CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 17 February 2020

at 5:00 pm
Lady Osborne Room, Town Hall

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We value people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

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City Planning Committee Meeting (Open Portion) held Monday, 17 February 2020 at 5:00 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS
Deputy Lord Mayor Burnet (Chairman)
Briscoe
Harvey
Behrakis
Dutta

Apologies:

Leave of Absence:

NON-MEMBERS
Lord Mayor Reynolds
Zucco
Sexton
Thomas
Ewin
Sherlock
Coats

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 3 February 2020, are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 57-63 MACQUARIE STREET, HOBART - SIGNAGE PLN-19-927 - FILE REF: F20/15232

Address:	57-63 Macquarie Street, Hobart
Proposal:	Signage
Expiry Date:	11 March 2020
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for window signage at 57-63 Macquarie Street Hobart TAS
7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-927 - 3 & 4-8 MARKET PLACE HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6131 dated 04 February 2020, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 10

The wall sign on the outside column on Market Place is not approved.

Advice: A sign with a height no greater than 500mm would meet the Performance
Criteria of Table 25.1, but would require application for further planning approval.

Reason for condition

To clarify the scope of the permit and ensure compliance with the *Sullivans Cove*
Planning Scheme 1997.

PLN 11

The LED Screen sign to the Market Place entrance must be set back at least
150mm from the inside surface of the window in which it is to be located.

Reason for condition

To clarify the scope of the permit and ensure compliance with the *Sullivans Cove*
Planning Scheme 1997.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

Attachment A:	PLN-19-927 - 57-63 MACQUARIE STREET HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-19-927 3 & 4-8 MARKET PLACE HOBART TAS 7000 - CPC Agenda Documents ⇩
Attachment C:	PLN-19-927 - 57-63 MACQUARIE STREET HOBART TAS 7000 - Planning Referral Officer Cultural Heritage Report ⇩

City of HOBART

APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report:	Committee
Council:	24 February 2020
Expiry Date:	11 March 2020
Application No:	PLN-19-927
Address:	57 - 63 MACQUARIE STREET , HOBART
Applicant:	Sophie Calic (City of Hobart) 44 Collins Street
Proposal:	Signage
Representations:	No representations were received within the advertising period.
Performance criteria:	Signs Schedule

1. Executive Summary

1.1 Planning approval is sought for Signage for the Youth Arts and Recreation Centre within the City Hall at 57 to 63 Macquarie Street.

1.2 More specifically the proposal includes:

City Hall Market Street Main Entrance behind roller door.

- Windows and doors on the main entrance behind the roller door fronting Market St.
- Treatment of each window pane is listed below;
  (a) left hand window pane - Installation of 50% opacity film to window 900mm x 2390mm
  (b) second pane from left - LED screen 1290 x 700mm
  (c) left opening (main) door - Installation of 50% opacity film to door 650mm x 2250mm
  (d) right (fixed) door - opening hours sign 340mm x 380mm
  (e) right window pane - three business signs with the YOUTH ARTS and RECREATION CENTRE venue name - 850mm x 230mm, Address - 620mm x 182mm and contact details - 220mm x 80mm
  (f) Affixing of a 600mm x 1120mm wall sign onto the column adjacent to the Market Street roller door entrance, to enable the use when the roller door is closed.

Collins Street entrance and window

- Installation of window signage on the windows and door fronting Collins Street.
- The dimensions of these signs are as follows;
  (g) left hand door - window business sign 500mm x 200mm (door dimensions are 870mm x 2790mm)
  (h) three (3) window panes and a return window - installation of 50% opacity film to windows 685mm x 1810mm and return window 870mm x 2780mm.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 Signs Schedule

1.4 No representations were received during the statutory advertising period between 14th and 29th January 2020.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council.

2. Site Detail

2.1 The site is Hobart City Hall. The site is a public building surrounded by Macquarie, Market, Collins and Campbell Streets in Hobart. The signs are proposed on two entrances to the building on Market and Collins Streets.



Figure 1: Location Plan (Geo Cortex, 2019)



Figure 2: Location of works on Market Street facade (Google Streetview, 2020)

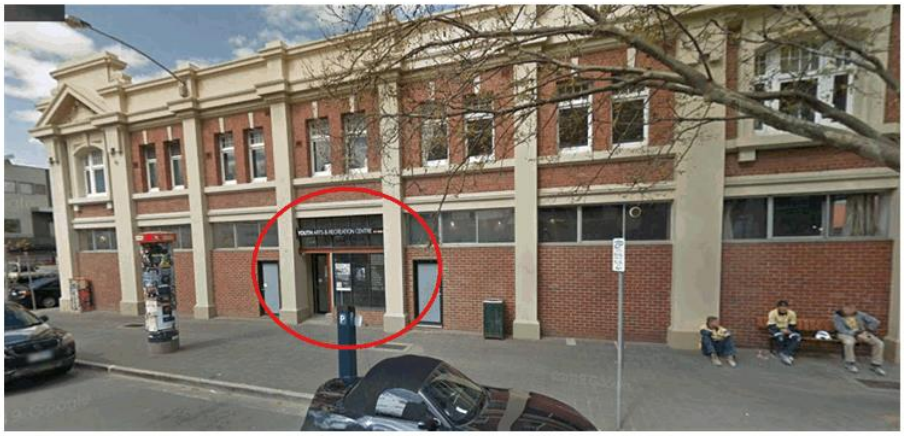


Figure 3: Location of works on Collins Street facade (Google Streetview, 2020)

3. Proposal

3.1 Planning approval is sought for Signage.

3.2 More specifically the proposal includes:

City Hall Market Street Main Entrance behind roller door.

- Windows and doors on the main entrance behind the roller door fronting Market St.
- Treatment of each window pane is listed below;
  a. left hand window pane - Installation of 50% opacity film to window 900mm x 2390mm
  b. second pane from left - LED screen 1290 x 700mm
  c. left opening (main) door - Installation of 50% opacity film to door 650mm x 2250mm
  d. right (fixed) door - opening hours sign 340mm x 380mm
  e. right window pane three business signs with the YOUTH ARTS and RECREATION CENTRE venue name - 850mm x 230mm, Address - 620mm x 182mm and contact details - 220mm x 80mm)

  f. 600mm x 1120mm wall sign onto the column right hand column adjacent to the Market Street roller door entrance, to enable the use when the roller door is closed.

Collins Street entrance and window

- Installation of window signage on the windows and door fronting Collins Street.
- The dimensions of these signs are as follows;
  g. left hand door - window business sign 500mm x 200mm (door dimensions are 870mm x 2790mm)
  h. three (3) window panes and a return window - installation of 50% opacity film to windows 685mm x 1810mm and return window 870mm x 2780mm.



Figure 4: Location of Signs (Geo Cortex, 2020)

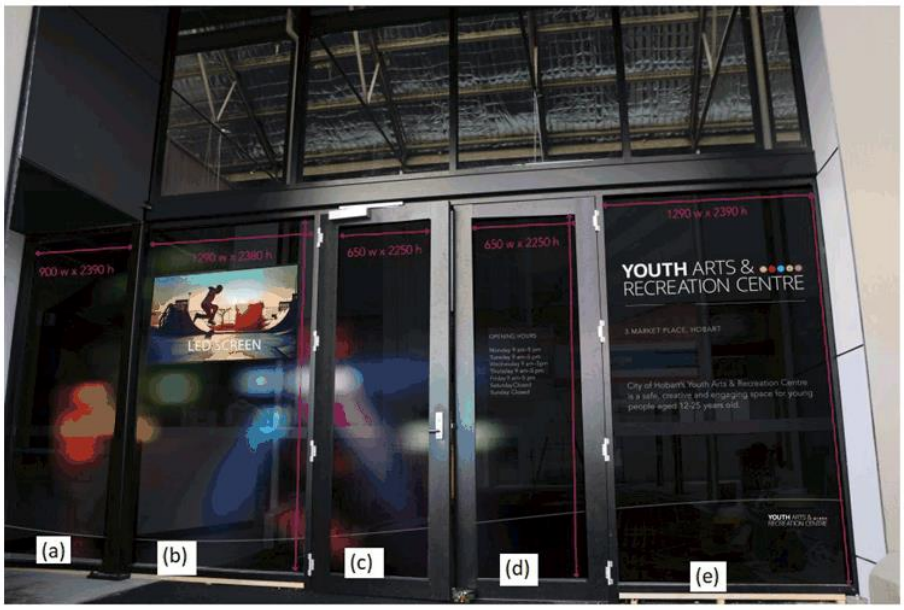


Figure 5: Market Street frontage signs montage (applicant photo, 2019)



Figure 6: Sides of Market Street entrance (applicant photos, 2019)



Figure 7: Collins Street entrance (applicant photo, 2019)



Figure 8: Market Street wall sign (applicant photo, 2019)

4. Background

4.1 The portion of City Hall fronting Collins Street has been used as a youth arts and recreation centre, (YOUTHARC), since 1999. Previous signage was approved in 2012 (PLN-12-00549-01).

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 14th to 29th January 2020.

6. Assessment

6.1 The *Sullivans Cove Planning Scheme 1997* is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located in the Mixed Use Activity Area of the *Sullivans Cove Planning Scheme 1997*.

6.3 The existing use is Community Centre. The proposed use is Community Centre. The existing use is a Discretionary use in the Activity Area. The proposed use is a Discretionary use in the Activity Area. No change to the use is proposed.

6.4 The proposal has been assessed against:

6.4.1 Parts A and B – Strategic Framework

6.4.2 Part D – Clauses 16.2 and 16.4 – Activity Area Controls

6.4.4 Part E – Schedule 4 – Signs

6.4.5 Part F – Key Sites

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1. Schedule 4 - Signs

6.6 Each performance criterion is assessed below.

6.7 Signs Schedule - Table 25.1

6.7.1 The proposal includes window signs and a wall sign. The acceptable

solution for a window sign is to not obscure more than 10% of glass area and wall signs to have maximum dimensions of 300mm high by 2000mm long. The acceptable solution for wall signs is a single sign per building, a maximum vertical dimension of 300mm, and a maximum horizontal dimension of 2m.

6.7.2 As shown in Figures 5, 7 and 8 above:

Market Place:

- (a) is an opaque film and is not considered to meet the definition of a sign.
- (b) is an internal LED screen, which meets with the exemption for internal signs subject to a recommended condition requiring it to be sect back 150mm from the surface of the glass.
- (c) is an opaque film and is not considered to meet the definition of a sign.
- (d) is a window sign that does comply with the acceptable solution for window signs as set out above. It has an area of 0.13sqm which amounts to covering 9% of the window.
- (e) is a window sign that does not comply with the acceptable solution for window signs as set out above. It has an area of 0.761sqm which amounts to covering 24.7% of the window.
- (f) is a wall sign that does not comply with the acceptable solution for wall signs as set out above. It has a vertical dimension of 1.12m.

Collins Street:

- (g) is a window sign that does comply with the acceptable solution for window signs as set out above. It has an area of 0.1sqm which amounts to covering 4% of the window.
- (h) is an opaque film and is not considered to meet the definition of a sign.

6.7.3 As such, signs (e) and (f) do not meet the acceptable solution and are required to be assessed against the performance criteria for window and wall signs respectively. The performance criteria are set out at Table 25.1 and provide as follows:

Window Signs:

- *Up to 25% of the area of the window or glass may be covered.*

Wall Signs:

- *Maximum vertical dimension of 500mm or 5% of the height of the wall onto which it is to be attached, whichever is greater.*

- *Maximum horizontal dimension of 4m.*

6.7.4 Sign (e) is the window sign on the right hand side of the Market Place entrance. It will cover 24.7% of the window and so complies with the performance criteria.

6.7.5 Sign (f) is the wall sign located on the wall to the right of the roller door on the Market Place entrance. Its dimensions are 1.12m vertically and 0.6m horizontally. As such, it doesn't comply with the performance criteria and cannot be approved. A condition not approving this sign is recommended.

6.7.6 In addition to meeting the performance criteria, sign (e) must be assessed against the matters to be considered in clause 25.13 and the objectives for the Schedule at clause 25.2 These state:

Objectives:

- *To maintain a balance between the established built form and historic character of the Cove and commercial need to advertise goods and services.*
- *To ensure that signs do not intrude into and detrimentally affect the visual amenity of the area.*
- *To ensure that signs are complementary to the overall character of Sullivans Cove, and complement the historic character of the building on which they are mounted.*
- *To prevent visual clutter through the proliferation of signs by encouraging fewer more effective signs.*
- *To ensure that signs do not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*
- *To ensure signs on places of cultural significance are responsive to the cultural heritage values and the significance of the building or place, both in terms of impact and by means of attachment, by protecting and enhancing those values.*
- *To prevent multiple signs on a single building, unless the cumulative effect of existing and proposed signs will not adversely affect the character and/or cultural heritage values of the building.*

Matters to be Considered:

- *The individual or cumulative effect of the sign or signs on the amenity of the area including the need to avoid visual disorder or clutter of signs.*
- *The individual or cumulative effect of the sign or signs on the building and/or surrounding area, considering its effect and means*

of attachment on places of cultural significance.

- *The cumulative effect of the sign or signs on existing or approved signs, including signs on buildings and outdoor uses that constitute a sign.*
- *The size and likely impact of the sign having regard to the size of the premises on which it is to be displayed and the scale of surrounding buildings.*
- *The effect of the sign on the safety and security of premises and the area.*
- *The effect of the sign on the appearance, efficiency and safety of a road, railway, waterway or other public way, having particular regard to the sign's colour, brightness and location.*
- *The effect of the sign on pedestrian movement and safety.*
- *Compliance with objectives of this Schedule.*

6.7.8 In a general sense, the design, location and size of signage for the Youth Centre has been carefully considered to pursue the objectives and matters for consideration, including the impact on the heritage fabric and values of City Hall to minimise visual clutter and protect the character and cultural values of the site. The signs have been designed to encourage pedestrian use of the Market Place entrance as the main entrance for the Youth Centre now. Use of window surfaces, including for sign (e), in the main prevents damage to heritage fabric.

6.7.9 The proposal complies with the performance criterion, subject to the conditions discussed above.

6.8 Signs Schedule - Signs on Places of Cultural Significance

6.8.1 The City Hall is a place of cultural significance. All signs on places of cultural significance are discretionary, and required to be assessed against the provisions of clause 25.11, which states as follows:.

- *A sign on or adjacent to or within a place of cultural significance (as listed in Table 1 of Schedule 1 of this planning scheme) is 'Discretionary'.*
- *A sign in the Cove area must not either by its size, design or content detract from the character and heritage value of buildings both individually and collectively including those groups or buildings comprising some which may not be of particular heritage value.*
- *For modern standardised trademark or propriety logo advertising, corporate image requirements such as specific colours must be adapted to suit the individual location and building.*

- *A sign to be affixed to any place of cultural significance included in Schedule 1 of the Planning Scheme must maintain or reinstate and not detract from its original architecture, heritage value or character.*
- *Signs must be placed to allow the architectural details of the building to remain prominent.*
- *Signs must be placed in locations on the building or item that would traditionally have been used as advertising areas. Historical documentation may be required to justify the placement of any new signs.*
- *No signs shall dominate or obscure any other signs and in particular an historic sign forming an integral part either of a building's architectural treatment of detailing, or its heritage.*
- *Fixtures must not damage historic building fabric, including but not restricted to attachments to masonry and wood. All signs and related fittings are to be fixed using appropriate non-corrosive fixings inserted in mortar joints.*
- *Signs that break an historic parapet or roof line will be prohibited.*
- *Use of side-walls to locate signs is prohibited if the wall does not form a street-frontage, or has not historically been used for signs.*
- *Strings of light bulbs are prohibited.*
- *Internally illuminated signs attached to a building of cultural significance (excluding contemporary buildings and extensions on a place of cultural significance that are not themselves of cultural significance) are prohibited.*

6.8.2 The application was referred to Council's Cultural Heritage Officer, who advised as follows;

The proposed signage comprises primarily of vinyl applied to glazing and non original panels recessed behind the return elevation onto Market Place and vinyl applied to original glazing to the Collins Street elevations and one wall sign hung from an existing metal hook onto the Market Place elevation.

The signage primarily consists of non-specific art work with little typography, would not interact with original fabric, obscure existing signage, would be relatively modest and take a recessive approach to the architecture of the building.

It is therefore considered that the proposal would comply with Schedule 4 - Signs - 25.11.

6.8.3 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Signage.

7.2 The application was advertised and no representations were received.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.

7.4 The proposal has been assessed by other Council officers, including the Council's Cultural Heritage Officer. The officers have raised no objection to the proposal. Being a Tasmanian Heritage Council (THC) listed property, the application was referred to that office for assessment. Council has received advice indicating that the THC consent to the granting of a permit for the proposal.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Signage at 57-63 MACQUARIE STREET HOBART TAS 7000 satisfies the relevant provisions of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for Window Signage at 57-63 MACQUARIE STREET HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-927 - 3 & 4-8 MARKET PLACE HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6131 dated 04 February 2020, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 10

The wall sign on the outside column on Market Place is not approved.

Advice: A sign with a height no greater than 500mm would meet the Performance Criteria of Table 25.1, but would require application for further planning approval.

Reason for condition

To clarify the scope of the permit and ensure compliance with the *Sullivans Cove Planning Scheme 1997*.

PLN 11

The LED Screen sign to the Market Place entrance must be set back at least

150mm from the inside surface of the window in which it is to be located.

Reason for condition

To clarify the scope of the permit and ensure compliance with the *Sullivans Cove Planning Scheme 1997.*

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

FEES AND CHARGES

Click here for information on the Council's fees and charges.



