

Level 6, 134 Macquarie Street, Hobart TAS  
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Our Ref: EN-EM-EV-DE-258182/ M516482

16 August 2019

Mount Wellington Cableway Company Pty Ltd  
c/- Ireneinc Planning and Urban Design  
49 Tasma Street  
NORTH HOBART TAS 7000

Email: [REDACTED]

Dear Sir/Madam

**REQUEST FOR INFORMATION  
MOUNT WELLINGTON CABLEWAY**

Thankyou for meeting with the Deputy Director and EPA Tasmania staff on Monday 8 August 2019. As discussed, EPA Tasmania has reviewed the information available to the public on the website <https://mtwellingtoncablecar.com/>, to determine whether the Mount Wellington Cableway proposal requires assessment by the Environment Protection Authority Board under the *Environmental Management and Pollution Control Act 1994* (EMPC Act).

I refer to my previous letter to Hobart City Council on 1 July 2019, (Attachment 1), requesting details regarding construction of the base station and associated car park, and likely operational noise from the base station. I understand that Council subsequently forwarded this letter to you for the proponent to consider and respond to. EPA Tasmania has not yet received any details from the proponent in response to this letter.

Further questions have now arisen in EPA Tasmania's consideration of the proposal documentation. While some of the answers to these questions may be within the existing documentation, it would be helpful to have them articulated by the proponent directly. As discussed today, a presentation by the proponent to EPA Tasmania would be of some assistance in understanding the detail of the proposal. However, a written response is also requested to both these and the questions contained in the letter dated 1 July.

The additional questions are as follows:

1. How will noise from the operation of the base station and towers be managed and minimised in design and operation to ensure that the nearest residences are not subject to levels of noise that may constitute an environmental nuisance under EMPCA.
2. In regard to handling and transport of effluent produced at the pinnacle, what measures are proposed to:
  - a. minimise the risk of spillage; and
  - b. provide contingency for unforeseen circumstances, e.g. full pinnacle storage and the cableway unable to operate?
3. How will potential odour from handling of effluent be minimised and managed, including both design and operational measures, noting the requirement of the State Environment Protection Policy (Air Quality) schedule 3  
[https://epa.tas.gov.au/Documents/EPP\\_Air\\_Quality\\_2004.pdf](https://epa.tas.gov.au/Documents/EPP_Air_Quality_2004.pdf)

4. Does the proponent have any indication from the Federal Government as to whether the proposal is likely to be considered a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999*?

If you have any queries regarding the above, please contact Mary Gibbs on (03) 6165 4542.

Yours sincerely



Wes Ford  
**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**

Cc: [Redacted] – City Planning, Hobart City Council, E: [Redacted] [@hobartcity.com.au](mailto:[Redacted]@hobartcity.com.au)  
[Redacted], Manager – Development Appraisal, Hobart City Council,  
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RTI-DL-RELEASE-DRAFT

**Attachment 1: Letter sent to Hobart City Council 1 July 2019**

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Our Ref: EN-EM-EV-DE-030724\_6 / M495297 / Hobart Council\_MWCC



1 July 2019

[REDACTED]  
General Manager  
Hobart City Council  
GPO Box 503  
HOBART TAS 7001

Email: [REDACTED]

Dear [REDACTED]

**REQUEST FOR INFORMATION  
MOUNT WELLINGTON CABLE CAR**

Further to our meeting on Friday 28 June 2019, I am writing to request some specific information from Council regarding the proposed Mount Wellington Cable Car (MWCC), with a view to determining whether the proposal requires assessment by the Environment Protection Authority Board under the *Environmental Management and Pollution Control Act 1994* (EMPC Act).

My questions relate to the construction and operation of the proposed base station and Towers 1 and 2.

