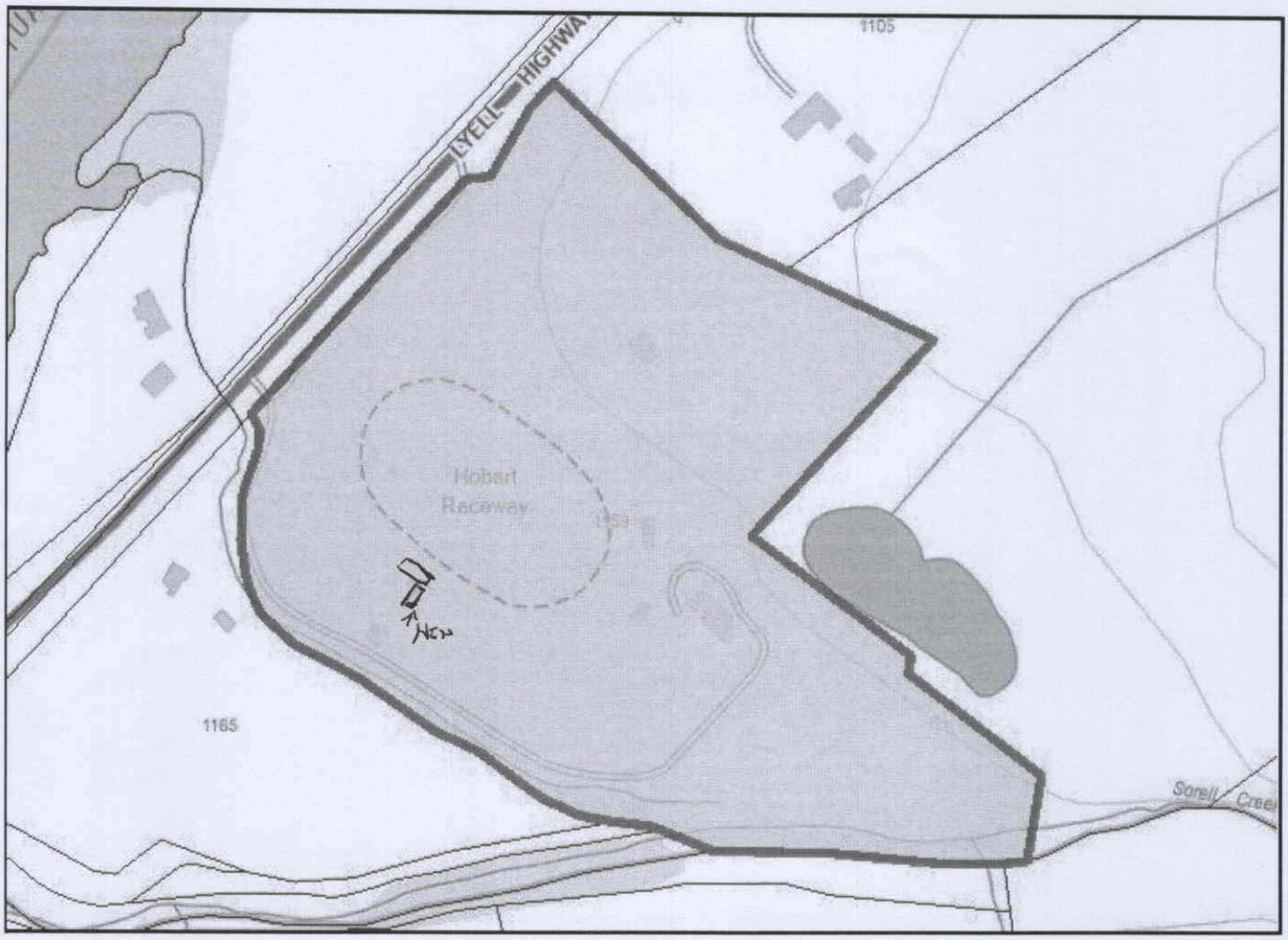



## Explanation of Terms

**Property ID** - A unique number used for Valuation purposes.

**Date Inspected** - The date the property was inspected for the valuation.

**Levels At** - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

**Land Value** - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

**Capital Value** - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

**AAV** - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

**Interested Parties** - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

**Postal Address** - This is the last advised postal address for the interested parties.

**Multiple Tenancies** - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

JMG Ref:
Client Ref:

1st October 2026

Planning Services
Derwent Valley Council
Circle Street
New Norfolk TAS 7140

Attention: Derwent Valley Council Planning Service

Dear Laura Ashelfrod and team

**Flood Hazard Assessment - Existing Food Service Container, Hobart Raceway, 1159 Lyell Highway**

In response to Council planning advice dated 25 September 2026, JMG has completed a desktop flood hazard assessment for the existing food service container located behind the commentary box at Hobart Raceway, 1159 Lyell Highway.