(Victoria Maxwell)

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 4 February 2020

Attachment(s):

Attachment B - CPC Agenda Documents
Attachment C - Planning Referral Officer Cultural Heritage Report

Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF:	PLN-19-927
THC WORKS REF:	6131
REGISTERED PLACE NO:	2426
APPLICANT:	City of Hobart
DATE:	04 February 2020

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place:	47-63 Macquarie St, Hobart.
Proposed Works:	Signage.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-19-927, advertised on 14 January 2020.

Please ensure the details of this notice are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Peter Coney on 1300 850 332.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Planning: #192483

Property

3 & 4-8 MARKET PLACE HOBART TAS 7000

People

Applicant
*
City of Hobart
Sophie Calic
44 Collins Street
HOBART TAS 7000
62382165
calics@hobartcity.com.au

Owner
*
City of Hobart
Nicolas Heath
50 Macquarie Street
HOBART TAS 7000
6231 2711
coh@hobartcity.com.au

Entered By
SOPHIE CALIC
50 MACQUARIE STREET
HOBART TAS 7000
6238 2165
calics@hobartcity.com.au

Use

Other

Details

Have you obtained pre application advice?

- Yes

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
*

- No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the

number of signs under Other Details below.
*

- Yes

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?
*

Community Council Facility

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)
*

Community Council Facility

Estimated cost of development
*

0.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)

Carparking on Site

N/A

Total parking spaces

0

Existing parking spaces

Other (no selection chosen)

Other Details

Does the application include signage?
*

Yes

** Please be advised that you are required to lodge plans of the sign. The plans should show: dimensions, location, colours, wording, method of illumination, does it flash, method of fixing to wall, etc.*

How many signs, please enter 0 if there are none involved in this application?
*

3

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

- Yes

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)
*
8- Title.pdf

Plans (proposed, existing)
*
Youth arc boards Final.pdf

GM or Crown consent
GM Landlord Consent_ Youth ARC signage.pdf

Covering Letter
cover letter youth arc signage.pdf

Letter from Heritage
heritage letter.jpg

City of HOBART

Enquiries to: Sophie Calic
☎: 6238 2165
✉: calics@hobartcity.com.au
Our Ref: SC:SC (document1)
Your Ref:

12 December 2019

Dear Sir/Madam,

COVER LETTER - YOUTH ARC SIGNAGE APPLICATION

This planning application covers three signage components for the re-built Youth Arts and Recreation Centre located at the rear of City Hall, 44 Collins Street Hobart.

The Centre was rebuilt post the 2018 floods with changes including a new entry way on Market Place. New signage is required to direct people to the entry location and to provide program information. The three signage components are outlined below and detailed in the design images submitted.

Please note that signage images submitted are indicative only and exact text and layout may change in the final prints.

1. Window skins on the new glazed entry way, 1 Market Place as shown in images 1, 2 and 3 in the submitted plans. This includes skins for 4 window panels of the following dimensions:
    a. 900mm x 2390mm
    b. 1290mm x 2380mm
    c. 650mm x 2250mm
    d. 650mm x 2250mm
    e. 1290mm x 2390mm

    These skins will be at a maximum 50% opacity, allowing for some transparency and light into the centre. The signage includes information on programs and opening hours and features an LED screen for rotating program and arts content. The screen is considered to have low traffic impact due as it is set back from the road, within the enclosed entry way.

2. Window skins on old entry way on Collins Street as shown in image 4 in the submitted plans. This includes skins for the front 3 window panels and door way.
    a. 870mm x 2790mm
    b. 685mm x 1810mm

The window skins will be at a maximum 50% opacity, allowing for some transparency and light into the centre whilst maintaining privacy. The door will be frosted to provide further privacy and security for the office area.

3. External sign on Market Place, shown in image 5 in the submitted plans. This sign will provide important brand information when the roller door is down, obscuring the window skins. The design has been kept minimal to comply with heritage requirements and efforts will be made to utilise the existing mounting points as requested.

This submission has taken the heritage requirements into account and designs have been amended to ensure compliance. The letter from the heritage team is attached.

Yours faithfully,



(Sophie Calic)
COMMUNITY PARTICIPATION COORDINATOR

MARKET PLACE



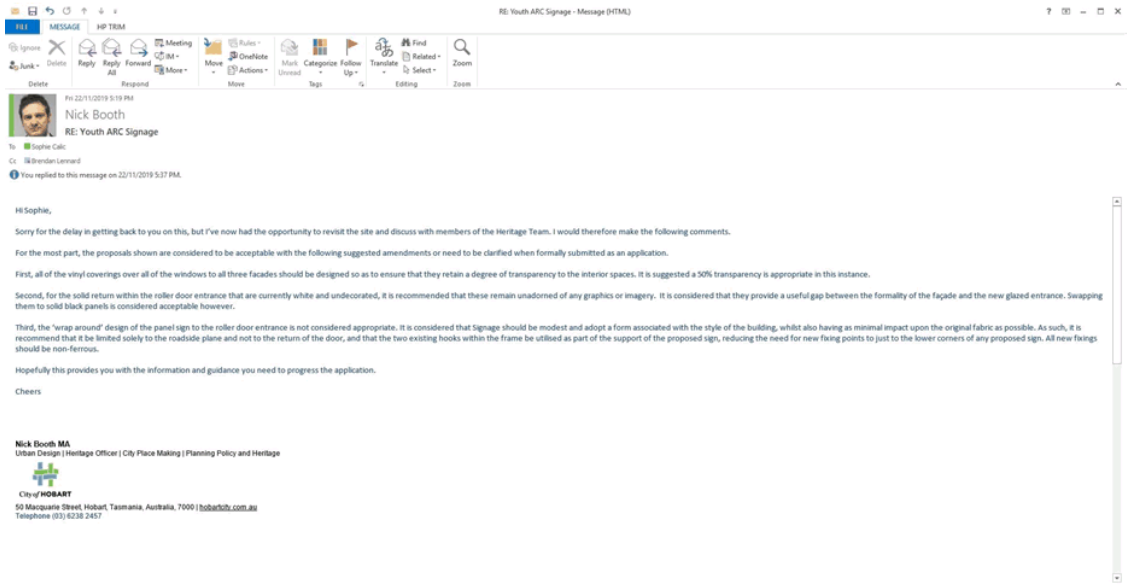
MARKET PLACE



COLLINS STREET



1. TrimDownload_2275854.JPG



RE: Youth ARC Signage - Message (HTML)

FILE MESSAGE HP TRIM

Ignore Junk Delete Reply Reply All Forward Meeting IM More Move Rules OneNote Actions Mark Unread Categorize Follow Up Translate Find Related Select Zoom

Delete Respond Move Tags Editing Zoom

Fri 22/11/2019 5:19 PM

Nick Booth

RE: Youth ARC Signage

To Sophie Calic

Cc Brendan Lennard

You replied to this message on 22/11/2019 5:37 PM.

Hi Sophie,

Sorry for the delay in getting back to you on this, but I've now had the opportunity to revisit the site and discuss with members of the Heritage Team. I would therefore make the following comments.

For the most part, the proposals shown are considered to be acceptable with the following suggested amendments or need to be clarified when formally submitted as an application.

First, all of the vinyl coverings over all of the windows to all three facades should be designed so as to ensure that they retain a degree of transparency to the interior spaces. It is suggested a 50% transparency is appropriate in this instance.

Second, for the solid return within the roller door entrance that are currently white and undecorated, it is recommended that these remain unadorned of any graphics or imagery. It is considered that they provide a useful gap between the formality of the façade and the new glazed entrance. Swapping them to solid black panels is considered acceptable however.

Third, the 'wrap around' design of the panel sign to the roller door entrance is not considered appropriate. It is considered that Signage should be modest and adopt a form associated with the style of the building, whilst also having as minimal impact upon the original fabric as possible. As such, it is recommend that it be limited solely to the roadside plane and not to the return of the door, and that the two existing hooks within the frame be utilised as part of the support of the proposed sign, reducing the need for new fixing points to just to the lower corners of any proposed sign. All new fixings should be non-ferrous.

Hopefully this provides you with the information and guidance you need to progress the application.

Cheers

Nick Booth MA
Urban Design | Heritage Officer | City Place Making | Planning Policy and Heritage

City of HOBART

50 Macquarie Street, Hobart, Tasmania, Australia, 7000 | hobartcity.com.au
Telephone (03) 6238 2457

City of HOBART

Enquiries to: Sophie Calic
☎: (03) 6238 2165
✉: calics@hobartcity.com.au
Our Ref:

15 November 2019

Sophie Calic

Via Email: calics@hobartcity.com.au

NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address:	**44 Collins Street, Hobart**
Description of Proposal:	**Permanent Signage Youth Arts and Recreation Centre**
Applicant Name:	**Sophie Calic**
PLN *(if applicable)*:	

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority or as the owner/administrator of the land.

Yours faithfully

(N D Heath)
GENERAL MANAGER

Attachment: Land Owner Consent

City of HOBART

LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **44 Collins Street, Hobart**

Description of Proposal: **Permanent Signage Youth Arts & Recreation Centre**

Applicant Name: **Sophie Calic**

PLN *(if applicable)*:

The land indicated above is owned or is administered by the Hobart City Council.

The applicant proposes to lodge an application for a permit, pursuant to the *Land Use Planning and Approvals Act 1993,* in respect to the proposal described above.

Part or all of the application proposes use and/or development on land owned or administered by the City located within the City Hall at 44 Collins Street Hobart (as indicated in the attached images).

Being and as General Manager of the Hobart City Council, I provide written permission to the making of the application pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993.*

(N D Heath) Date: 18 November 2019
GENERAL MANAGER

This consent is for the making of a planning application only, and does not constitute landlord consent for the development to occur.

Attachments/Plans: Indicative Proposed Signage

RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
155478	1
EDITION	DATE OF ISSUE
1	30-Sep-2008

SEARCH DATE : 11-Apr-2019
SEARCH TIME : 03.33 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 155478
Derivation : Whole of lot 1 Vested in the Hobart City Council.
Derived from A24245

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

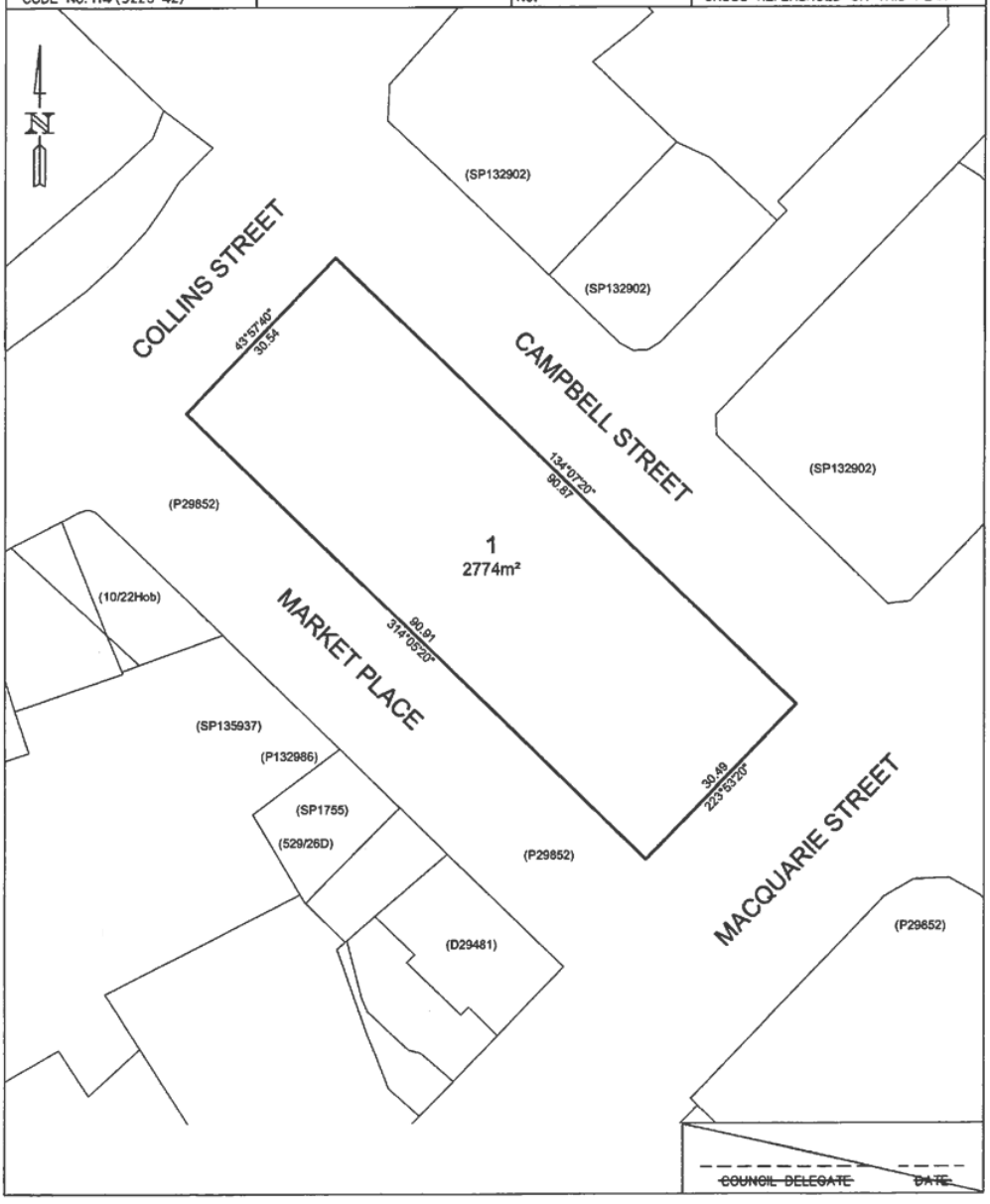
DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER HOBART CITY COUNCIL FOLIO REFERENCE A24245 GRANTEE WHOLE OF LOT 1 2774m² VESTED IN THE HOBART CITY COUNCIL	PLAN OF SURVEY BY SURVEYOR DAVID B MILLER LOCATION CITY OF HOBART SCALE 1: 500 LENGTHS IN METRES	REGISTERED NUMBER P155478 APPROVED 30 SEP 2008 ~~EFFECTIVE FROM~~ Alice Kawa Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5225-42)	LAST UPI No. HKQ06	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Application Referral Cultural Heritage - Response

From:	Nick Booth
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	57 - 63 MACQUARIE STREET, HOBART
Proposal:	Signage
Application No:	PLN-19-927
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

The proposed signage comprises primarily of vinyl applied to glazing and non original panels recessed behind the return elevation onto Market Place and vinyl applied to original glazing to the Collins Street elevations and one wall sign hung from an existing metal hook onto the Market Place elevation.

The signage primarily consists of non-specific art work with little typography, would not interact with original fabric, obscure existing signage, would be relatively modest and take a recessive approach to the architecture of the building.

It is therefore considered that the proposal would comply with Schedule 4 - Signs - 25.11.

Nick Booth
Cultural Heritage
30 January 2019

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 30A NICHOLAS DRIVE, SANDY BAY - TWO MULTIPLE DWELLINGS PLN-19-510 - FILE REF: F20/15469

Address:	30A Nicholas Drive, Sandy Bay
Proposal:	Two Multiple Dwellings
Expiry Date:	9 March 2020
Extension of Time:	Not applicable
Author:	Richard Bacon

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings at 30A Nicholas Drive Sandy Bay TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-510 - 30A NICHOLAS DRIVE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs

first).

Advice:

Under section 23 of the Urban Drainage Act 2013 *it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 2a

Prior to first occupation, vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.

If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

Certification may be submitted to the Council as part of the Building Act 2016 *approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site, for use is three (3).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to

the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of

any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:
Up to $20,000: $150 per application.
Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act*

2016. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential

areas.

To avoid potential environmental nuisance, installation of heat-pumps/airconditioners should comply with the practices outlined within the AIRAH's Airconditioning Residential Best Practice Guideline (Tasmania).

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A:	PLN-19-510 - 30A NICHOLAS DRIVE SANDY BAY TAS 7005 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-19-510 - 30A NICHOLAS DRIVE SANDY BAY TAS 7005 - CPC Agenda Documents ⇩

Attachment C: PLN-19-510 - 30A NICHOLAS DRIVE SANDY BAY TAS 7005 - Shadow Diagrams of Original and Amended Proposal ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Committee:	17 February 2020
Expiry Date:	9 March 2020
Application No:	PLN-19-510
Address:	30 A NICHOLAS DRIVE , SANDY BAY
Applicant:	Thomas Bailey (Room11 Studio) 358a Macquarie Street
Proposal:	Two Multiple Dwellings
Representations:	Three
Performance criteria:	General Residential Zone Development Standards

1. Executive Summary

1.1 Planning approval is sought for two multiple dwellings at 30A Nicholas Drive, Sandy Bay.

1.2 More specifically the proposal includes:

- two conjoined single storey three bedroom dwellings.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 General Residential Zone Development Standards - Front Setback and Rear Setback, Privacy

1.3.2 Parking and Access Code - Number of Parking Spaces

1.4 Three representations objecting to the amended proposal were received within the statutory re-advertising period between the 20th January and the 4th February 2020.
(One representation objecting to the proposal was received within the statutory advertising period between the 9th and 23rd October 2019).

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the City Planning Committee.

2. Site Detail

2.1 No.30A Nicholas Drive is a rear vacant lot.



Figure 1 above: location plan with site in centre of the image.



Figure 2 above: aerial photograph of site with Nos. 35, 33 and 31 Amanda Crescent to its north. No. 30 Nicholas Drive is to its south. The two nearest multiple dwellings at No.34 Nicholas Drive are to its respective southeast (1/34) and to its east (No.2/34).



