights in CBD
373	Peter Kibbey		Building heights in CBD
374	Angela Prosser-Green		Building heights in CBD
375	Chris Haas		Building heights in CBD
376	Angela McGowan		Kunanyi and South Hobart heritage values

Declaration of conflicts of interest

Responses to the following representations were prepared by Council's Strategic Planner as ERA Planning and Environment had relevant conflicts of interests:

Representation

No. 95 received from Mr Matt Lindus
 No. 105 received from Mr Miles Smith
 No. 115 received from Mr Michael Foster
 No. 119 received from Ireneinc
 No. 121 received from Save UTAS
 No. 197 received from Ireneinc
 No. 44 and 92, Ben Hutchinson

Conflict of interest

Relates to a property owned by an employee of ERA
 Raises similar issues to Representation No. 95
 UTAS is a client of ERA.
 Raises similar issues to Representation No. 95.
 UTAS is a client of ERA.
 Raises similar issues to Representation No.95.
 Owner is a client of ERA.

Discussion

The draft LPS has been prepared in accordance with the requirements of the Act. As instructed and set out under section 34(2) of the Act, a draft LPS must satisfy a set of criteria which are detailed below.

A draft LPS must:

- (a) contain all the provisions that the State Planning Provisions specify must be contained in an LPS;*
- (b) comply with the content requirements specified by section 32 of LUPAA;*
- (c) further the objectives set out in Schedule 1 of LUPAA;*
- (d) be consistent with each State Policy;*
- (e) be, as far as practicable, consistent with the relevant regional land use strategy;*
- (f) have regard to the relevant strategic plan, prepared under section 66 of the Local Government Act 1993;*
- (g) be, as far as practicable, consistent with and co-ordinated with any LPS's that apply to adjacent municipal areas; and*
- (h) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

Before the draft LPS was made available for public exhibition, the Commission was required to be satisfied that the above criteria contemplated under section 34(2) of LUPAA were met. This process involved many discussions over a period of a number of years. Prior to exhibition, the Commission directed Council to undertake some modifications to the draft LPS that was originally submitted in June 2019 to ensure satisfaction with the requirements of the abovementioned LPS criteria.

The draft LPS as made available for public exhibition has been determined by the Commission to satisfy the LPS criteria. Any modifications to the draft LPS from this point will need to be appropriately justified and reassessed by the Commission for compliance with the LPS Criteria.

Approach to review of representations

Any significant changes which are of a more strategic nature (and which may require additional strategic planning, including strategies to justify those changes) has potential to complicate and delay the finalisation of the LPS. Some of the matters raised in the representations can be categorised as being of a broader strategic nature relating to the expansion of existing settlement areas or responding at a strategic level to applying more appropriate zones or modifying Codes.

In some instances, there is limited strategic justification to support these changes as part of the draft LPS process. It is recommended that these matters should be considered through a later LPS amendment process under the Act, when there is appropriate strategic planning in place to support those changes.

There are other occasions where more significant changes are proposed and are supported by adequate strategic justification. In those instances, a substantial modification to the draft LPS may be suitable. If this is to occur, the draft LPS may be endorsed without those changes, but the Commission may direct

the Council to re-exhibit just those specific issues as a substantial modification, with subsequent hearings held. This is a mechanism to ensure that the assessment of the draft LPS as a whole is not delayed by a strategic change, that may not have been considered in a public forum, but may have merit.

It is important to emphasise that all those persons who made a representation will have the opportunity to further elaborate their claims as part of the public hearing process conducted by the Commission in its assessment of the draft LPS. In this context, Council's recommendations on the representations are not necessarily a final outcome for those affected persons. A summary of the recommended modifications to the draft LPS following the exhibition period is included at Attachment B.

Flood-prone hazard area overlay

One of the more significant concerns raised during the exhibition period was in relation to the flood prone hazard areas overlay and in particular, the extent to which it applied across the local government area (LGA). Some representors questioned the accuracy of the data highlighting their experience in previous rainfall or storm events, while others questioned the location of infrastructure and the need to ensure all infrastructure is maintained.

The Flood-Prone Areas Hazard Code relies on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. Under the State Planning Provisions, Council is required to include an overlay in an LPS that represents this flood modelling where this information already exists. As Council had already undertaken such modelling an overlay was prepared and included in the Hobart draft LPS.

The proposed overlay therefore is a spatial representation of expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100 based on flood modelling previously completed by Council.

Overtime these models are updated as required to reflect changes in Council infrastructure, urbanisation, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments. For example, over the next 12 months, Council will be finalizing remodelling of flooding risk in the CBD area in light of updated stormwater infrastructure information. If the remodelling identifies a different spatial extent for flooding in a 1% AEP even under 2100 Climate Change considerations, updated overlay maps can be progressed through a planning scheme amendment request.