EPA Tasmania staff have reviewed the planning application documentation currently available on the MWCC website, and as a result I request the following information:

1. What quantity of material is proposed to be excavated for the purpose of the base station and associated car park?
2. What is the proposed method of excavation, in particular is blasting proposed?
3. If blasting is proposed, how will air blast overpressure and vibration be managed?
4. What is the approximate proposed timeframe and hours for this excavation (i.e. are night works proposed)?
5. Can further details be provided regarding the likely operational noise from the base station? In particular, can the proponent provide:
  - a. details the regarding the proposed equipment to be used at the base station, including power rating and noise specifications of the main motor and other primary noise sources;
  - b. a comparison of the proposed equipment to that in the Gimmelwald terminal building (as referenced in the provided Acoustic Noise Report – Pearu Terts);
  - c. a description of likely night time activities, e.g. transfer/pumping of waste materials;
  - d. proposed night time operating hours (including transfer and handling of waste from pinnacle at base station).

In addition to the above points, I request Council's view as to whether the existing planning framework, as enshrined in the *Hobart Interim Planning Scheme 2013* and the *Wellington Park Management Plan*, gives Council adequate scope to assess and regulate the impact of noise and

blast effects (as relevant) from the proposed construction and operation of the MWCC on residents located outside the boundaries of Mount Wellington Park.

If you have any queries regarding the above, please contact Helen Mulligan on (03) 6165 4628.

Yours sincerely



Wes Ford  
DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Cc:  Director – City Planning, Hobart City Council, E:  [@hobartcity.com.au](mailto: @hobartcity.com.au)  
 Manager – Development Appraisal, Hobart City Council,  
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RTI-DL-RELEASE-DPIP/WE



**MOUNT WELLINGTON CABLEWAY COMPANY**  
*Pty Limited*

20<sup>th</sup> September, 2019

Wes Ford  
Director  
Environment Protection Authority  
Level 6, 134 Macquarie Street  
Hobart TAS 7000

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Dear Wes,

## **INFORMATION REQUEST, APPLICATION NO. PLN-19-345**

I write in response to your letter dated 16<sup>th</sup> August 2019. On behalf of the Mount Wellington Cableway Co. I appreciate your time recently on the 20<sup>th</sup> August allowing us to present the project overview and our findings in regard to your questions.

To follow up the presentation, the answers to your original and additional questions are as follows:

### **1. Excavation**

#### **a. Quantity**

The Bulk Volumes (Total Net m<sup>3</sup>) for the proposal are as follows:

- Car Park Area Net: -1000m<sup>3</sup>
  - (2400 cut less 1400 fill across all holes)
- Base Terminal Net: -400m<sup>3</sup>
  - (cut only)
- Summit Terminal Net: -2057m<sup>3</sup>
  - (2907 cut less 850 fill across all holes)

#### **b. Method of excavation**

- i. A standard rock breaker methodology is expected to be deployed, according to our geotechnical assessment and primary construction contractor. Blasting is unlikely to be required.

#### **c. Timeframe and hours for excavation / night works**

- i. Standard business/trade hours for excavation is expected under normal contracting arrangements that comply with relevant existing bylaws.

### **2. Noise**

#### **a. Details of proposed equipment**

- i. Tramway motor (800kw rated, 1250kw peak) measures 85db inside motor room.

**b. Comparison to Grimmelwald**

- i. (Grimmelwald operates 2 similar motors, measures sub 40-50db directly outside).
- ii. Substation & Telsa Powerpack Lithium Battery Array (noise n/a).
- iii. No diesel generators.
- iv. EMPCA (noise) Part 2.7 requires noise from fixed equipment to be no more than 45db measured outside the nearest residential property (236m away) between 7am and 10pm, and no more than 40db when operated between 10pm and 7am.
- v. Expert analysis calculates sufficient compliance at all hours with a maximum impact of 29.5db.

**c. Night-time activities**

- i. Vehicle ingress/egress from carpark/public road proposed 10am – 6pm with dining guests departure time dependent on operational license.

**d. Night-time operating hours**

- i. Waste transfer proposed between 5pm and 6pm.
- ii. Goods loading proposed between 8am and 9am.

**3. Effluent**

**a. Spillage**

- i. Currently trucked from summit 2-3 times per week.