Figure 3 above: aerial photograph with 2 metre contours. The site is in the centre of the image.



Figure 4 above: view towards No.35 Amanda Crescent.



Figure 5 above: view towards Nos. 33 and 31 Amanda Crescent.

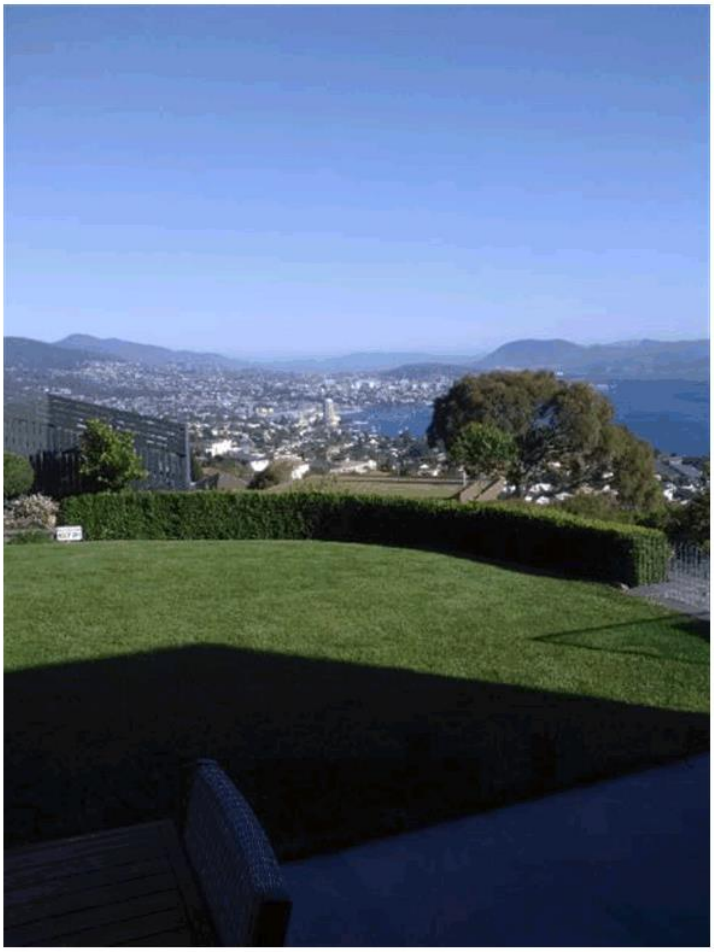


Figure 6 above: view from neighbouring property No.34B Nicholas Drive.

3. Proposal

3.1 Planning approval is sought for two multiple dwellings at 30A Nicholas Drive Sandy Bay.

3.2 More specifically the proposal is for:

- Two conjoined single storey three bedroom dwellings.

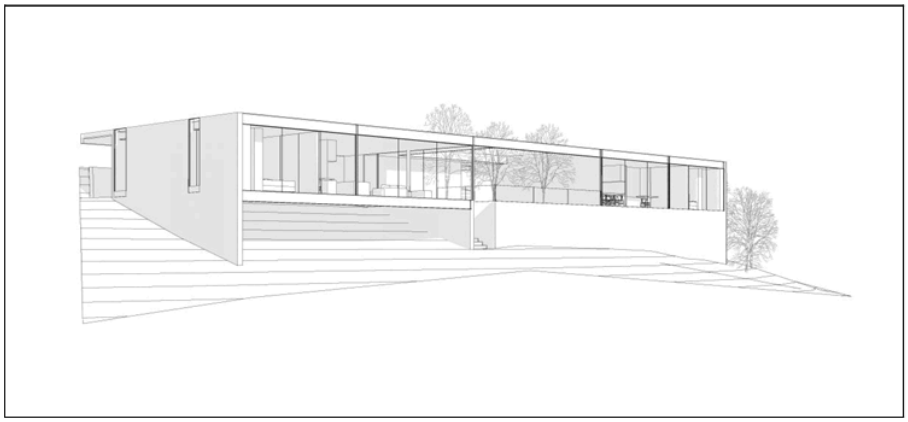


Figure 7: An artist's impression of the proposed building, from a north easterly perspective.

4. Background

4.1 There appears no background on Council's records (Trim) relevant to the proposal.

4.2 The subdivision of No.30A Nicholas drive from No.30 Nicholas Drive (the 'parent lot' on the street frontage) was approved by Council under PLN-14-00045 dated the 18th August 2014.

4.3 The proposal has been re-advertised (amended plan) following applicant consultation. Please see the discussion part of this report for further detail.

4.4 Shadow diagrams for the original proposal were provided and advertised. These are provided at Attachment C (called 'Shadow Diagrams of Original Proposal). The shadows cast as shown on the plan were not considered to be of concern, and consequently updated shadow diagrams for the amended proposal were not provided at the time of re-advertising. However, these shadow diagrams have now been provided. They show that the amended proposal does not have an unreasonable impact in terms of overshadowing, in fact the amended proposal will have an overall lesser shadowing impact than the original proposal. The shadow diagrams for the amended proposal are also provided at Attachment C (called 'Shadow Diagrams of Amended Proposal').

5. Concerns raised by representors

5.1 Three representations to the amended re-advertised proposal were received within the statutory re-advertising period between the 20th January and the 4th February 2020.

(One representation objecting to the proposal was received within the original statutory advertising period between the 9th and 23rd October 2019).

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Waste storage -concern at waste storage compliance.
Loss of privacy and amenity -Over the last 10 years we have put a lot of work into building a private, peaceful and quiet back area, if these dwellings are constructed as proposed we will lose much of what we have created. Such a large building with high activity areas overlooking our property could destroy what we love about the place. The floor level of these houses will be over 1.5 metres above the fence line and the entire north face of the property is either glassed or open deck area located 4 metres from the fence line. Anything that we do will be observable while we will always be aware of the people above us. This could potentially and ruin our sense of privacy and have a strong negative impact on our enjoyment of this area. -loss of privacy from side facing window.
Light emissions directed towards adjacent properties -The combination of a glassed northern wall and open plan design will mean that light spillage will certainly affect residences below the proposed dwelling. Even normal domestic internal lighting will impact on residences downslope of the development. If any north facing external/security lighting is permitted to be installed the impact will become extreme. This needs to be considered by the planners when assessing the proposal.

Noise emissions from the dwellings -Noise emissions from the dwellings are also a concern. The facing wall is a flat hard surface with a central activity area. Any noise generated in this area will be directed out, straight into the houses in front. The situation may be made worse by an open space below the house which, because of its flattened conical shape, have the potential to amplify and direct any noises from the living areas forward. -The installation of heat exchanger pumps on the northern side of the building, particularly at the eastern end of the north facing side, could reasonably be expected to impact sufficiently on us to be considered as environmental nuisance under the Environmental Management Pollution Control Act (EMPCA),1994. I would therefore, expect a noise assessment to be required before these plans are approved and appropriate noise mitigation to be installed. I am a former EPA industrial regulator and I understand the issues involved with the management of noise from structures where proper noise controls have not been considered during design.
Visual Impact -negative visual impact on property caused by its scale, bulk and proportions; -proposed building very close to neighbouring side boundary, concern at impact;
Overshadowing -concern at lack of shadow diagram with re-advertised proposal; -concern at overshadowing of neighbouring outdoor living area;
Other matters raised -'Each of these issues are far better dealt with in the planning stage than managed post construction. It is Council's responsibility to ensure that the amenity of residents is protected to the greatest extent possible. If Council allows this development to proceed as proposed, then it will be failing in this obligation'. -'We have spent the last 10 years (using our own hard manual labour and a lot of money) developing our indoor/outdoor living area. We have now reached our retirement and should be able to sit back and enjoy the result of all our hard work with the knowledge that our investment of time and money will retain both its enjoyment and monetary value.., without, what amounts to, a very large concrete bunker looming over us'.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is a vacant site. The proposed use is two multiple dwellings. The existing use is a permitted use in the zone. The proposed use is a permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 10 General Residential Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.4.4 E1.0 Bushfire Prone Areas Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 General Residential Zone:-

Setbacks and Building Envelope - front and rear setbacks – Part D 10.4.2 P3

6.5.2 Parking and Access:

Number of Parking Spaces - Part E6.6.1 P1

6.6 Each performance criterion is assessed below.

6.7 Setback and Building Envelope Part D 10.4.2 P3 (front setback)

6.7.1 The acceptable solution at clause 10.4.2 A3 (a) (i) requires for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage.

6.7.2 The proposal includes setbacks of 3.8 metres and 3.2 metres from the boundaries of the adjacent frontage lots at Nos. 28 and 30 Nicholas drive respectively.

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 10.4.2 P3 provides as follows:

The siting and scale of a dwelling must:
(a) not cause unreasonable loss of amenity by:
(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
(ii) overshadowing the private open space of a dwelling on an adjoining lot; or
(iii) overshadowing of an adjoining vacant lot; or
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

6.7.5 Assessment of the performance criterion follows.

Impact on 28 Nicholas Drive
Council records (Rates and Trim) indicate this is a vacant lot.
The subject site is on a similar gradient relative to this lot.

The setback at the closest point of the eave would be 3 metres.

A previously submitted sunshade diagram indicated there would be some winter morning (9am 21st June) overshadowing of the adjacent rear boundary of this neighbouring lot, and marginal morning overshadowing during spring and autumn (9am 21st September and 9am 21st March). The diagrams indicated that at other times of the year sunlight would be uneffected.

In terms of visual impact, the dwellings would adopt a reasonably low profile single storey low pitch roof design, when viewed from upslope or cross-slope.
The main northerly aspect of this neighbouring lot appears likely to remain uneffected.

There is considered unlikely to be any unreasonable impact on the amenity of this neighbouring lot.

Impact on 34 Nicholas Drive
The subject site is on a similar gradient relative to this neighbouring property, which is occupied by multiple dwellings.

The setback at the closest point of the eave would be 0.035 of a metre (35mm).

A previously submitted sunshade diagram indicated there would be some afternoon overshadowing along the boundary of this lot at all times of the year except for summer. The degree of overshadowing was considered reasonably limited at all times, according to the diagrams.

In terms of visual impact, the dwellings would adopt a reasonably low profile single storey low pitch roof design, when viewed from upslope or cross-slope.
Impact on the main northerly aspect of this neighbouring lot appears unlikely to be excessive, due to the steep slope and low profile design.

There is considered unlikely to be any unreasonable impact on the amenity of this neighbouring lot.

Impact on 30 Nicholas Drive
This neighbouring property is in a southerly steep uphill position relative to the applicant site.
The proposed rear of the dwellings would be setback approximately 3.2 metres from the rear property boundary of this frontage neighbour.

The wall/eave height on this upslope 'front' of the proposed dwellings would range from 2.825 to 3.2 metres above natural ground level.

A previously submitted sunshade diagram indicated there would be no overshadowing across the boundary of this lot at any time of the year.

In terms of visual impact, the dwellings would adopt a reasonably low profile single storey low pitch roof design, when viewed from upslope.
Impact on the main northerly aspect of this neighbouring lot appears unlikely to be excessive, due to the steep slope and low profile design.

There is considered unlikely to be any unreasonable impact on the amenity of this neighbouring lot.

6.7.6 The proposal complies with the performance criterion.

6.8 Setback and Building Envelope Part D 10.4.2 P3 (rear setback)

6.8.1 The acceptable solution at clause 10.4.2 A3 (a) (ii) compliance with the building envelope with including with regard to rear boundary setback requirement of 4 metres.

6.8.2 The proposal includes a rear setback ranging from 4.005 metres to 4.055 metres, and would be outside of the building envelope with regard to rear setback.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause 10.4.2 P3 provides as follows:

The siting and scale of a dwelling must:
(a) not cause unreasonable loss of amenity by:
(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
(ii) overshadowing the private open space of a dwelling on an adjoining lot; or
(iii) overshadowing of an adjoining vacant lot; or
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

6.8.5 Assessment of the performance criterion follows.

Impact on 35 Amanda Crescent.
This rear neighbouring property is in a north easterly steep downhill position relative to the applicant site.
The proposed rear wall of the dwellings would range from 4.005 metres from the rear boundary of this neighbouring property. The maximum height of the wall would be 7.320 metres.
Overshadowing impact. A previously submitted sunshade diagram indicated that there would be no overshadowing of this neighbouring property at any time of the year.
Visual impact. There would be visual impact on this neighbouring property. This would result from the 4.005 metres rear setback coupled

with the up to 7.320 metre height of the wall. On the other hand, the prevailing slope is very steep. The main aspect of this neighbouring dwelling appears to be in a north-northeasterly direction facing toward sun and views. This aspect would not be effected by the proposal. There is some rear garden area in the vicinity of the rear property boundary.

The proposal would be outside of the building envelope with regard to rear boundary setback. On the other hand, the degree of departure is considered to a degree to be mitigated having regard to the steep slope of the site.

On balance, the likely impact of the proposal in terms of visual intrusion is considered acceptable.

Impact on 33 Amanda Crescent.
This rear neighbouring property is in a north easterly steep downhill position relative to the applicant site.
The proposed rear wall of the dwellings would be up to 4.055 metres from the rear boundary of this neighbouring property. The maximum height of the wall would be 6.940 metres.

Overshadowing impact:
A previously submitted sunshade diagram indicated that there would be no overshadowing of this neighbouring property at any time of the year.

Visual impact. :
There would be visual impact on this neighbouring property. This would result from the up to 4.055 metres rear setback coupled with the up to 6.940 metre height of the wall. On the other hand, the prevailing slope is very steep. The main aspect of this neighbouring dwelling appears to be in a north-northwesterly direction facing toward sun and views. This aspect would not be effected by the proposal. There are rear garden and courtyard areas adjacent to the rear property boundary.

The proposal would be substantially outside of the building envelope with regard to rear boundary setback. On the other hand, the degree of departure is considered to a degree to be mitigated having regard to the steep slope of the site.

On balance, the likely impact of the proposal in terms of visual intrusion is considered acceptable.

Impact on 31 Amanda Crescent.

This rear neighbouring property is in a north easterly steep downhill position relative to the applicant site.
The proposed rear wall of the dwellings would be 4.055 metres at its closest point to the rear boundary of the other neighbour at No.33 Amanda Crescent.
The side setback of the proposed dwellings from the northwest corner of the site to the side boundary with the other neighbour at 34 Nicholas Drive would be approximately 7 metres.
The common boundary length between the applicant site and this neighbouring property (31 Amanda Crescent) measures approximately 6 metres. The proposed dwellings would not be directly adjacent to the neighbouring property at 31 Amanda Crescent. At its closest point, the northwest corner of the proposed dwellings would be at a distance of approximately 6 metres from the south-easternmost corner of the neighbouring lot.

Overshadowing impact:
A previously submitted sunshade diagram indicated that there would be no overshadowing of this neighbouring property at any time of the year.

Visual impact:
There would be visual impact on this neighbouring property. As stated, the separation between the proposed dwellings and the closest boundary of this neighbouring property would be approximately 6 metres. The rear wall height at the corner would be up to 6.940 metres. The prevailing slope is very steep. The main aspect of this neighbouring dwelling appears to be in a north-northwesterly direction facing toward sun and views. This aspect would not be effected by the proposal. There is rear garden area adjacent to the rear property boundary.

The proposal would be substantially outside of the building envelope with regard to rear boundary setback. On the other hand, the degree of departure is considered to a degree to be mitigated with regard to the steep slope of the site.

On balance, the likely impact of the proposal in terms of visual intrusion is considered acceptable.

Impact on 34 Nicholas Drive
This side neighbouring property is on a similar gradient relative to the subject site, and is occupied by three multiple dwellings.

The proposed dwellings would be setback 0.035 of a metre (35mm) at its

closest point being the eaves. The greatest side setback would be approximately 7 metres at the downslope side.
The proposal meets the side boundary setback provision under the Planning Scheme with respect to this neighbour.

The middle of the three neighbouring dwellings is No.34B Nicholas Drive. It has a side garden that is adjacent to the applicant site. Main windows also face north east and north west from that dwelling.

Overshadowing impact.
A previously submitted sunshade diagram indicated that there would be overshadowing of the adjacent section of this neighbouring property at around the middle of the day in winter (12noon on the 21st June) and during afternoons (3pm) at varying degrees at all times of the year particularly in winter. The middle of the three neighbouring dwellings at No. 34B has garden area toward the side boundary which to a degree is likely to be overshadowed during those afternoon periods. The northerly sun to the middle dwelling itself is likely to remain uneffected.

Visual impact.
There would be visual impact on this neighbouring property. The prevailing slope is very steep. The main aspect of the upper of the three neighbouring dwellings appears to be in a north-northeasterly direction. Given its position approximately 2 to 3 metres upslope of the applicant site, impact on main aspect is not considered likely to be unreasonably effected.
There would be some impact on the middle of the three neighbouring dwellings at No. 34B. The dwelling faces in a north-northeasterly and north-westerly direction, towards main cross River and city views. Impact on main aspect is not considered likely to be unreasonably effected.

The other dwellings at No.34 Nicholas Drive are considered unlikely to be significantly adversely effected by the proposal. As stated No.34A is in an elevated position relative to the applicant site. No.34C is positioned to the other side of that site from the applicant boundary.

Impact on 26 Nicholas Drive
This side neighbouring property is on a similar gradient relative to the subject site.

The proposal would be setback approximately 11.5 metres from this neighbouring side boundary.
The proposal meets the side boundary setback provision under the

Planning Scheme with respect to this neighbour.

Impact in terms of overshadowing and visual impact on this neighbour is in any case not considered likely to be excessive.

