

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/123946
Officer: Linda Graham
Phone: 6165 6826
Email: tpc@planning.tas.gov.au

20 October 2023

Ms Jacqui Allen
Acting Chief Executive Officer
City of Hobart
GPO Box 503
HOBART TAS 7001

By email: coh@hobartcity.com.au
widdowsont@hobartcity.com.au

Dear Ms Allen

Hobart Local Provisions Schedule (LPS)
Request for extension of time to submit section 35F report under the
Land Use Planning and Approvals Act 1993

I refer to an email received on the 6 October 2023 requesting an extension of time to provide the section 35F report on representations received during exhibition of the Hobart draft LPS. The Commission understands that additional time is required in order to investigate the veracity of modelling used to create the proposed Flood-Prone Hazard Area overlay.

In accordance with the request, an extension is granted until 23 February 2024 by which time the section 35F report must be provided to the Commission.

If you require further information please contact Linda Graham, Planning Adviser, on 6165 6826.

Yours sincerely

John Ramsay
Executive Commissioner

From: Tristan Widdowson <widdowsont@hobartcity.com.au>
Sent: Friday, 6 October 2023 4:00 PM
To: Graham, Linda
Subject: LPS Flood Mapping Analysis Delay - City of Hobart

Hi Linda,

The City of Hobart's Stormwater unit through the detailed review of the representations has undertaken a gap analysis of the modelling work used in the LPS flood mapping. The analysis found some deficiencies in a number of the models. The primary area of deficiency was that the modelling for several of the smaller catchments did not account for the effects of trunk reticulation and/or culvers.

The effect of the deficiency in the majority of cases is that the mapping presents an inflated area of impact. A plan is being prepared to resolve the issues by updating models to include the trunk mains and culverts where necessary with 9 out of 42 catchments required to be updated, thankfully this can be completed within a reasonable time frame.

The estimated time frame for the completion of the updated modelling is December. The information will then need to be provided to ERA to be incorporated in the S35 report to Council. It is anticipated that the report will go to a Council meeting in late January. The delay is unfortunate however like the State Government, the City of Hobart are also wishing to finalise the LPS process and move to the Tasmanian Planning Scheme as soon as possible. However, we view the delay as necessary to address the flood mapping deficiency now to adequately respond to representations and prevent community frustration and additional delays through the Commission hearing process. To facilitate the completion of this work, reporting to Council and the provision of the Council resolution and associated documents to the Commission, it is estimated that an extension for a further 4 months until 23 February 2024 will be required. However, all efforts will be made to have the required reporting to the Commission earlier if possible. We will also provide the representations and corresponding numbered list shortly to assist the Commission in the forward planning of the hearing process.

If you have any further questions, please do not hesitate to get in touch.

Kind regards

Tristan Widdowson
Strategic Planner | Urban Futures



City of HOBART

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*I respectfully acknowledge the Traditional Custodians
of the lands on which we work and pay respect to their
Elders past, present and emerging.*