**b. Proposed Handling:**

- i. 100kl basement holding tank provides up to 7-10 days storage of standard operation.
- ii. Daily carry tank (empty) sits on gravel hardstand beneath southern platform bay when not in use.
- iii. Night crew to latch & secure carry tank to hooks on underside of cabin at 5pm.
- iv. Night crew to connect short hose, open valve and operate pump to transfer effluent from holding tank to carry tank.
- v. End of hose capped when not in use.
- vi. Night crew board cabin and descend from summit.
- vii. Upon arrival at base station, crew connect & secure short hose to sewer, open valve and operate pump to empty carry tank.
- viii. Carry tank returned to summit resting position on gravel hardstand and unlatched from cabin underside.

**c. Contingency for unforeseen circumstances**

- i. When cableway unable to operate over an extended period of time (+4 hours – 7 days) the visitor count

at the summit is expected to be substantially lower than standard operation.

ii. Annual maintenance of cableway is 7-10 days.

**4. Odour**

a. Odour is unlikely to cause a nuisance due to the best-practice procedural handling technique outlined above.

**5. EPBC indication**

a. Whilst we have been in discussion with the Commonwealth to assist their consideration of whether they need to evaluate if the impact of our proposal could be considered significant or otherwise, we are yet to lodge an EPBC referral and we are unlikely to do so until such time as the Development Application is approved. We therefore have no indication we can advise you further at this stage.

I trust these answers provide the Environment Protection Authority the necessary confidence to determine whether the proposal we have put forward for development approval requires your evaluation.



Project Director, Mount Wellington Cableway Company Pty. Limited.

**From:** [Vaszocz, Grace \(EPA\)](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]@hobartcity.com.au"; [REDACTED]@hobartcity.com.au"  
**Subject:** Request for Information - Mount Wellington Cableway  
**Date:** Friday, 16 August 2019 3:39:00 PM  
**Attachments:** [image001.png](#)  
[Signed - 16-8-2019 - Letter - MountWellingtonCableway CompanyPty Ltd - Request for Information.pdf](#)

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Please find attached, correspondence from the Director, Wes Ford in relation to the Mount Wellington Cable Car proposal and the recent meeting held on the 8<sup>th</sup> August 2019.

If you have any queries in regards to the attached correspondence please do not hesitate to contact Mary Gibbs on (03) 6165 4542 or via email at [mary.gibbs@epa.tas.gov.au](mailto:mary.gibbs@epa.tas.gov.au)

Regards

Grace Vaszocz  
Executive Officer  
Deputy Secretary, EPA Tasmania  
Department of Primary Industries, Parks, Water & Environment

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RTI-DL-RELEASE-DPIPW/E

**From:** [Vaszocz, Grace \(EPA\)](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [REDACTED]@hobartcity.com.au"; [REDACTED]@hobartcity.com.au"  
**Subject:** Request for further Information - Mount Wellington Cableway (PLN 19-345)  
**Date:** Wednesday, 2 October 2019 12:29:00 PM  
**Attachments:** [image001.png](#)  
[Signed - 2-10-2019 - Letter - M543856- \[REDACTED\] - MWCC PLN 19-345 - Request for further information.pdf](#)  
[M543856 Attachment 1 - Letter received from MWCC 20 September 2019.pdf](#)

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Please find attached, correspondence from the Director, Wes Ford to [REDACTED] in relation to the Mount Wellington Cableway.

If you have any queries in regards to the attached, please contact Helen Mulligan, Manager (Assessments) on 6165 4628 or email [Helen.Mulligan@epa.tas.gov.au](mailto:Helen.Mulligan@epa.tas.gov.au)

Regards

Grace Vaszocz  
Executive Officer  
Deputy Secretary, EPA Tasmania  
Department of Primary Industries, Parks, Water & Environment

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RTI-DL-RELEASE-DPIPWME

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ENVIRONMENT PROTECTION AUTHORITY

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Our Ref: EN-EM-EV-DE-258182/ M516482

2 October 2019

[REDACTED], Project Director  
Mount Wellington Cableway Company Pty Ltd  
GPO Box 409  
HOBART TAS 7000

Email: [findoutmore@mtwellingtoncablecar.com](mailto:findoutmore@mtwellingtoncablecar.com)

Dear [REDACTED]

**REQUEST FOR FURTHER INFORMATION  
MOUNT WELLINGTON CABLEWAY (PLN-19-345)**

Thank you for your letter dated 20 September 2019 (Attachment 1) responding to my request for further information on the Mount Wellington Cableway proposal, dated 16 August 2019.