6.8.6 The proposal complies with the performance criterion.

6.9 Parking and Access Code Part E6.6.1 P1

6.9.1 The acceptable solution at clause E6.6.1 A1 requires parking provision as specified in Table E6.1, of 5 parking spaces.

6.9.2 The proposal includes the provision of three (3) on site parking spaces.

6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause E6.6.1 P1 provides as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:
(a) car parking demand;
(b) the availability of on-street and public car parking in the locality;
(c) the availability and frequency of public transport within a 400m walking distance of the site;
(d) the availability and likely use of other modes of transport;
(e) the availability and suitability of alternative arrangements for car parking provision;
(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
(g) any car parking deficiency or surplus associated with the existing use of the land;
(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
(j) any verified prior payment of a financial contribution in lieu of parking for the land;

(k) any relevant parking plan for the area adopted by Council;
(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;
(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

6.9.5 Assessment of the performance criterion follows.

There would be an on site parking deficiency of 2 spaces.
The nearest public transport route is Churchill Avenue some 450 metres walking distance from the site frontage.
The steep slope of the neighbourhood may limit the desirability of walking as an alternative means of access.
On the other hand, there appears to some some reasonable availability of on street parking, given the substantial width of some site frontages in the vicinity. It is noted that the driveway length to the site proper would be substantial, at some 45 metres.
On balance, the proposal is considered reasonably acceptable in terms of parking provision.

Council's Development Engineer recommends conditional approval.

6.9.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for two multiple dwellings at 30A Nicholas Drive Sandy bay.

7.2 Three representations were received to the amended re-advertised application. The representation raised concerns with regard to waste storage, visual impact, loss of privacy, glare and noise.
(One representation was received to the originally advertised proposal. The representation raised concerns including visual impact, loss of privacy, glare and noise).

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered acceptable.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.

7.5 The site area is 1,342 square metres, and measures 1,162 square metres if the 182 square metre access strip is not included. The site area per dwelling would be 581 square metres, and meets the residential density for multiple dwelling requirement of 325 square metres per dwelling under Clause 10.4.1 A1 (a) of the planning scheme.

7.6 The proposal meets the side boundary setback envelope acceptable solution (under clause 10.4.2 A3 of the Planning Scheme) with regard to the neighbouring property at No.34 Nicholas Drive. This is taking to account the 3.5 metres eave height at its closest point to the neighbouring side boundary, and the 0.6 of a metre 'protrusion' allowance for eaves under Clause 10.4.2 A3.
The proposal also meets the side boundary setback envelope acceptable solution (under clause 10.4.2 A3 of the Planning Scheme) with regard to the other side neighbouring property at No.26 Nicholas Drive.
The proposal meets the privacy acceptable solution under clause 10.4.6 A1 and A2 of the Planning Scheme.

7.7 The applicant (Thomas Bailey) was contacted the 22/10/2019 and advised of concerns with regard to potential visual impact and overlooking of downhill neighbouring properties at Amanda Crescent. The concern in particular the height and minimal rear setback of the proposed rear wall, as well and the proximity of rear facing windows and the deck to the rear boundary.
An extension of time request was also forwarded to the applicant.
The representation received was also discussed with the applicant.

The applicant acknowledged that the steep internal site was a difficult one with limited 'room' for alternative siting and design options.
The applicant acknowledged the concerns raised, and stated that discussion will be held with the site owner with a view to considering what options may be available.
The applicant advised that noise impact is not considered likely to be at issue given the residential use only, of the site with two dwellings of two bedrooms each.

The application on balance is considered acceptable in terms of front setback, privacy and parking and access. The concern lies with regard to the proposed rear setback which is considerably outside of the building envelope.

Attempts were made to contact the applicant on the 29th and 30th October 2019 and messages were left.

No response from the applicant had been received as late as 1.30pm Wednesday 30th October 2019.
A further email message was sent to the applicant dated the 31st October 2019.
If no extension is forthcoming by the 4th November expiry date, delegation lies with the Director City Planning to make a decision.
The applicant granted a 42 day extension dated the 31/10/2019, and the expiry date is now the 16/12/2019.

Further consultation was held between the applicant and the Council's Development Appraisal Planner, dated the 20th November 2019.
The Council Planner advised of a likely recommendation of refusal on grounds of unreasonable visual intrusion to rear neighbouring properties. Further, of the likelihood of consideration at the respective City Planning Committee and Council meetings of the 9th and 16th December 2019.
The applicant will further consult with the owner as to whether there is considered any scope for redesign. In which case, a further extension of time would be requested of the applicant. The applicant granted a further extension of time dated 27/11/2019, and the expiry date is now the 27/1/2020.

Amended plans for comment lodged 18/12/2019. Referred to Development Engineer.
1. Development Appraisal Planner checked 23/12/2019.
Still siting (front and rear setback) and parking discretions. No longer any privacy discretion.
Height is substantially reduced: was 7.7 metres, now 7.32 metres.
Rear setback was 2.024 metres at closest point, now 4.005 metres.
Consultation was held with the applicant on the 19th December 2019 and the 8th January 2020.
2.Development Engineer (14/1/2020) states the amended plan is not acceptable, due to lack of on site turning.
A further extension of time was requested dated 14/1/2020 and granted dated 15/1/2020.
Expiry date 9 March 2020.
Further consultation was held with the applicant dated 15/1/2020.
The applicant submitted a further plan on the 15/1/2020 providing on site turning to the satisfaction of Council's Development Engineer.

The applicant submitted amended plans dated 15/1/2020.
The amended application was re-advertised dated the 20th January to the 4th February 2020.
There was further neighbour/representor consultation with regard to the amended re-advertised plans. The site was further visited and neighbours met, dated the 31st January 2020.

The applicant and representors have been advised of likely City Planning Committee and potential full Council meeting dates of the 17th February and the 24th February 2020 respectively.

7.7 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed two multiple dwellings at 30A Nicholas Drive Sandy Bay TAS 7005 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings at 30A Nicholas Drive Sandy Bay TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-510 - 30A NICHOLAS DRIVE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 2a

Prior to first occupation, vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the

driveway access or parking and turning areas approved under the permit.

Advice:

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

- *If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.*
  If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that

the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

- *Certification may be submitted to the Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site, for use is three (3).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the**

Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

- Up to $20,000: $150 per application.
- Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building*

Regulations 2016 and the National Construction Code. Click here for more information.

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

Advice:

To avoid potential environmental nuisance, installation of heat-pumps/airconditioners should comply with the practices outlined within the AIRAH's Airconditioning Residential Best Practice Guideline (Tasmania).

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.



(Richard Bacon)

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 6 February 2020

Attachment(s):

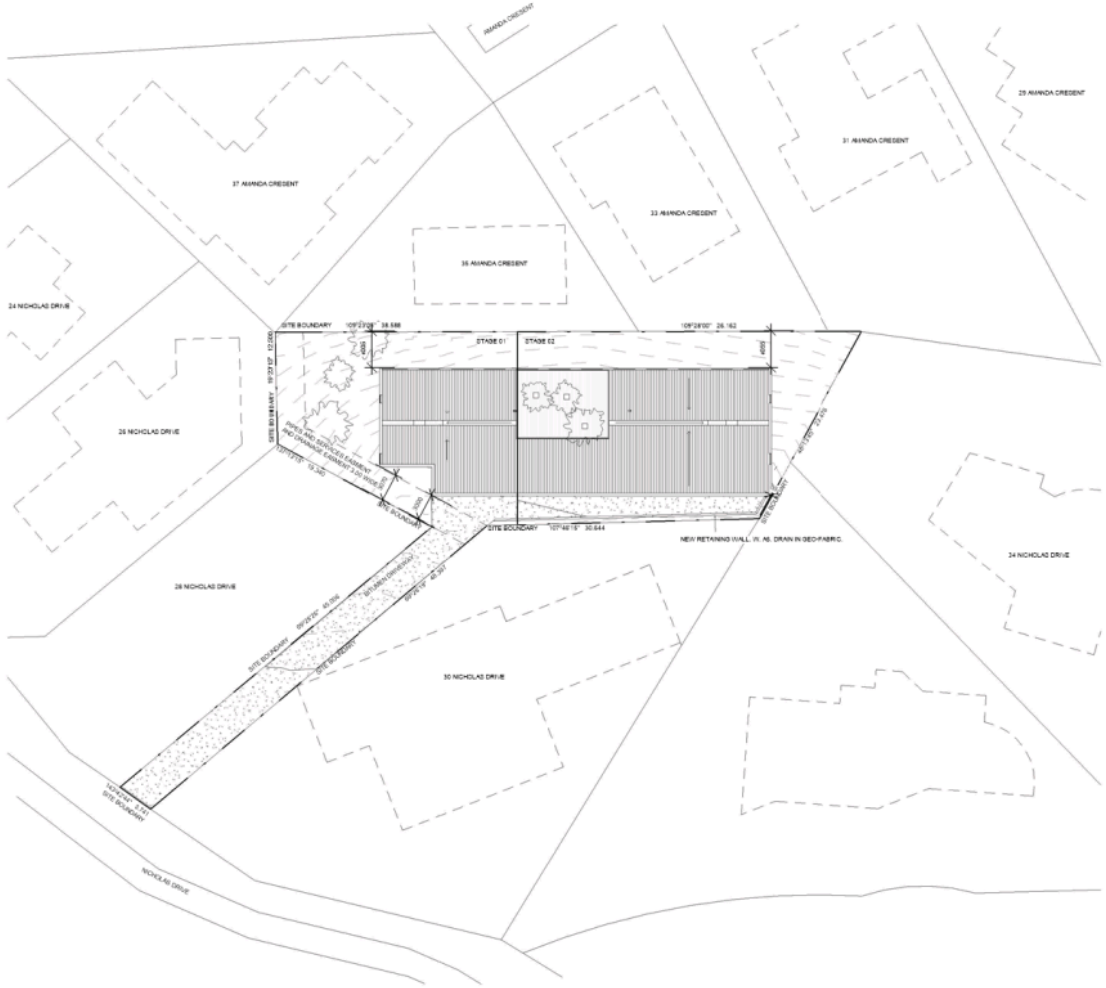
Attachment B - CPC Agenda Documents
Attachment C - Shadow Diagrams for Original Proposal

30A NICHOLAS DRIVE SANDY BAY

DRAWING INDEX

ID	NAME	CURRENT REVISION ID	ISSUED
A0.00	COVER PAGE		
A0.01	SITE PLAN		
A1.01	FLOOR PLAN 1:200		
A1.02	ROOF PLAN 1:100		
A2.01	ELEVATION EAST 1:100		
A2.02	ELEVATION NORTH 1:200		
A2.01	ELEVATION NORTH A 1:100		
A2.02	ELEVATION NORTH B 1:100		
A2.01	ELEVATION WEST 1:100		
A2.02	ELEVATION SOUTH 1:200		
A2.01	ELEVATION SOUTH A 1:100		
A2.02	ELEVATION SOUTH B 1:100		
A3.02	SECTION		
A4.01	PERSPECTIVE SOUTH WEST		
A4.02	PERSPECTIVE NORTH WEST		
A4.03	PERSPECTIVE NORTH EAST		
A4.04	PERSPECTIVE SOUTH EAST		
A4.05	INTERIOR PERSPECTIVE WEST		
A4.06	INTERIOR PERSPECTIVE EAST		
A4.07	PERSPECTIVE NORTH		
A5.01	TASWATER INFRASTRUCTURE PLAN		

STAGE 1 ROOF AREA:	178.55m²
STAGE 2 ROOF AREA:	346.25m²
SITE AREA:	1342m²
STAGE 1 SITE COVERAGE:	308.00m² (22.95%)
STAGE 2 SITE COVERAGE:	475.65m² (35.45%)
ZONE:	10.0 GENERAL RESIDENTIAL
LAND TITLE REFERENCE NUMBER:	170758/2
PROPERY ID:	3449313
CLIMATE ZONE:	7
BAL:	N/A
ALPINE AREA:	NO
CORROSION ENVIRONMENT:	LOW
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	P



ROOM 11

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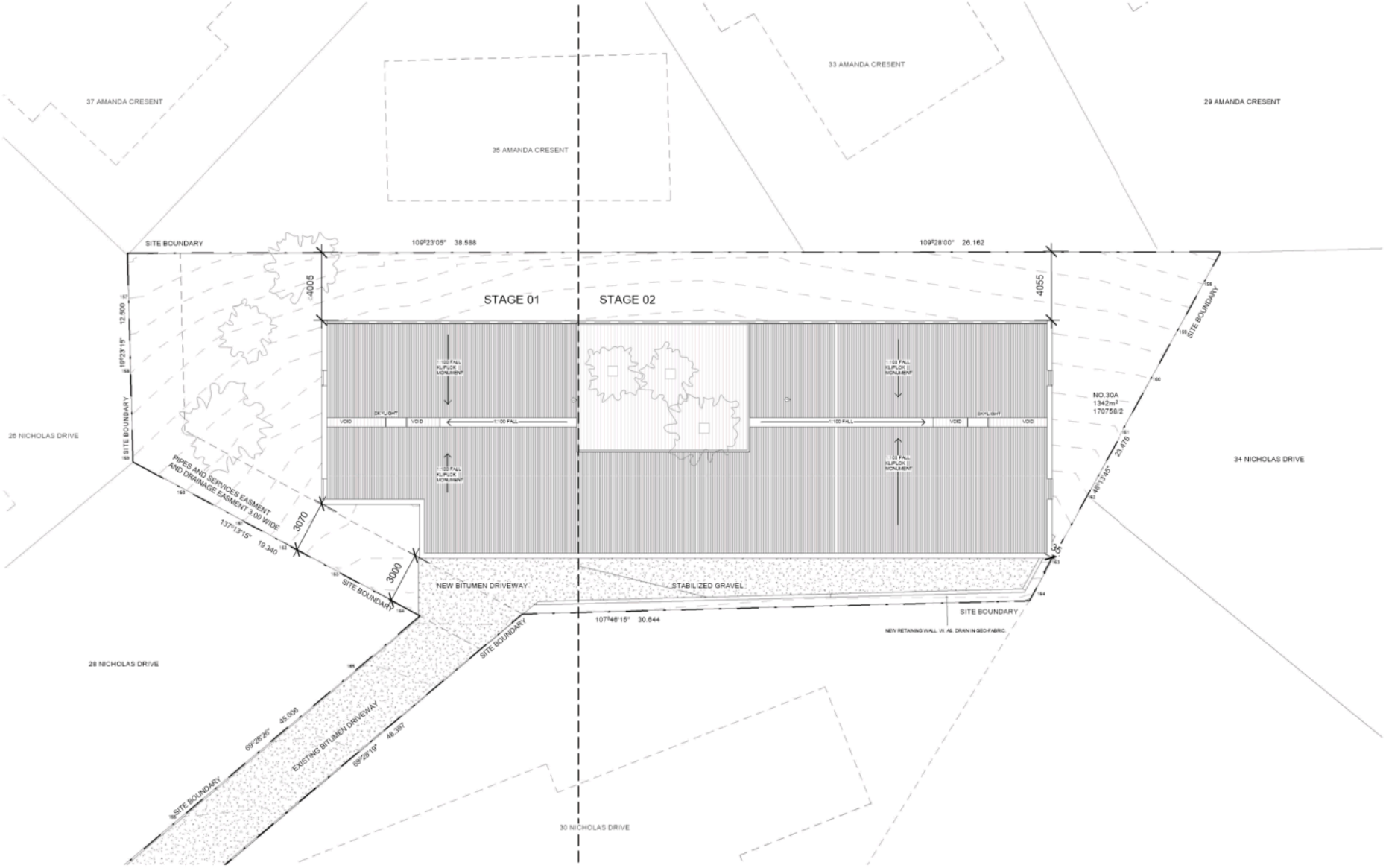
Drawings to be read in conjunction with all specifications and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.