The assessment has been requested by the owner of Hobart Raceway to support retrospective planning approval for the existing food service container.

Based on a review of publicly available flood mapping, JMG identified that the existing food service container is:

1. wholly located within the Tasmanian Planning Scheme Flood-Prone Areas Overlay;
2. partially located within the SES 1% AEP climate change riverine flood extent; and
3. clear of the SES 1% AEP climate change overland flow extent.

**Major Flood Events**

Based on the available flood mapping and the 2018 LiDAR surface profile, JMG estimates that the food service container could be subject major event flood depths ranging from approximately 365 mm to 0 mm. An estimate based on the container's partial location within the outer extent of the SES flood mapping. The container being noted to located within a single 10 m × 10 m model cell with the cell's mapped maximum flood depth of approximately 790 mm. Refer to Figure 1.




Figure 1 - Location of food service container in relation to SES 1% riverine flood extent

Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852 ACN 009 547 139
As trustee for Johnstone McGee & Gandy Unit Trust
www.jmg.net.au

Hobart Office
117 Harrington Street Hobart 7000
T: (03) 6231 2555
E: infohbt@jmg.net.au

Launceston Office
73 Paterson Street Launceston 7250
T: (03) 6334 5548
E: infoltn@jmg.net.au

The owner has advised that the food service container is located on dedicated concrete slab raised a minimum of 200 mm above the surrounding ground level. On this basis, the estimated flood depth above the slab during a major flood event is expected to be less than 200 mm. Given the shallow depth and the container's location at the outer limit of the mapped flood extent, the resulting flood hazard during major event is considered consistent with an H1 Hazard Classification.

### Minor Flood Events

JMG was unable to identify publicly available flood mapping for a minor event, such as for a 5% AEP with climate change event.

On the basis that the food service container is located at the outer limit of the mapped 1% AEP major flood extent JMG considers it reasonable to expect that the container would be outside, of any minor event flood extent even when an allowance for climate change of SSP2-4.5 scenario is adopted.

### Assessment and Recommendations

Based on the available flood mapping, it is JMG assessed position that the food service container is highly unlikely to be materially affected during a minor flood event. During a major flood event, the predicted impact has been assessed to limited to partial inundation at an H1 hazard classification.

Considering the low flood hazard, non-habitable use of the container and its intermittent operation, JMG considers that the residual flood risk can be appropriately managed through operational controls.

To support this position the following controls are recommended to be adopted by the land owner as part of the retrospective planning approval process.

- Incorporate the food service container into the existing flood management and evacuation plans for Hobart Raceway.
- Cease operation of the food service container during extreme rainfall or flood events, consistent with the existing closure and emergency management procedures for the wider Hobart Raceway site.
- Locate electrical cables, conduits, switchboards and other flood-sensitive electrical infrastructure a minimum of 500 mm above the internal floor level of the container.

Subject to implementation of these controls, JMG considers that the flood risk associated with the continued operation of the existing food service container can be appropriately managed.

Yours sincerely
JOHNSTONE, MCGEE & GANDY PTY LTD

Aaron Smith
**Senior Civil Engineer**

NORTH




SITE PLAN
SCALE 1 : 1200

| P1 | ISSUED FOR INFORMATION | | 9/10/25 |
|---|---|---|---|
| revision: | description: | drawn: | date: |

BISON CONSTRUCTIONS

CLIENT:
HOBART RACEWAY

PROJECT ADDRESS:
1159 LYELL HIGHWAY CORELLS CREEK TAS 7140

SITE PLAN

PROJECT NAME
- HOBART RACEWAY

REV P1 | SHEET A2

A-10

HEAD OFFICE: 34835 Tasman Highway, Scottsdale Tas 7260

# APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION

Derwent Valley COUNCIL

www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☐ No

Officer's name: _____ Date: _____

## APPLICANT, OWNER AND CONTACT DETAILS

[redacted]
PERSONAL INFORMATION REMOVED

## LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 1159 lyell highway

Volume: 10.20 Hrs. Folio: S.P 25568.

## PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: container fitted out as food kitchen

Describe Development: install food service container behind control tower to replace old canteen on site at speedway

Existing Floor Area: 30 $m^2$ Proposed floor area: $m^2$

## MATERIALS

External walls: steel Colour: white

Roof cladding: steel Colour: white

## CAR PARKING

Number existing: Proposed:

Is vegetation proposed to be removed? ☐ Yes ■ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☑ No

Is Signage proposed: ☐ Yes ☒ No

Estimated cost of development value: $ 30000

## FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:
(excluding Balance lot)

Total area of new lots:
(excluding balance lot):

Estimated cost of subdivision works
(must not be $0)

## DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

  *Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.*
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

  *Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.*

*The Applicant must sign and date this form.*

PERSONAL INFORMATION REMOVED

## COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act* 1993).

***Please note**: If the application involves Crown land you will also need to provide a letter of consent.*

I , being responsible for the administration of land at declare that I have given , permission for the making of this application for .

*The Minister, General Manager or other delegate responsible for the land must sign and date this form.*

Signature Date

*(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)*

# PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

*Issued pursuant to the Valuation of Land Act 2001*

Tasmanian Government

| | |
|---|---|
| **PROPERTY ID:** | 7462531 |
| **MUNICIPALITY:** | DERWENT VALLEY |
| **PROPERTY ADDRESS:** | HOBART INTERNATIONAL SPEEDWAY<br>1159 LYELL HIGHWAY<br>SORELL CREEK TAS 7140 |
| **PROPERTY NAME:** | HOBART INTERNATIONAL SPEEDWAY |
| **TITLE OWNER:** | 25568/5 : LATROBE SPEEDWAY PTY LTD |
| **INTERESTED PARTIES:** | LATROBE SPEEDWAY PTY LTD |
| **POSTAL ADDRESS: (Interested Parties)** | 27 SPEEDWAY DR<br>LATROBE TAS 7307 |

## MAIN IMPROVEMENTS SUMMARY

**Improvements:** SPEEDWAY AND OFFICE.

Improvement Sizes (Top 3 by Size):

| Improvement: | Area: |
|---|---|
| ROAD | 150.0 square metres |
| OTHER IMPROVEMENTS | 1.0 square metres |
| OFFICE | 1.0 square metres |

**Number of Bedrooms:**

**Construction Year of Main Building:**

**Roof Material:**

**Wall Material:**

**Land Area:** 10.2 hectares

[redacted]
PERSONAL INFORMATION REMOVED

**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 25568 | 5 |
| EDITION | DATE OF ISSUE |
| 7 | 17-June-2026 |

SEARCH DATE : 12-Oct-2026
SEARCH TIME : 11.27 am

## DESCRIPTION OF LAND

Parish of WELLINGTON, Land District of BUCKINGHAM
Lot 5 on Sealed Plan 25568
Derivation : Part of 1000 Acres and Part of 90 Acres granted to Thomas Ewitt and duly acquired by Application No. B193315
Prior CT 4195/41