The information you have included in your letter has been helpful in providing some clarification regarding noise, hours of operation and management of wastewater and potential odour. Based on all of the information provided, I have formed the view that the noise generated from the base station motors is not likely to cause a night time noise level above 35 db(A) at the nearest residence. This is consistent with the general night time noise limit on EPA regulated activities, which is commonly 35 db(A). Hence, I don't believe the proposed activity warrants assessment by the Board under the "call in" powers of section 24(1) of the *Environmental Management and Pollution Control Act 1994*.

I note there are a number of details in your letter that appear to differ from the information submitted with your development application PLN-19-345. To avoid misunderstanding, I would be grateful if you could advise whether the information in your letter of 20 September 2019 is intended to update and supersede the development application and accompanying documents, where details appear inconsistent, and strongly recommend that you provide this information to Hobart City Council, noting that I have copied this letter to Council.

**a) Proposed Operational Hours**

Point 2(c) of your letter states:

*"Night-time activities (i) Vehicle ingress/egress from carpark/public road proposed 10am-6pm with dining guests departure time dependent on operational license."*

Page 13 of the *Mount Wellington Cable Car – Planning Assessment Report* (Ireneinc Planning 12 June 2019) states:

*"It is expected that the cable car will operate approximately:*

- 9 hours per weekday in the winter
- 10 hours per weekend in the winter
- 13 hours per weekday in the summer
- 14 hours per weekend in the summer;

*....The cable car will operate downhill only after hours to transport restaurant patrons to the base station."*

I recommend that you clarify the operational hours for which approval is being sought through the planning application.

**b) Projected daily visitor numbers and wastewater generation**

Point 3(b)(i) of your letter states:

*“100kl basement holding tank provides up to 7-10 days storage of standard operation.”*

Page 4 of the Mt Wellington Cable Car Site Servicing Report for Planning Approval Submission – Mt Wellington Pinnacle and McRobies Rd South Hobart (Gandy and Roberts 6 February 2019) states:

*“The design is based on a maximum daily visitor number of 10,000 people per day in accordance with the advice received from the MWCC...a design usage of 10L/person/day has been adopted for the design water and wastewater.”*

While it is accepted that 10,000 people per day is a very high number, it is not impossible that this could be achieved in a day of operation. I suggest that you clarify the number of daily users considered likely during ‘standard operation’ in peak visitor season, and the implications for the number of runs needed to empty the wastewater holding container(s) during peak season.

**c) Wastewater removal**

Related to point (b) above, Point 3(b)(iii) of your letter states:

*“Night crew to latch and secure carry tank to hooks on underside of cabin at 5pm.”*

Page 14 of the Planning Assessment Report states:

*“All sewerage and wastewater will be stored on site in a holding tank during operating hours, and removed after hours by a similar method, in transportable storage tanks to the Base Station.”*

Page 7 of the Site Servicing Report states:

*“Sewage will be stored in this tank during normal operating hours and then transported to the Base Terminal during the evening via the cable car. This will be completed by the operators’ night crew....The MWCC night crew will execute a number of runs as required to empty the storage tank at the Pinnacle Centre and deliver it to the Base Terminal.”*

I suggest that you clarify the likely number of transport runs and the hours during which they need to take place, to transport sewage from the pinnacle.

If you have any queries regarding the above, please contact Helen Mulligan on (03) 6165 4628.

Yours sincerely



Wes Ford

**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**

**Encl:** Attachment 1 – Letter received from MWCC 20 September 2019

**Cc:** [Redacted], Ireneinc Planning and Urban Design, E: [Redacted]  
[Redacted] Director – City Planning, Hobart City Council, E: [Redacted] [@hobartcity.com.au](mailto:[Redacted]@hobartcity.com.au)  
[Redacted] Manager – Development Appraisal, Hobart City Council,  
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