Project No: T18030
Client: MICHAEL TOBIMADI LISSA NAAR
Project Name: 30A NICHOLAS DRIVE
Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: SITE PLAN
Scale: 1:500 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A0.01
Revision: M



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Project No:
T18030

Client
MICHAEL TOMMADI
LISSA NAAR

Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

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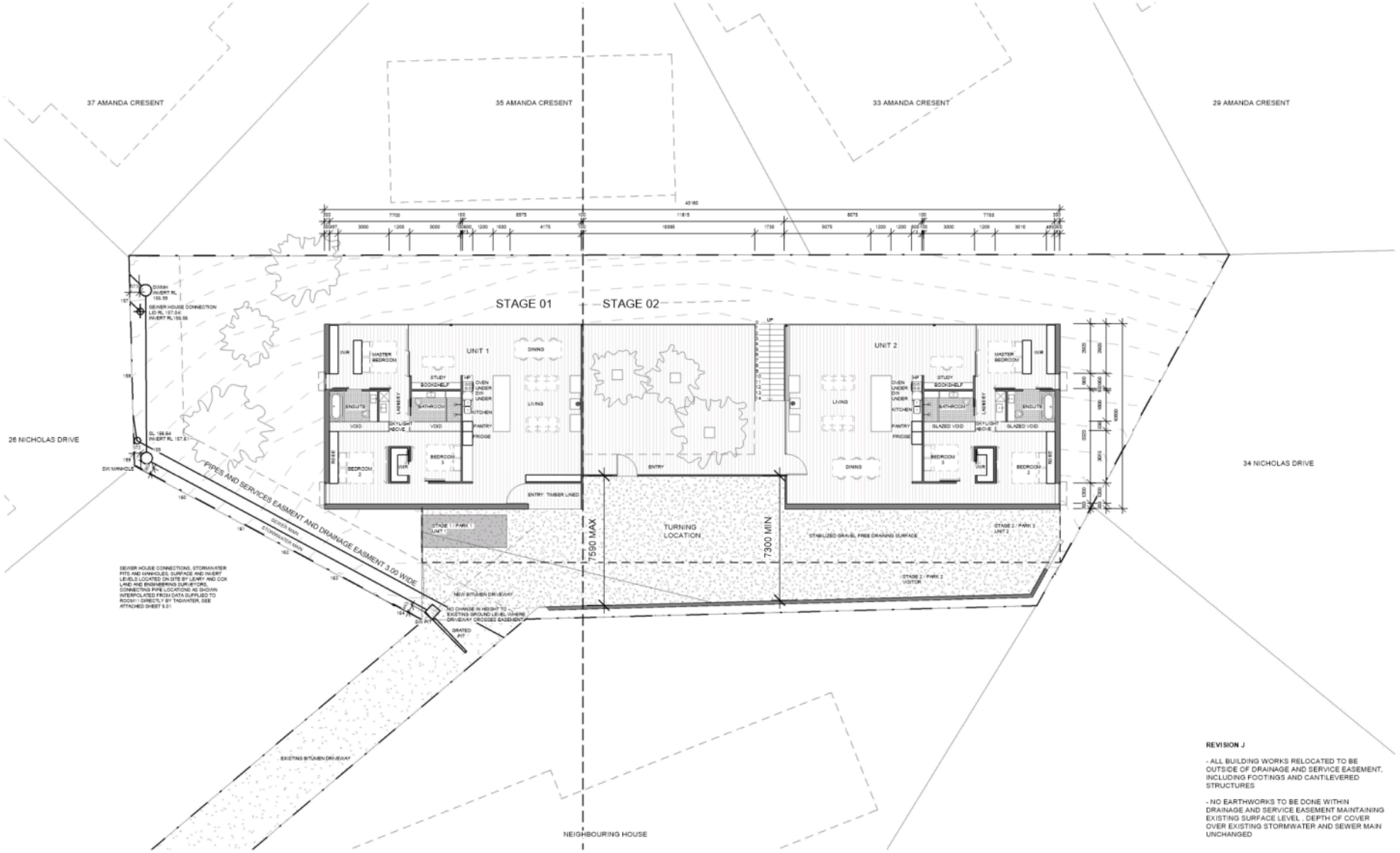
Scale: 1:200 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A1.01
Revision: M

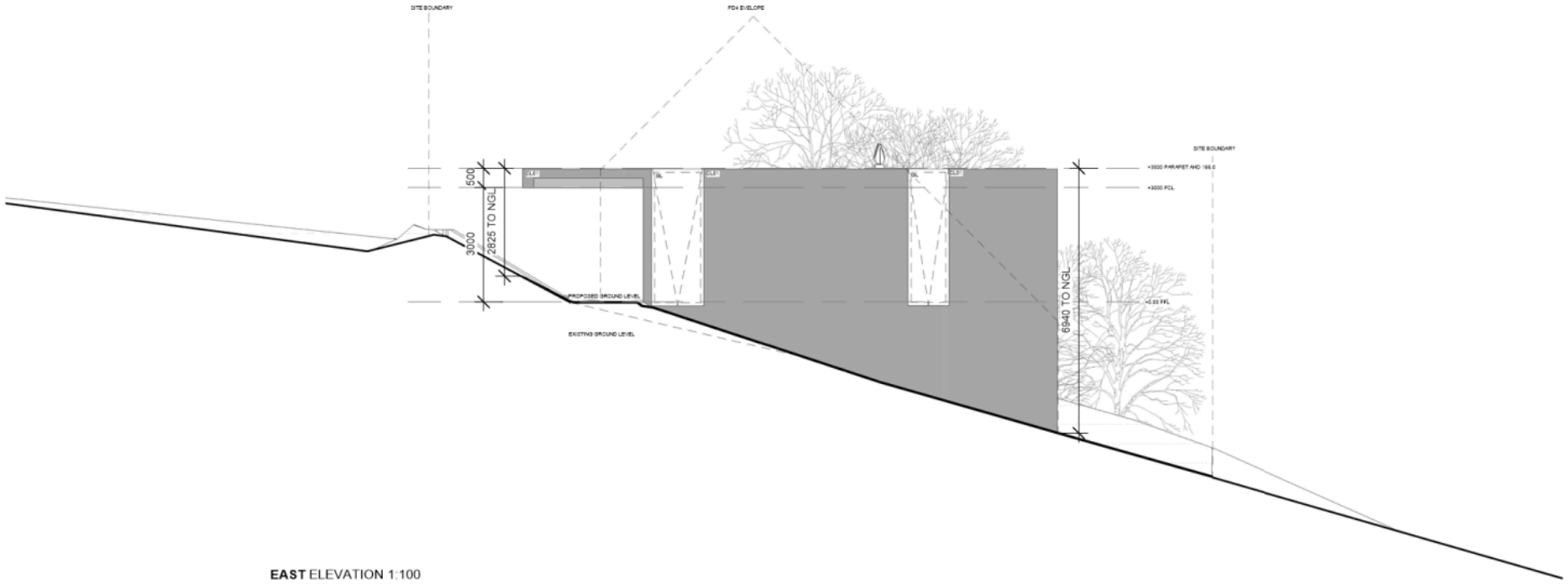


NOT FOR CONSTRUCTION

Drawing Title: FLOOR PLAN 1:200
Drawing No.: A1.02
Revision: M

LEDGEND

ST01	-EXPOSED STEEL MEMBER MATT BLACK FINISH
CL01	-CONCRETE
CL02	-UNFINISHED SHIPLAP CLADDING
GL	-GLAZING



EAST ELEVATION 1:100

ROOM 11

Room11 Architects
Studio HOBART
2008 Macquarie Street, South Hobart, TAS 7004
Telephone 03-6224-4442
Email info@room11.com.au Website www.room11.com.au
Registration no 51557

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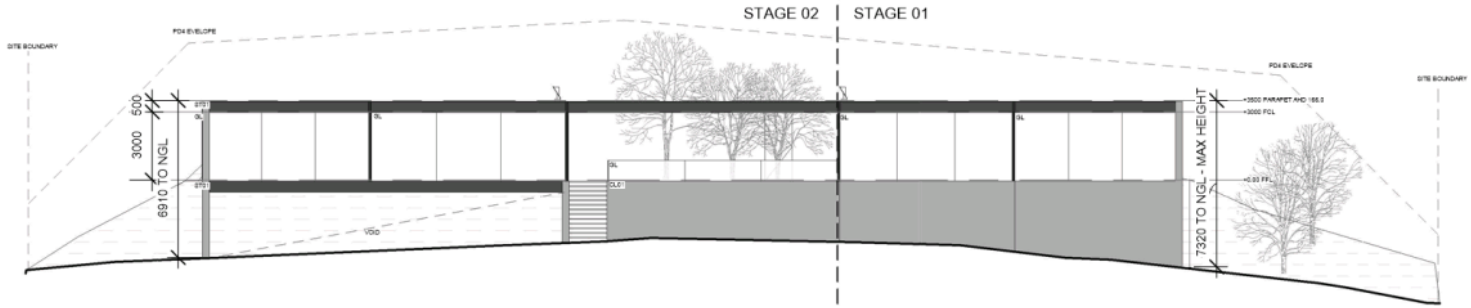
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.

Project No: T18030
Client: MICHAEL TOMMASI LISSA NAAR
Project Name: 30A NICHOLAS DRIVE
Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: EAST ELEVATION
Scale: 1:100 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A2.01
Revision: M

LEDGEND
ST01 -EXPOSED STEEL MEMBER MATT BLACK FINISH
CL01 -CONCRETE
CL02 -UNFINISHED SHIPLAP CLADDING
GL -GLAZING

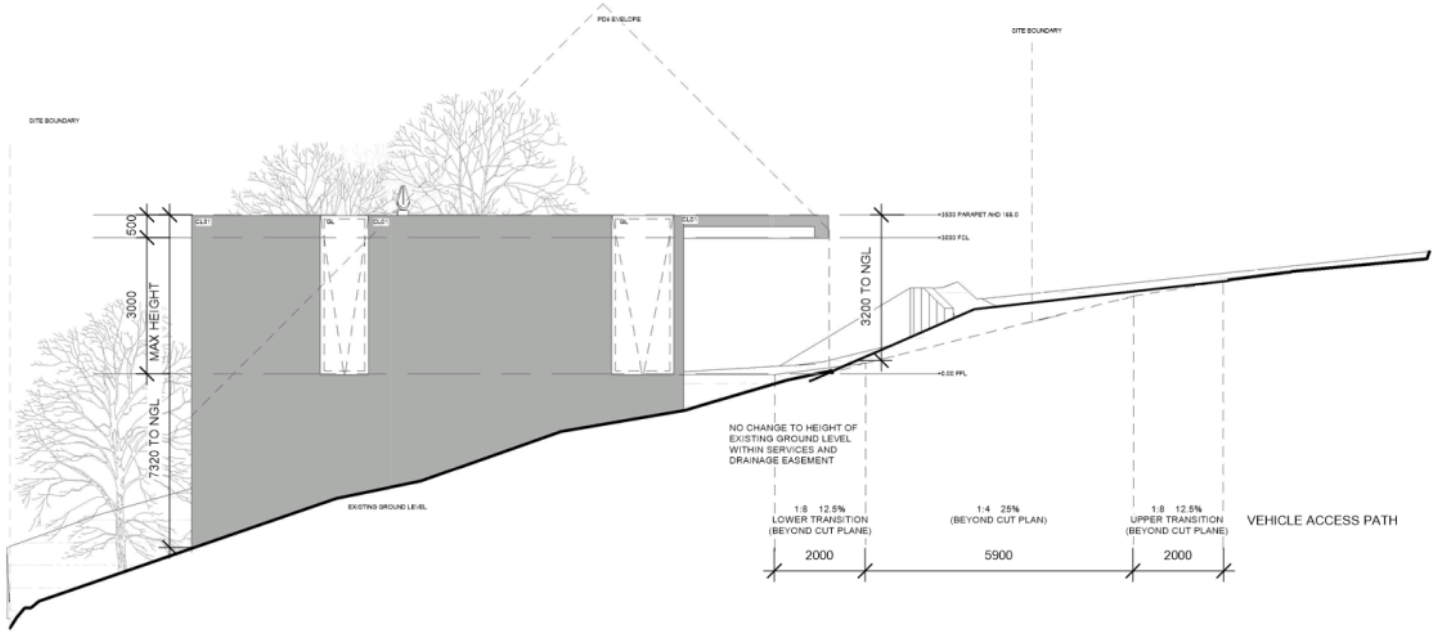


NORTH ELEVATION 1:200

NOT FOR CONSTRUCTION

Drawing Title: NORTH ELEVATION
Drawing No.: A2.02
Revision: M

LEDGEND
ST01 -EXPOSED STEEL MEMBER MATT BLACK FINISH
CL01 -CONCRETE
CL02 -UNFINISHED SHIPLAP CLADDING
GL -GLAZING



WEST ELEVATION 1:100

REVISION J

- ALL BUILDING WORKS RELOCATED TO BE OUTSIDE OF DRAINAGE AND SERVICE EASEMENT, INCLUDING FOOTINGS AND CANTILEVERED STRUCTURES

- NO EARTHWORKS TO BE DONE WITHIN DRAINAGE AND SERVICE EASEMENT MAINTAINING EXISTING SURFACE LEVEL . DEPTH OF COVER OVER EXISTING STORMWATER AND SEWER MAIN UNCHANGED

ROOM 11

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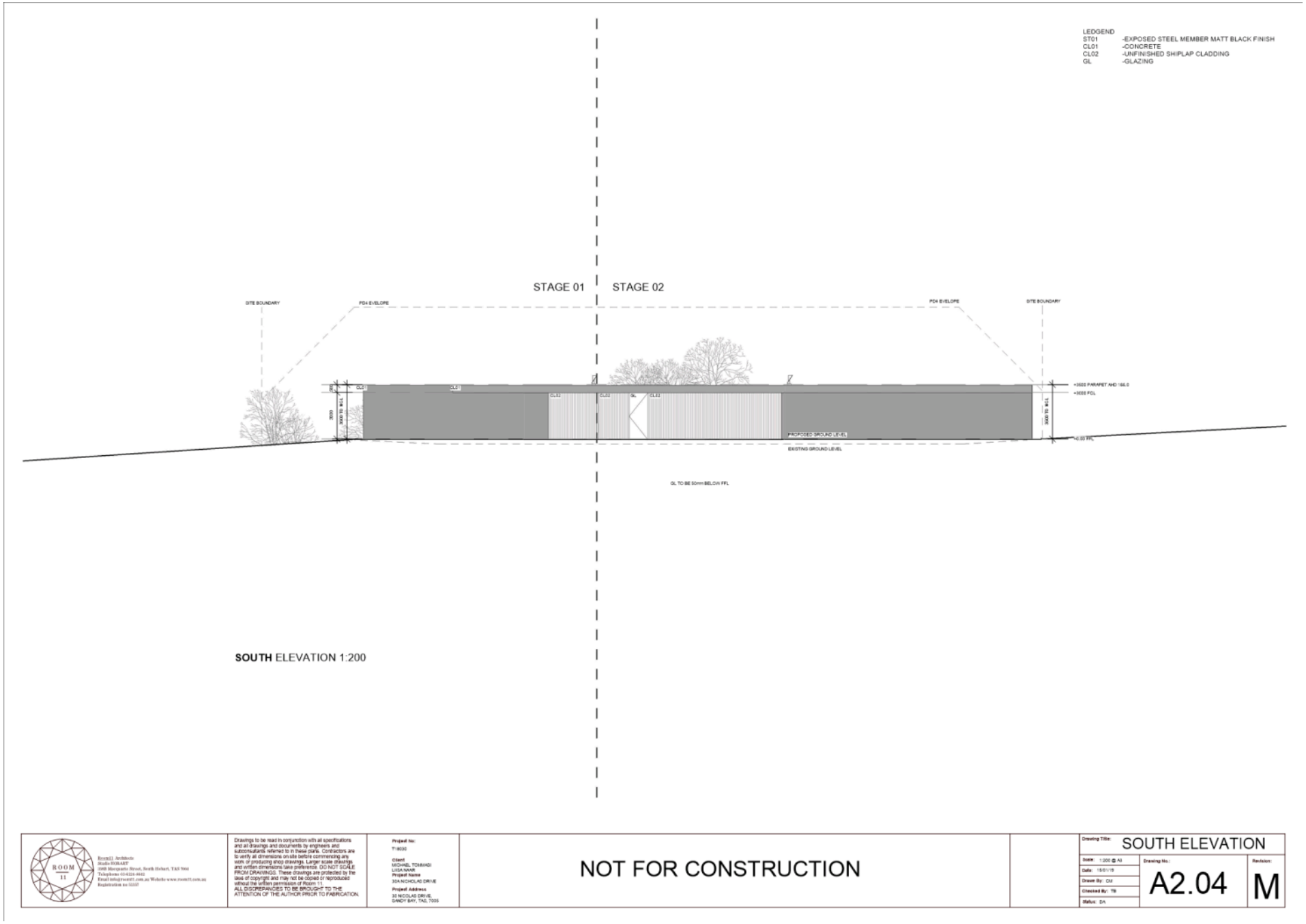
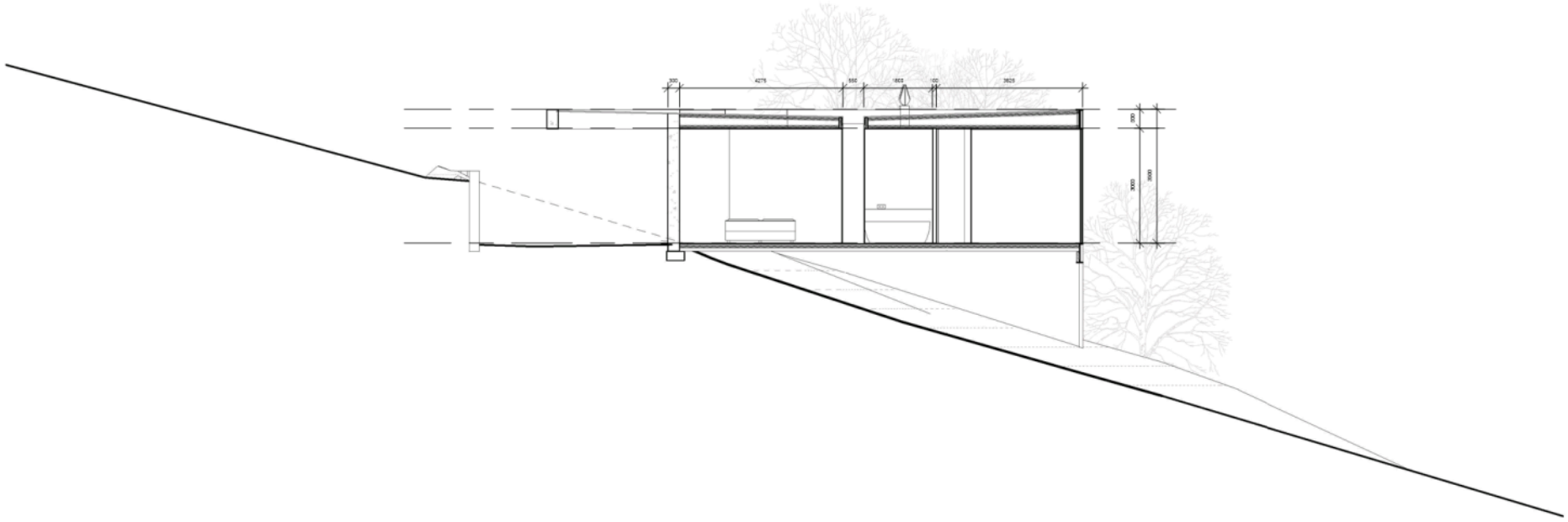
Project No: T18030
Client: MICHAEL TOBIMADI LISSA NAAR
Project Name: 30A NICHOLAS DRIVE
Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: WEST ELEVATION
Scale: 1:100 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A2.03
Revision: M