It is important to recognise that the presence of the overlay does not mean that no new use or development cannot occur. Any new use or development in an area subject to the overlay will be subject to assessment under the Tasmanian Planning Scheme should a new use or development be proposed in the overlay area. These assessments are undertaken to ensure proposals are suitably located and designed for flooding conditions on the property and do not negatively impact neighboring properties through increasing flows or flow velocities.

As previous planning schemes did not require Councils to identified flood prone areas in an overlay, the presence of flooding risk was often not identified during the 337 Certificate process unless requested by a planner, engineer or technical staff during planning assessment.

In response to representations regarding the accuracy of the previously completed modelling, Council re-examined the models and undertook some updates across parts of the catchment. A gap analysis found some models which had informed the flood prone hazard area overlay were lacking key

factors/assumption/elements which may have led to over estimating potential flood extents. Some of these elements included presence of main trunk mains, culverts and accounting for road kerbs.

From this analysis the following water catchments in the southern portion of the LGA were selected to be remodeled in late 2023:

- St Canice
- Wayne
- Folder Creek
- Waimea
- Manning
- Red Chapel
- Ashfield

The remodelling for these areas included

- New digital terrain model
- Inclusion of trunk or critical stormwater networks, including culverts under roadways and inlets.
- Inclusion of buildings
- Reduced climate change factors to align with most recent climate data for Tasmania:
 - 18% increase in rainfall intensity as opposed to 30%
 - Decreased in sea level (Tail Water Levels) from 2.84 to 1.68 metres
- Account for kerb and roads directing overland flows.

By taking these additional factors and updating assumptions this has resulted in most cases in reduced flood extents and hazard levels. It is important to note that all other catchments not listed as being remodeled remain unchanged to date. Assumptions in these models may not align with these updated models.

Where relevant to specific representations, the remodelling has been discussed and specific recommendations been made in Attachment A. Notwithstanding this as outlined in the recommendations, the Council recommends to the Tasmanian Planning Commission that the flood prone hazard area overlay across the catchment areas listed above is modified for all relevant properties.

Heritage list

In addition to changes brought about from amended flood modelling, during the exhibition period of the draft LPS, it came to Council's attention that the incorrect heritage list for HOB-Table C6.1 was exhibited. This list did not include the Tasmanian Heritage Register listings but was otherwise the same.

This was raised with the Commission in July 2023 who confirmed that they were aware of the correct list and advised that this anomaly could be addressed through the hearing process under section 35F(2)(e) of the Act. This would also require a modification to the LPS. The correct list is shown at Attachment B.

Next steps

Following receipt of the Council’s section 35F report on the exhibition of the draft LPS, the Commission will undertake an assessment of the representations received and facilitate public hearings into the representations received during the public exhibition period as shown in Figure 3.

All representors will have an opportunity to speak to the Commission to explain their position regarding their representation. Council will attend the hearings to explain their assessment and provide specific expert commentary. There may be a need to report back to Council at a later date should any significant matter arise.

The TPS only comes into effect in each municipal area when the relevant LPS is approved by the TPC. The Hobart LPS will replace both the *Hobart Interim Planning Scheme 2015* (HIPS 2015) and the *Sullivans Cove Planning Scheme 1997* (SCPS 1997) when it is directed to come into effect by the Commission.

On 22 March 2023 the City of Hobart acting as Planning Authority considered the draft Hobart Local Provisions Schedule (draft LPS) and associated supporting reports. At this time, the draft LPS and associated supporting reports were endorsed for public exhibition.