## SCHEDULE 1

C734061 TRANSFER to LATROBE SPEEDWAY PTY LTD Registered 20-Mar-2007 at 12.01 pm

## SCHEDULE 2

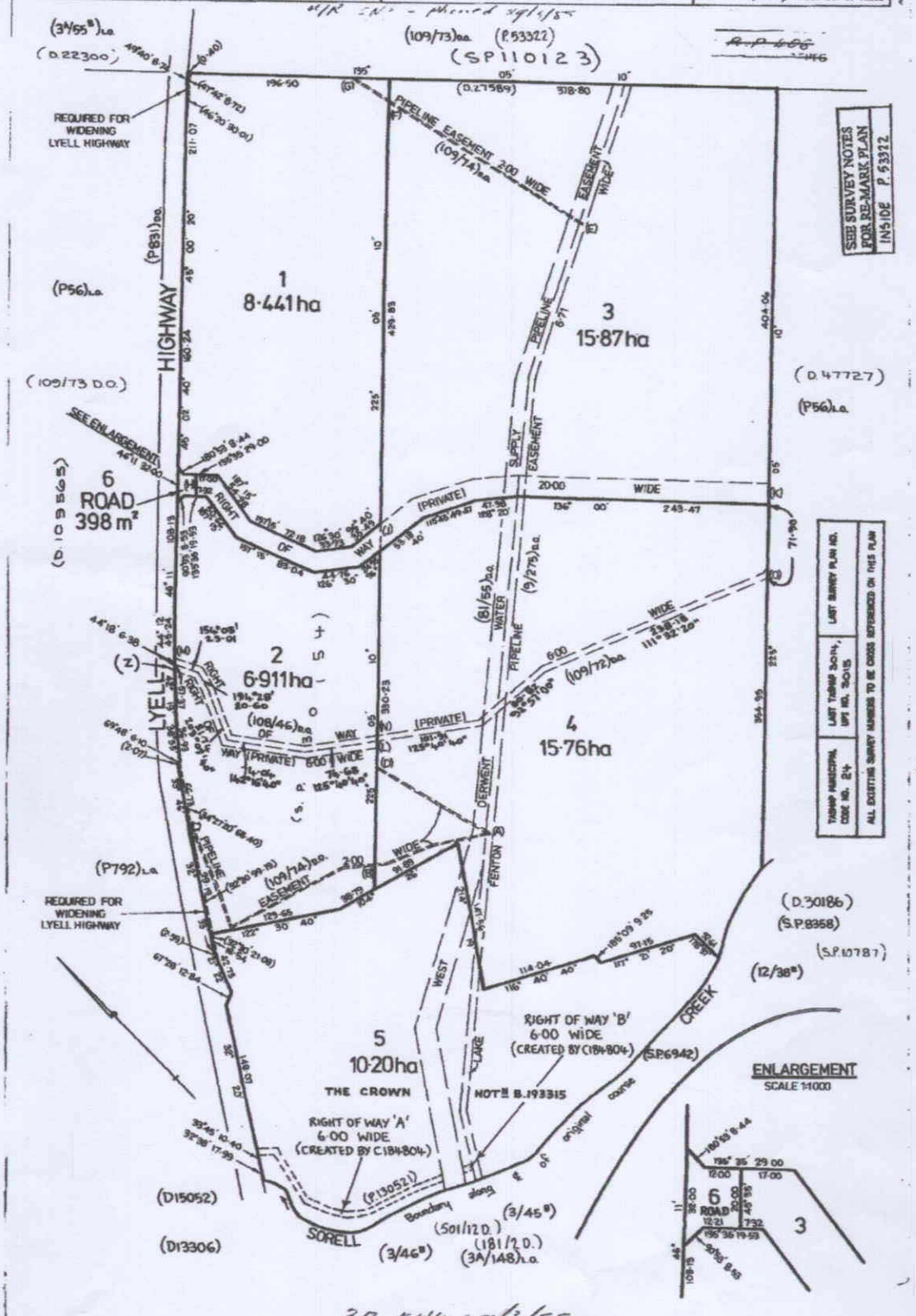
Reservations and conditions in the Crown Grant if any
C184804 BURDENING EASEMENT: a right of carriageway for the Hobart Regional Water Authority over the "RIGHTS OF WAY 6.00 WIDE marked 'A' & 'B'" on Sealed Plan No. 25568 Registered 10-Aug-2000 at noon
B816003 FENCING PROVISION in Transfer
C35393 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 18-Aug-1997 at noon
C734062 MORTGAGE to Bendigo Bank Limited Registered 20-Mar-2007 at noon

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

$137 1F 25568 21-3-85

| | | |
|---|---|---|
| Owner: Frank Keith Dixon, Norman Keith Dixon & Ida Grace Dixon. | PLAN OF SURVEY by Surveyor M.G. Darcey of land situated in the LAND DISTRICT OF BUCKINGHAM PARISH OF WELLINGTON SCALE 1:3000 MEASUREMENTS IN METRES | Registered Number: S. P25568 Approved Effective from 3 - SEP 1985 Deputy Recorder of Titles |
| Title Reference: Conv. 47/1955 | | |
| Grantee: Part of 100 Ac. Gtd. to Thomas Hewitt & whole of 90Ac. Gtd. to Thomas Hewitt. | | |




3A FND. 27/3/85