LEDGEND
ST01 -EXPOSED STEEL MEMBER MATT BLACK FINISH
CL01 -CONCRETE
CL02 -UNFINISHED SHIPLAP CLADDING
GL -GLAZING
STAGE 01
STAGE 02
SITE BOUNDARY
PD4 EVELOPE
PD4 EVELOPE
SITE BOUNDARY
CL01
CL01
CL02
CL02
GL
CL02
PROPOSED GROUND LEVEL
EXISTING GROUND LEVEL
GL TO BE 50mm BELOW FFL
SOUTH ELEVATION 1:200
ROOM 11
Drawings to be read in conjunction with all specifications and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.
Project No:
T18030
Client
MICHAEL TOBIAGI
LISA NAAR
Project Name
30A NICHOLAS DRIVE
Project Address
30 NICOLAS DRIVE,
SANDY BAY, TAS, 7005
NOT FOR CONSTRUCTION
Drawing Title:
SOUTH ELEVATION
Scale: 1:200 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.:
A2.04
Revision:
M



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Email info@room11.com.au Website www.room11.com.au
Registration no 51157

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Project No: T18030

Client: MICHAEL TOBIRIADI LISA NAAR

Project Name: 30A NICHOLAS DRIVE

Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

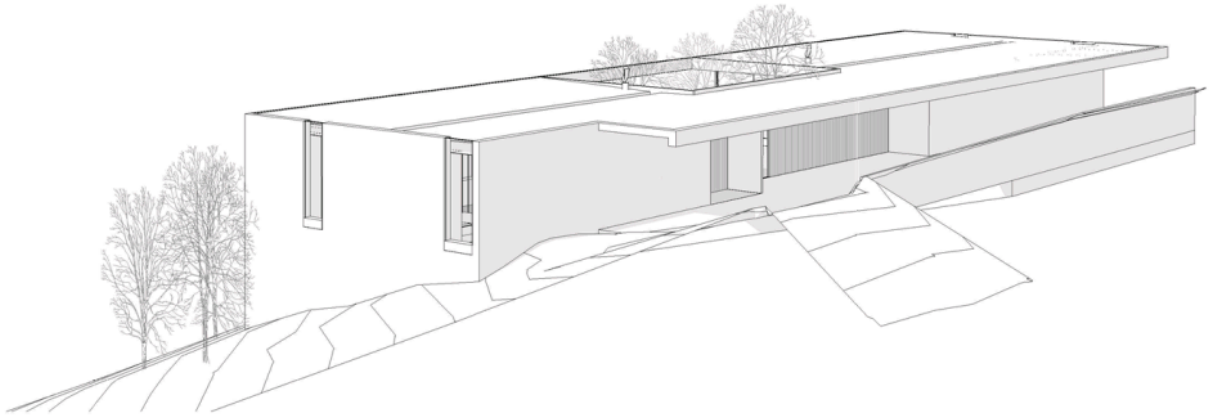
NOT FOR CONSTRUCTION

Drawing Title: SECTION

Scale: 1:100 @ A3
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA

Drawing No.: A3.01

Revision: M



Room11 Architects
Studio HOBART
[illegible] Hobart, TAS [illegible]
Telephone [illegible]
Email [illegible] Website [illegible]
Registration no [illegible]

Drawings to be read in conjunction with all specifications and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
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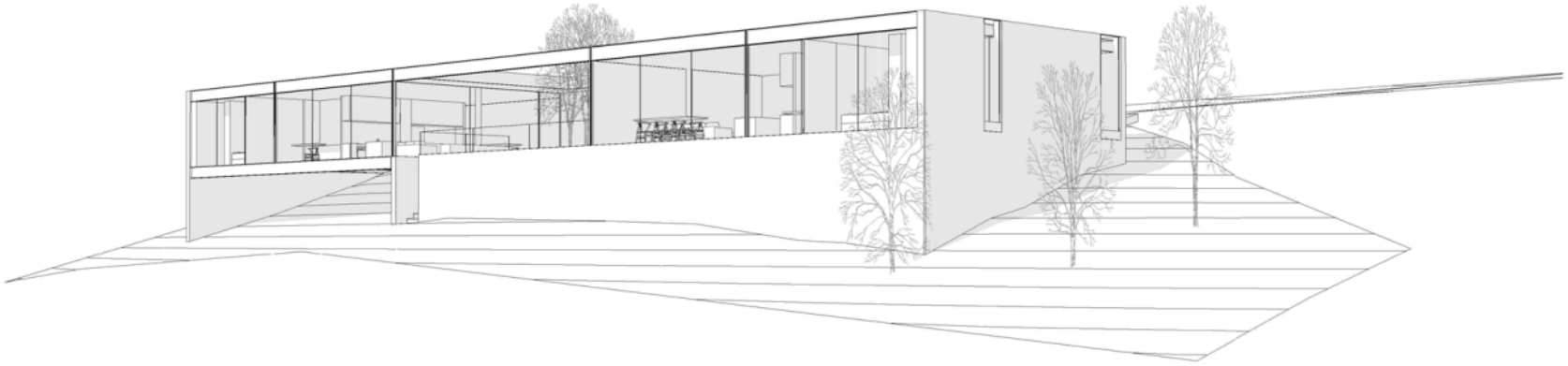
Project No:
T18030

Client
MICHAEL TOBIRIADI
LIIDA NAAR
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE,
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 1		
Scale:	Drawing No.: A4.01	Revision: M
Date: 15/01/19		
Drawn By: CM		
Checked By: TB		
Status: DA		



ROOM 11

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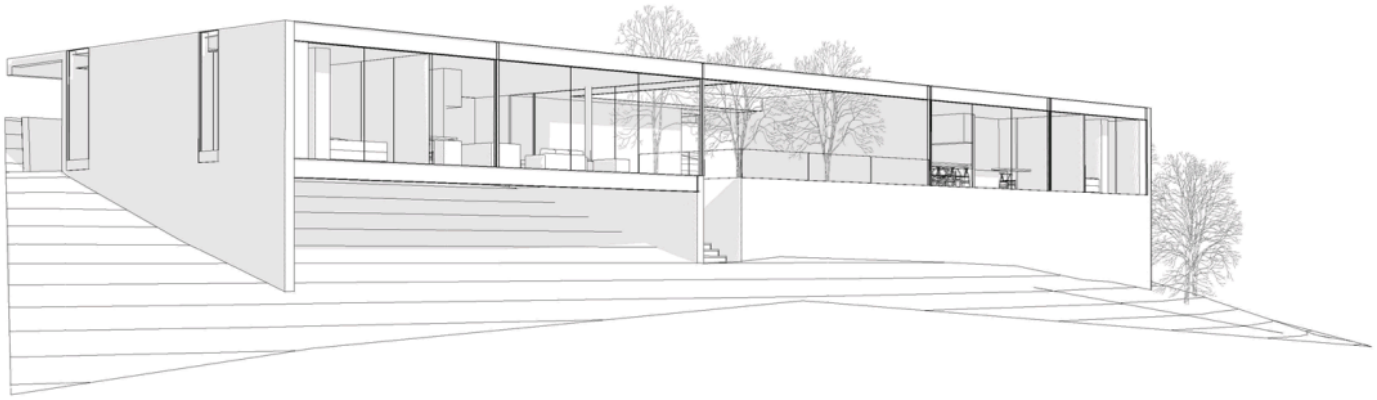
Project No:
T18030

Client
MICHAEL TOBIRIADI
LISSA NAAR
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE,
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 2		
Scale:	Drawing No.: A4.02	Revision: M
Date: 15/01/19		
Drawn By: CM		
Checked By: TB		
Status: DA		



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Registration no 51157

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Project No: T18030

Client: MICHAEL TOBIMADI LISA NAIR

Project Name: 30A NICHOLAS DRIVE

Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

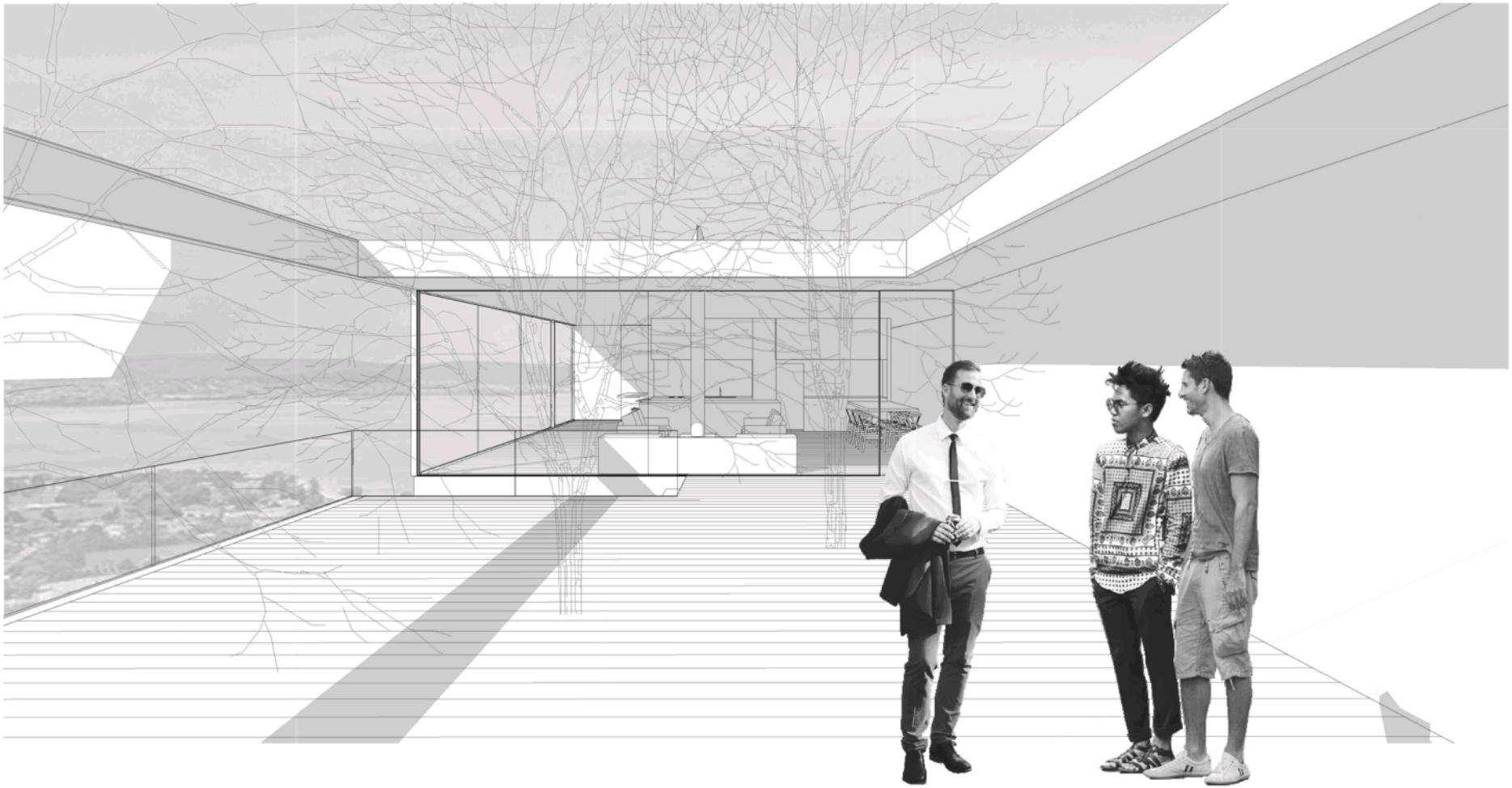
NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 3

Scale:
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA

Drawing No.: A4.03

Revision: M



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Email info@room11.com.au Website www.room11.com.au
Registration no 5350

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ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.

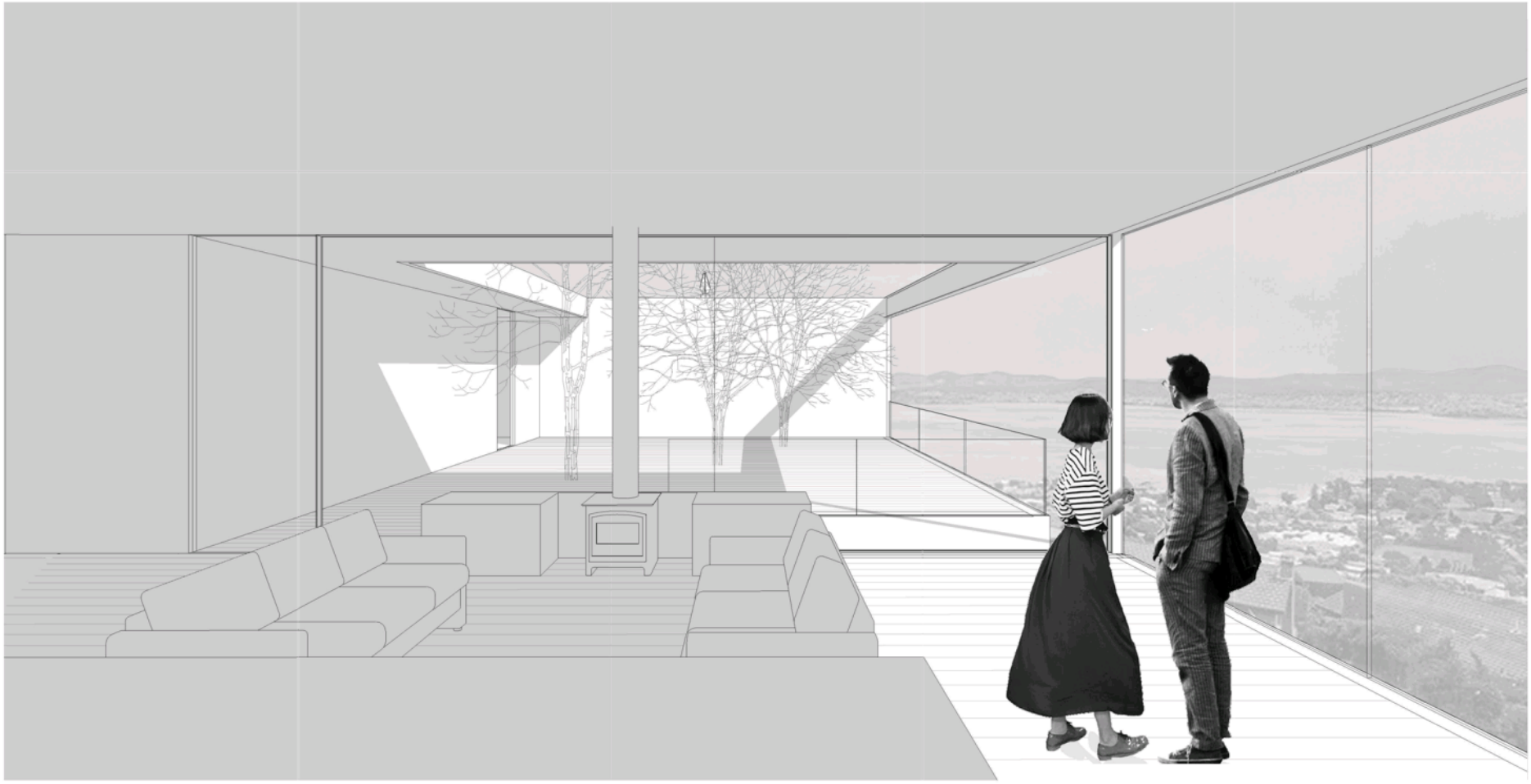
Project No:
T18030

Client
MICHAEL TOMMADI
LISSA NAAR
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 5
Scale:
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A4.04
Revision: M



ROOM 11

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1048 Macquarie Street, South Hobart, TAS 7004
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Email info@room11.com.au Website www.room11.com.au
Registration no 51157