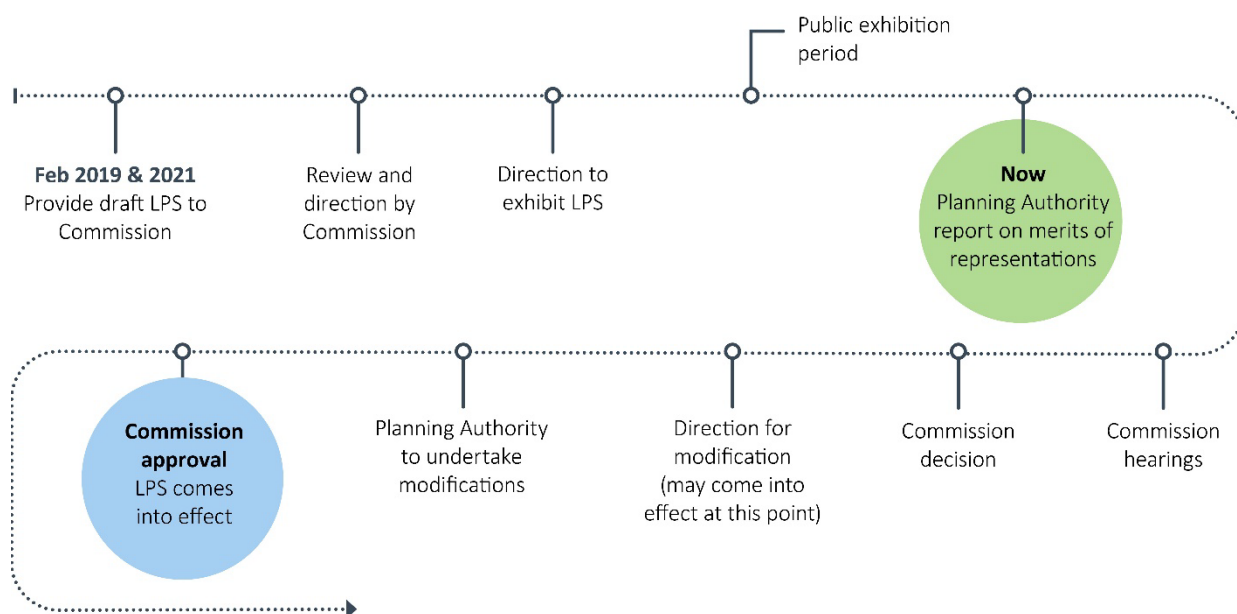


Figure 3: LPS process showing where the process is at now and next steps.

Recommendations

In accordance with Section 35F (2)(c) and 35 F(2)(e) of the Act, the Council acting as Planning Authority recommends the following modifications to the draft LPS.

Representation Number	Recommendation
2, 3, 15, 22, 23, 38, 62, 69, 77, 83, 114, 128, 137, 188, 202, 205	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.

Representation Number	Recommendation
6	Modify the zone maps to apply the General Residential Zone to the entire property at 3/107 Strickland Avenue (CT 59578/3).
14 and 136	Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).
26, 80, 84, 88, 98, 131, 145, 207	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).
35	Modify the overlay maps by deleting the flood prone hazard area overlay from 854 Sandy Bay Road, Sandy Bay (CT 106037/3).
39	Modify the overlay maps by deleting the flood prone hazard area overlay from 72 Molle Street, Hobart (CT 126201/4).
44 and 92	Modify the zone maps to apply the Inner Residential Zone to the entire site at 74 Risdon Road, New Town (CT 141336/1).
45	Modify the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.
53	Modify the overlay maps by deleting the flood prone hazard area overlay from 97 Goulburn Street, West Hobart (CT 45743/1).
64	Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lefroy Street, North Hobart (CT 139593/2).
71	Modify the overlay maps by deleting the flood prone hazard area overlay from 40 Clare Street, New Town (CT 69277/1).
74	Modify the overlay maps by deleting the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart (CT 116176/1).
75	Modify the overlay maps by deleting the flood prone hazard area overlay from 323 Argyle Street, North Hobart (CT 224644/1).
79	Modify the overlay maps by deleting the flood prone hazard area overlay from 15 Pine Street, West Hobart (CT 71300/1).
81	Modify the overlay maps by deleting the flood prone hazard area overlay from 17 Pine Street, West Hobart (CT 16407/1).
97	<p>Modify the HOB-S6.0 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>

Representation Number	Recommendation				
	<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>				
99	<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) • 136A Pottery Road, Lenah Valley (CT 183284/5) 				
101	<p>Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lissadell Court, New Town (CT 45459/7).</p>				
112	<p>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).</p>				
127, 147, 157	<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>				
134	<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). 				
142	<p>Modify the zoning maps as follows:</p> <table border="1" data-bbox="618 1812 1417 1866"> <thead> <tr> <th data-bbox="618 1812 935 1866">Certificate of Title</th> <th data-bbox="935 1812 1417 1866">Zoning change</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Certificate of Title	Zoning change		
Certificate of Title	Zoning change				

Representation Number	Recommendation	
	81160/1, 81160/2, 225408/1, 81160/4	Inner Residential to Utilities
	Park Street	Part of the road corridor that is Park Street from Utilities to Inner Residential
	Davies Avenue, adjacent to Tasman Highway	Part of Davies Avenue, adjacent to Tasman Highway from Open Space to Utilities.
	29852/4	Particular Purpose to Utilities zone.
	151752/1	Inner Residential to Utilities.
	168349/1	Inner Residential to Utilities.
	Fitzroy Crescent	End of Fitzroy Crescent to Inner Residential and Open Space.
	6786/1, 21562/1, 95476/1	General Residential to Utilities.
	133969/101	Part of this parcel from Utilities to Open Space.
144	Modify the overlay maps by deleting the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay (CT 32548/4).	
149	<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) • 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) 	

Representation Number	Recommendation
	<ul style="list-style-type: none"> • 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) <p>Strata title at 532 Sandy Bay Road, Sandy Bay (CT 171038/0)</p>
154	Modify the overlay maps by deleting the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson (CT 72343/5).
185	Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).
189	Modify the overlay maps by deleting the flood prone hazard area overlay from 14 Nelson Road, Sandy Bay (CT 62145/2).
199	<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)
203	<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> <p>(a) in Activity Area 1.0 (City of Hobart Waterfront); and</p> <p>(b) if for marine related services.</p>
Heritage List under Table C6.1	Replace Table C6.1 as exhibited with the Table C6.1 as attached at Attachment B.