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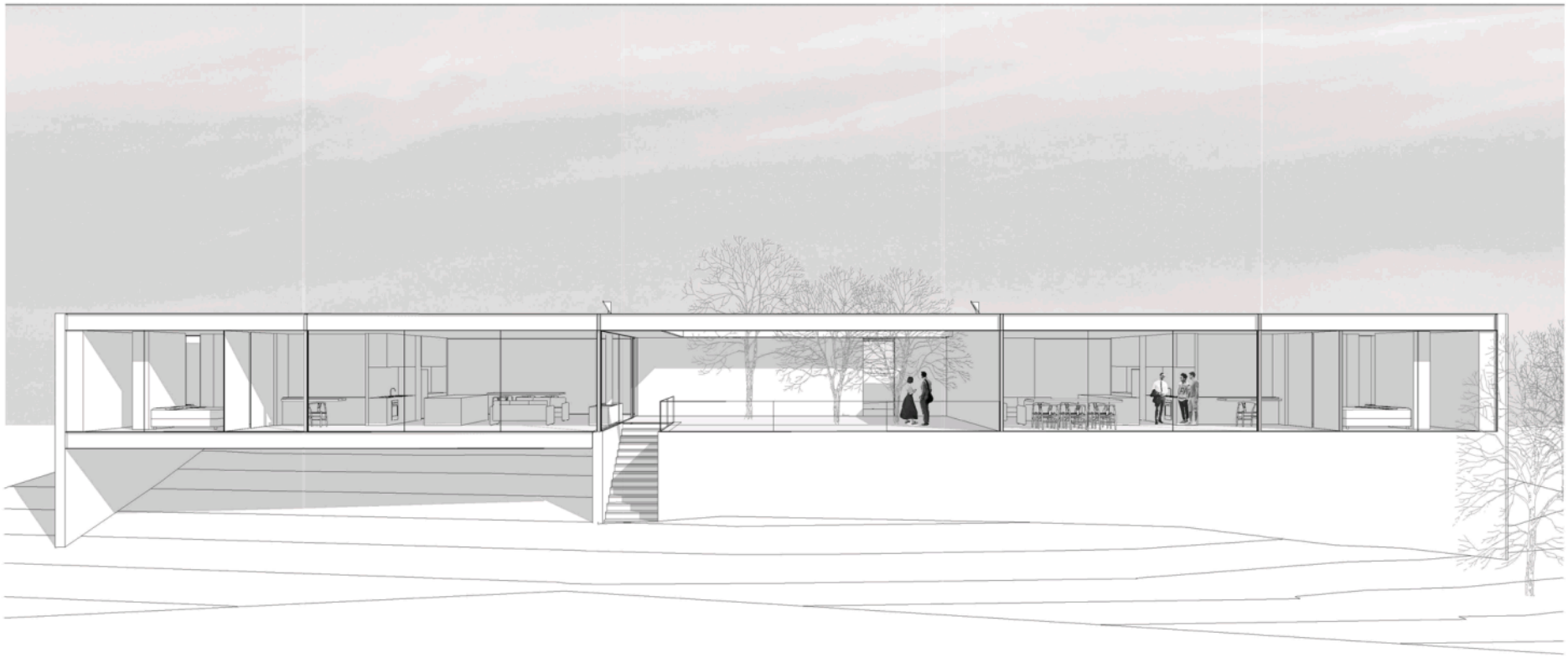
Project No:
T18030

Client
MICHAEL TOBRIADI
LISA NAAR
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE,
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 6		
Scale:	Drawing No.:	Revision:
Date: 15/01/19	A4.05	M
Drawn By: CM		
Checked By: TB		
Status: DA		



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Project No:
T18030

Client
MICHAEL TOBIMADI
LISA NAAR
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE,
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: PERSPECTIVE 7

Scale:
Date: 15/01/19
Drawn By: CM
Checked By: TB
Status: DA

Drawing No.: A4.06

Revision: M

Butler McIntyre &Butler

Lawyers
Est. 1824

15 August 2017

Mr M Tommasi & Ms L Naar
PO Box 228
JAMISON ACT 2614

Dear Michael & Lisa

Purchase of 30A Nicholas Drive Sandy Bay

For identification purposes we enclose herewith a copy of the Title and Title plan to the above property. You should check that the measurements are correct and that the fences (if any) are on the correct boundary lines. We advise the measurements are in metres.

You should satisfy yourselves that:

- the boundary measurements shown on the plan are correct;
- all buildings on the property are inside the Title boundaries; and
- no buildings on neighbouring properties cross the Title boundaries.

If you have any doubts or concerns as to any of these points, it may be prudent for you to consider obtaining a check survey. If you wish to discuss any of the above matters further with us, please telephone the writer.

The property is subject to the covenants and easements as highlighted on the attached Plans and Schedules.

- A pipeline and services easement in favour of TasWater 3.00 m wide which I have highlighted blue
- A right of drainage in favour of Council 3.00 m wide which I have highlighted blue
- Covenants which I have highlighted pink
- Usual subdividers covenant which I have highlighted orange which means that whilst the original subdividers still own no. 30 Nicholas Drive (lot 1 on SP 170758) they cannot be required to join in the cost of contributing towards the cost of fencing the common boundary
- Council Notification under Section 468(12) of the Local Government Act 1962 on SP 16221 which I have highlighted green
- The land being purchased was formerly part of Lot 3 on SP 16221 and is still affected by Covenants in SP 16221 a copy of which is attached and I have highlighted red

If on inspection it appears to you that the property may be subject to any other easement(s) eg. right of way, please let us know as soon as possible.

Office
20 Murray Street
Hobart 7000
Tasmania

Postal
GPO Box 980
Hobart 7001
Tasmania

Contact
Tel 03 6222 9444
Fax 03 6223 6321
DX 113 Hobart

www.bmbtas.com
enquiry@bmbtas.com
ABN 73 206 174 836

We also ask you to confirm that there is an actual access from Nicholas Drive to the property that you are purchasing.

I understand that as you are interstate, it may be difficult to identify the property, however, perhaps you have a friend or relative who can assist you with this process.

If you are satisfied that the attached plan adequately identifies the subject property you are buying and access exists, would you please both sign the endorsement on the Identification form and return it to us at your earliest convenience.

Yours faithfully
Butler McIntyre & Butler

Per:

Denise Spencer
Conveyancing Clerk/Paralegal
Email ✉ dspencer@bmbtas.com
Direct ☎ (03) 6222 9435
Direct (03) 6223 6321

IDENTIFICATION OF PROPERTY

Purchase of 30A Nicholas Drive Sandy Bay

1. I/We are/am satisfied as to the measurement of the boundaries of the land I/we intend to purchase and am/are also satisfied;

   (a) with the general identity of the land with that described in the plan SP 170758; and

   (b) the boundaries as fenced or otherwise enclosed are accurate and in accordance with those delineated on the plan SP 170758; and

   (c) all buildings and fixtures intended to be transferred to us are totally inside the boundaries as delineated on the plan SP 170758; and

   (d) there are no encroachments existing upon the property to be purchased; and

   (e) there are no apparent easements which may belong to the property to be purchased, or to which the property may be subject, other than those highlighted on the plan SP 170758 and schedules

2. I/We have been advised by my/our Solicitors that the only safe method of making sure the boundaries are correct, the buildings and fixtures are inside the boundaries, and that there are no encroachments, is to instruct a Surveyor to conduct an identification survey. I/We have determined not to have such an identification survey and have instructed my/our Solicitors accordingly.

3. I/We confirm that there is useable and formed physical access to the land that I/we intend to purchase from the street.

Signed: .....

Name: .....

Date: .....



Signed: .....

Name: .....

Date: .....

Please return a signed copy of the Identification Certificate to this office prior to settlement

Reference: DS:172254

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
170758	2
EDITION	DATE OF ISSUE
3	16-Sep-2016

SEARCH DATE : 10-Aug-2017
SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

City of HOBART
Lot 2 on Sealed Plan 170758
Derivation : Part of 38A-0R-12P Gtd. to William St Paul Gellibrand & Part of 110 Acres Gtd. to E Fisher
Prior CT 16221/3

SCHEDULE 1

M584492 TRANSFER to IAN MATHEWS PARSONS, LEXIE JEAN PARSONS and AARON MARTIN SANDS Registered 11-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP170758 EASEMENTS in Schedule of Easements
SP170758 COVENANTS in Schedule of Easements
SP170758 FENCING PROVISION in Schedule of Easements
SP 16221 COVENANTS in Schedule of Easements (if any)
SP 16221 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
E65213 MORTGAGE to Butler McIntyre Investments Ltd Registered 16-Sep-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the List...

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: M R & B W HILFENHAUS

FOLIO REFERENCE: CT.16221 - 3

GRANTEE: PART OF 38a 0r 12p GTD TO WILLIAM St. PAUL GELLIBRAND & ~~PART OF 34a 1r 0p GTD TO HENRY BOWSHER~~ PART OF 110-0-0 GTD TO E. FISHER.

PLAN OF SURVEY

BY SURVEYOR: N. D. LEARY of NOEL LEARY & ASSOCIATES 132 DAVEY STREET HOBART 7000 PH 6220 0299 FX 6220 0290 MOB 0418 129 303

LOCATION: CITY OF HOBART

SCALE: 1:500 LENGTHS IN METRES Surveyors Ref: 8365 NL

REGISTERED NUMBER **SP170758**

~~APPROVED~~ EFFECTIVE FROM 22 JUN 2016

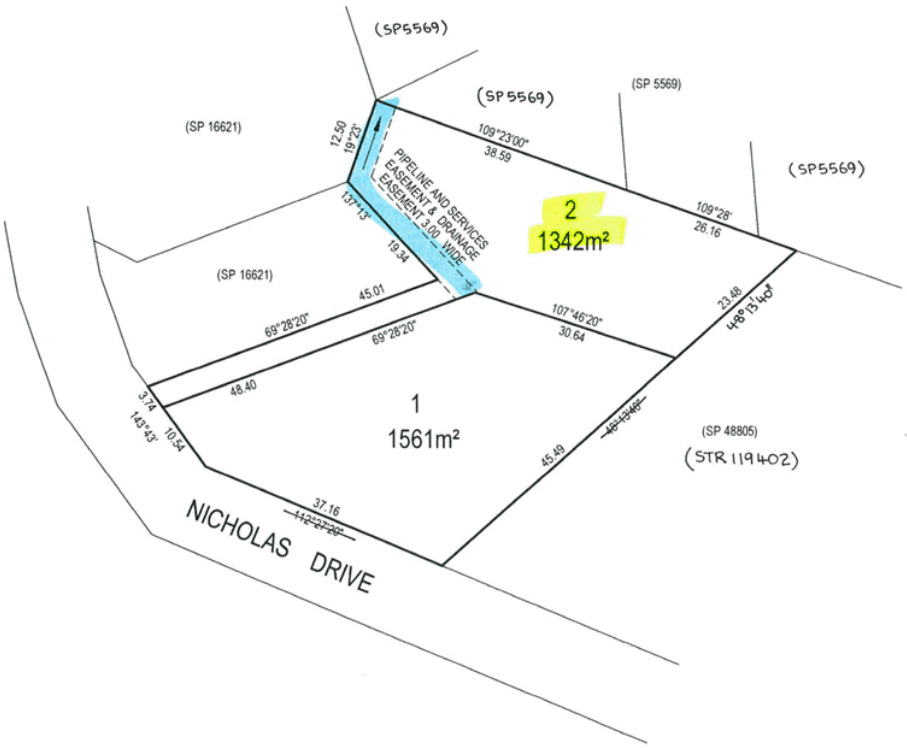
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.114 (5224-13) LAST UPI No

LAST PLAN SP 16221

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM SP16221 AND THIS SURVEY.



21-6-2016

COUNCIL DELEGATE DATE

the List

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 170758

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

LOT 2 is SUBJECT to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, and its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00M WIDE" as shown on the plan, Rel ~~with no~~

LOT 2 is SUBJECT to a RIGHT OF DRAINAGE ~~EASEMENT~~ in favour of the Hobart City Council over that part of Lot 2 marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00M WIDE" as shown on the Plan.

BW Hilfenhaus

MR Hilfenhaus

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REF: 16221/3 SOLICITOR & REFERENCE: Butler McIntyre and Butler SPW150177	PLAN SEALED BY: HOBART CITY COUNCIL DATE: 21-6-2016 5679999 (P130721) REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

f:\data\affinity_docs\hil-jen\150177\phil-jen_150177_002.docx

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 170758
SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REFERENCE: 16221/3	

FENCING PROVISION

In this covenant "the Vendor" means Benjamin William Hilfenhaus and Meredith Raina Hilfenhaus. In respect of each lot on the plan the Vendor shall not be required to fence.

COVENANT

The registered proprietor of Lot 2 covenants with the Vendor and the Owners for the time being of every other Lot shown on the Plan with the intent that the burden of this Covenant may run with and bind the covenantor lot and every part thereof and that the benefit may be annexed to and devolved with each and every part of every other Lot shown on the Plan to observe the following stipulations;

1. Not to erect or cause to be erected or place any building or structure on LOT 2 which exceeds a height of 168m above the Australian Height Datum, without first obtaining the written approval of the owner of LOT 1.
2. LOTS 1 and 2 on the Plan, which together formally comprised Lot 3 on Sealed Plan 16221 are affected by the Restrictive Covenants set forth in Sealed Plan 16221.

DEFINITIONS

"Right of carriageway" means a right of carriageway as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884 (Tas).*

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

BW Hilfenhaus MR Hilfenhaus

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 170758
SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REFERENCE: 16221/3	

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water and electricity through and along the Infrastructure;

(6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(1) without doing unnecessary damage to the Easement Land; and

(2) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

BW Hilfenhaus MR Hilfenhaus

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the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 170758
SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REFERENCE: 16221/3	

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- sewer pipes and water pipes and associated valves;
- telemetry and monitoring devices;
- inspection and access pits;
- power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- anything reasonably required to support, protect or cover any of the Infrastructure;

BW Hilfenhaus MR Hilfenhaus

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 170758
SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REFERENCE: 16221/3	

- any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- where the context permits, any part of the Infrastructure.

Signed Sealed and Delivered by Benjamin William Hilfenhaus in the presence of)
)

.....
BW Hilfenhaus

.....
(Witness signature)

.....
(Print Full name)
SIMON WILDING
LEGAL PRACTITIONER
.....
(Address) BUTLER McINTYRE & BUTLER
20 MURRAY ST, HOBART
Tel: (03) 6222 9444
.....
(Occupation)

.....
BW Hilfenhaus

.....
MR Hilfenhaus

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGE/S	Registered Number SP 170758
SUBDIVIDER: Frasgilmont Pty Ltd FOLIO REFERENCE: 151844/1	

Signed Sealed and Delivered by Meredith Raina Hilfenhaus in the presence of)
)

MR Hilfenhaus

(Witness signature)

(Print Full name)

SIMON WILDING
LEGAL PRACTITIONER
BUTLER McINTYRE & BUTLER
20 MURRAY ST, HOBART
Tel: (03) 6222 9444
(Address)

(Occupation)

SIGNED by Commonwealth Bank of Australia

SIGNED SEALED AND DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney under Registration Power of Attorney No. 726177 who certifies that he/she is of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has received no notice of revocation of the said Power of Attorney and in the presence of:

Joanna Burn
Manager Post Settlements

Bank Officer, Sydney
Cheryl Ndaira
150 George Street Parramatta

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Benjamin William & Meredith Rania Hilfenhaus FOLIO REF: 16221/3 SOLICITOR & REFERENCE: Butler McIntyre and Butler SPW150177	PLAN SEALED BY: HOBART CITY COUNCIL DATE: 21-6-2016 5679999 (P30721) REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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the List...

COUNCIL CERTIFICATE

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

16221

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan is approved

The Corporation cannot provide a water supply for lot 3 above the elevation of 168 metres based on State Datum

Seal

Insert here any qualification to the approval under section 468(12), section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.

In witness whereof the common seal of the Lord Mayor, Aldermen and Citizens of the City of Hobart

has been hereunto affixed, ~~*pursuant to a resolution of the Council of the said municipality passed*~~ *the* 2ND *day of* June 1981, *in* ~~*the*~~ *presence* ~~*of us*~~

3	3920	97
4		98
5		99
6		100
7	3921	1
8		2
9		3
10		4

..... } ~~Members~~

..... } ~~Members~~

..... ~~Council~~ Clerk

COUNCILS REFERENCE ET 124/1224

TO BE COMPLETED WHEN ADDITIONAL SHEETS ARE ANNEXED:

Detailed drawings of the parcels shown in this plan are contained in the additional sheet/s annexed hereto and signed by us

..... *Surveyor*

X ..... ~~*Council Clerk*~~

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated/ ~~*I nominate*~~

As his/~~*my*~~ *solicitor* Murdoch Clarke Cosgrove & Drake

As his/~~*my*~~ *surveyor* J. B. Medbury

..... ~~Council~~ Town Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 20 · 9 · 79

Survey finished 26 · 9 · 79

Error of Close .....

OFFICE EXAMINATION

Plot Checked I.R. 10·6·81

Mathematically Checked I.R. 10·6·81

Examined as to boundaries I.R. 19·6·81

Entered on Card .....

OS-K 1110

Surveyor's Certificate

I, John Brian Medbury

of Cambridge

in Tasmania, registered surveyor, hereby certify that this plan:

1. *Has been made from surveys executed by me or a registered pupil under my personal supervision, inspection, and field-check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors By-Laws 1966;*
2. *Complies with all statutory provisions relating to anything appearing thereon; and*
3. *Requires the approval of the local authority, which has been obtained (or does not require the approval of any local authority)*

Dated this 24th *day of* March 1981

..... *Registered Surveyor*

SURVEYORS REFERENCE B1521

the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS

PLAN NO. S.P 16221

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easement shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

LOT 13 is

TOGETHER WITH a right of carriageway over the right of way shown hereon

passing through the balance of the land comprised in Certificate of Title Volume 3415 32 ~~3026~~ Folio ~~31~~.

Lot 7 on the plan is subject to a right of drainage (appurtenant to lot 78 on Sealed Plan 5569) over the Drainage Easement marked A.C on the plan.
Lot 7 on the plan is subject to a right of drainage (appurtenant to lot 79 on Sealed Plan 5569) over the Drainage Easement marked B.C on the plan.
Lot 8 on the plan is subject to a right of drainage (appurtenant to lots 78 and 79 on Sealed Plan 5569) over the Drainage Easement marked C.D on the plan.

COVENANTS

The Owners of each Lot on the said plan covenants with Maxwell Charles Gerke that the Owner or Owners for the time being of every other Lot shown on the plan to th e extent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the said plan to observe the following stipulations:-

(a) Not to erect any dwelling house, building, fencing or structure of any kind including garage on any portion of the said ~~Land~~ Lot above the level of the ground nearer than ~~fifteen feet~~ 4.57 metres from the road boundary of the said ~~allotment~~ Lot.

(b) Not to erect any dwelling house or structure of a greater height

the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

16221

than two storeys above the natural ground level, but nothing in this clause shall prevent the construction of a garage or workshop or swimming pool under the ground level of any building provided however that the ground floor of such buildings touches at some point the existing level of the ground.

(c) Not to set up or carry on in or upon the said ~~land~~ Lot any trade, manufacture or business of any kind but the letting or sale of residential flats shall not be deemed to be a trade or business within the meaning of this covenant.

(d) No hoarding or other erection shall at any time be erected or placed or suffered to be placed upon any part of the ~~property of~~ said Lot for the purposes of exhibiting any advertisement or notice other than as relates to the selling of the said Lot. ~~aforesaid shall at any time be affixed to or exhibited upon any part of the property~~.

SIGNED by MAXWELL CHARLES GERKE)
(being the registered proprietor of) M C Gerke
the land comprised in Certificate)
of Title Volume 3415 Folio 32) in)
the presence of:)

the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

16221

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of .....Maxwell Charles Gerke.....
(Insert Subdivider's Full Name)

..... affecting land in

.....Certificate of Title Volume 3415 Folio 32.....
(Insert Title Reference)

Sealed by The Corporation of the City of Hobart on 1st June 1981

.....
Council Clerk/Town Clerk

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the List...

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

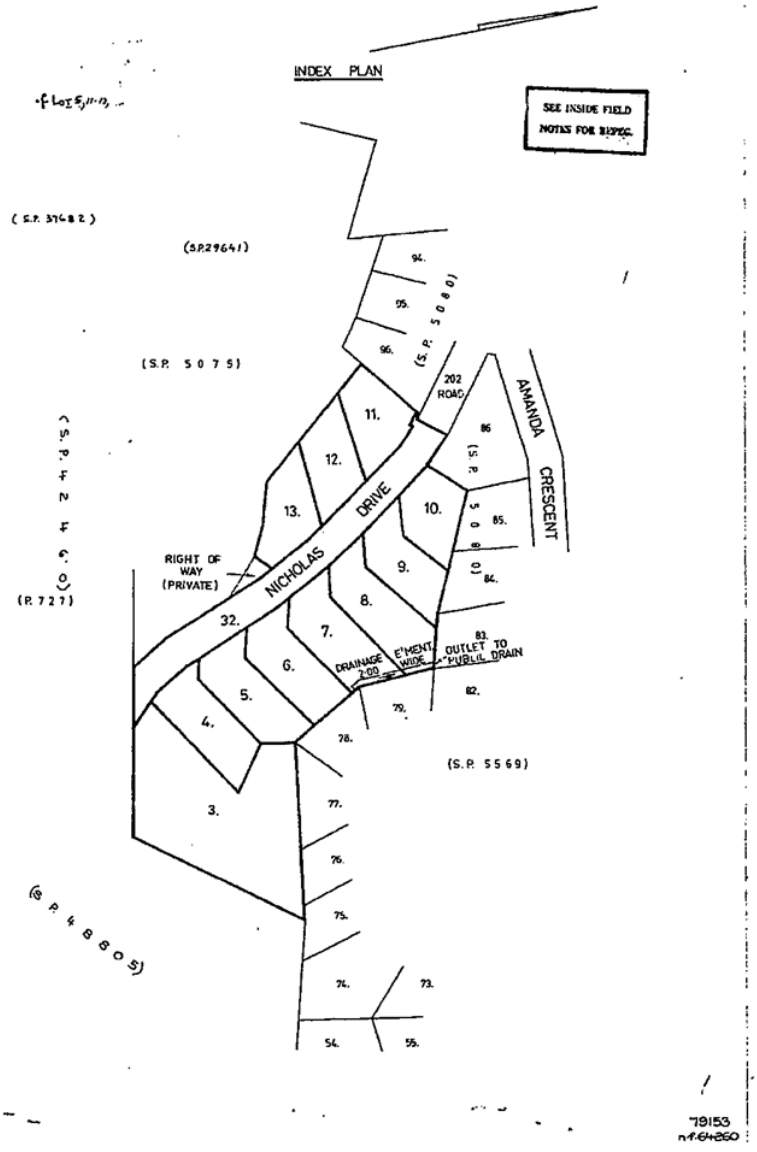
Tasmanian Government

SP 16221

Owner: Maxwell Charles Gerke	PLAN OF SURVEY by Surveyor J. B. Medbury of land situated in the CITY OF HOBART SCALE 1:1000	Registered Number: S. P 16221 Effective from 29 OCT 1981 ACTING DEPUTY Recorder of Titles
Title Reference: C.T. 3415-32		
Grantee: Pt. of 38A 0R 12P gtd. to William St. Paul Gellibrand & pt. of 110 acs gtd. to Edward Fisher & pt. of 34A 1R 0P gtd. to Henry Bowcher.		

u/r SM' 3/6/81 Memo 16/6/81

Measurements are in metres



the List...

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE SHEET No. 1 (of 1 annexure) to plan by Surveyor J.B.Medbury

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 24-3-81 and that certificate extends to the detail shown on this sheet.

Registered Number: **S.P16221**

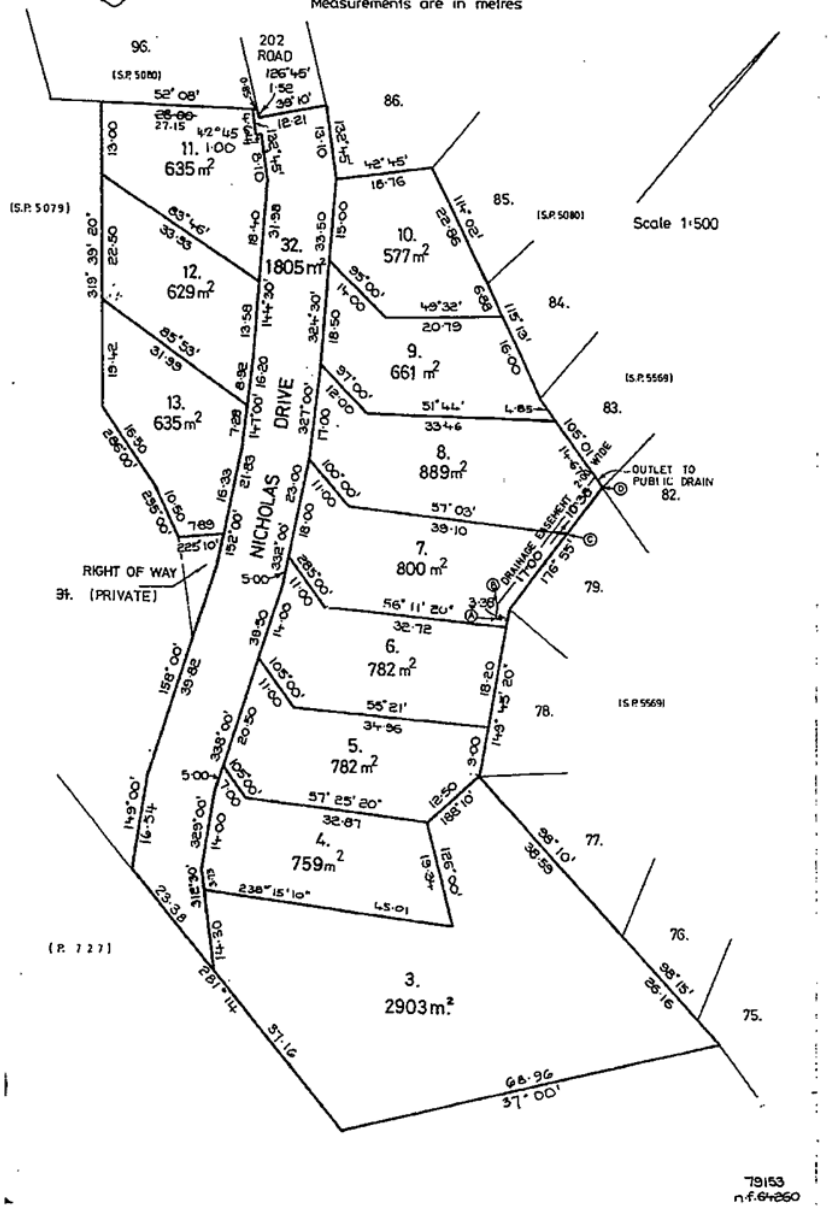
Signed for the purposes of identification

Surveyor: J.B.MEDBURY

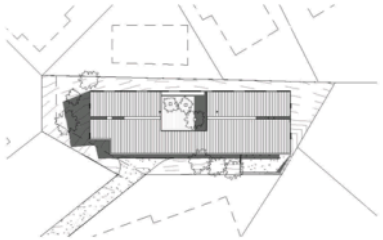
Owner: Maxwell Charles Gerke

Title Reference: C.T. 3415-32

Measurements are in metres



SHADOW DIAGRAMS OF ORIGINAL PROPOSAL



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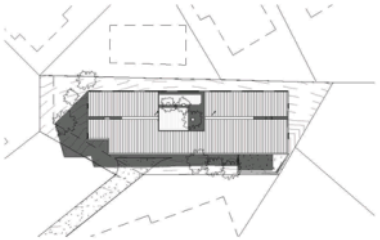

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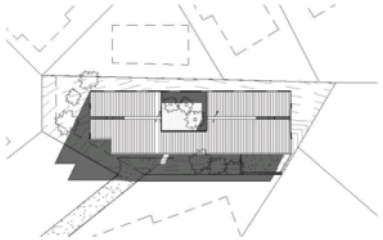

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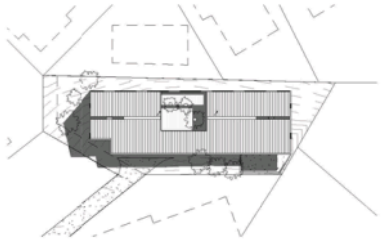

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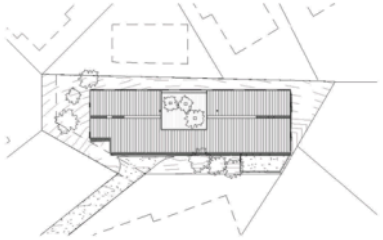

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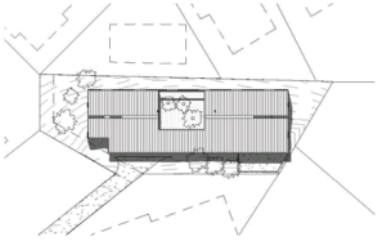

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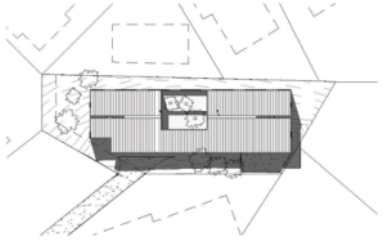

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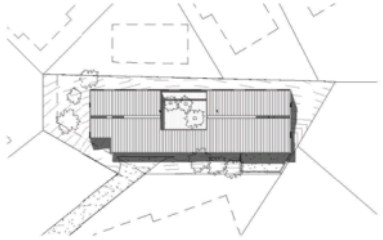

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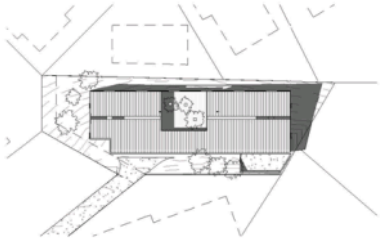

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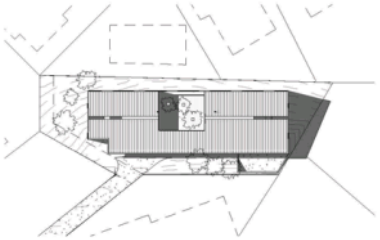

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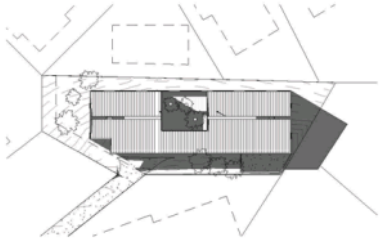

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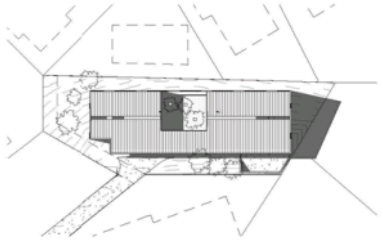


21ST SEPTEMBER 3PM

Room11 Architects
Studio 8/68 HART
1040 Macquarie Street, South Hobart, TAS 7004
Telephone 03 6224 6642
Email info@room11.com.au Website www.room11.com.au
Registration no 5237

Drawings to be read in conjunction with all specifications and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.

Project No:
T18030

Client
MICHAEL TOMMADI
LISSA NAAR

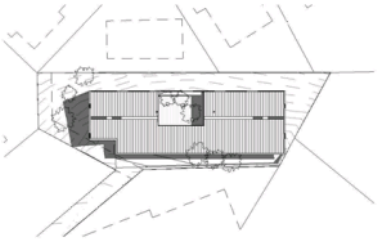
Project Name
30A NICHOLAS DRIVE

Project Address
30 NICOLAS DRIVE
SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: SHADOW DIAGRAMS
Scale: 1:1000 @ A3
Date: 28/05/19
Drawn By: CM
Checked By: TB
Status: DA
Drawing No.: A1.05
Revision: K

SHADOW DIAGRAMS OF AMENDED PROPOSAL



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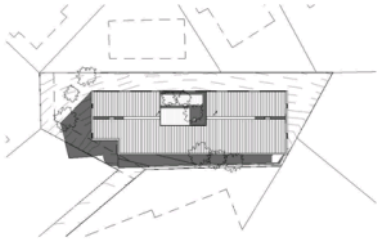

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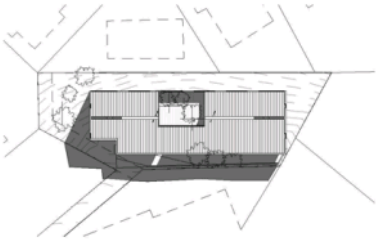

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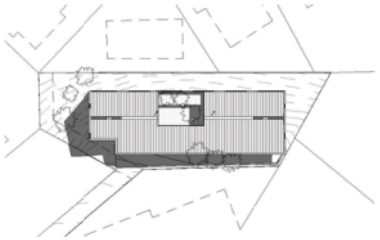

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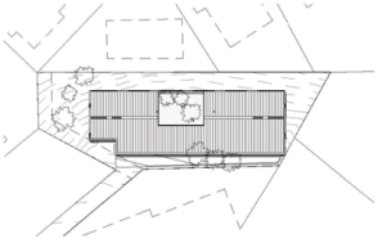

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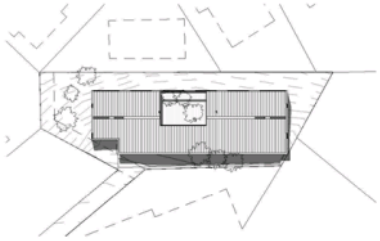

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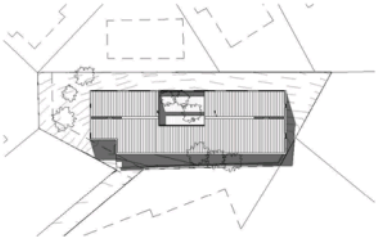
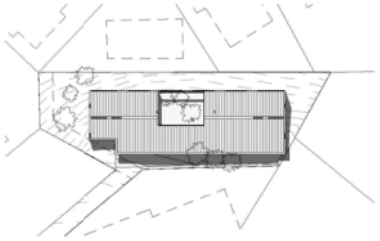
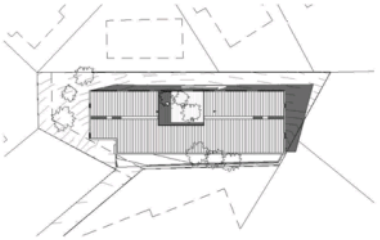


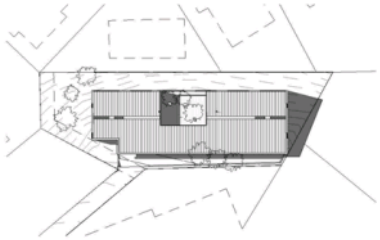
21ST JUNE 12PM



21ST SEPTEMBER 12PM



21ST DECEMBER 3PM



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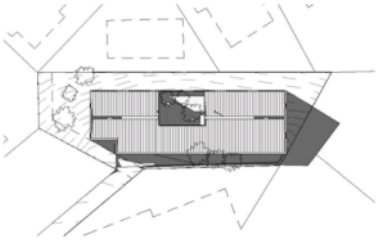
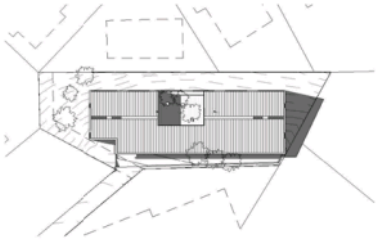


21ST JUNE 3PM



21ST SEPTEMBER 3PM

ROOM 11

Drawings to be read in conjunction with all specifications and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR PRIOR TO FABRICATION.

Project No: T18030

Client: MICHAEL TOMMADI, LISSA NAAR

Project Name: 30A NICHOLAS DRIVE

Project Address: 30 NICOLAS DRIVE, SANDY BAY, TAS, 7005

NOT FOR CONSTRUCTION

Drawing Title: SHADOW DIAGRAMS

Scale: 1:1000 @ A3

Date: 05/02/20

Drawn By: CM

Checked By: TB

Status: PRELIMINARY

Drawing No.: A1.03

Revision: M

7.2.2 100 PINNACLE ROAD, MOUNT WELLINGTON, THE SPRINGS, MOUNT WELLINGTON - TEMPORARY PUBLIC TOILET PLN-19-807 - FILE REF: F20/13804

Address:	100 Pinnacle Road, Mount Wellington, The Springs, Mount Wellington
Proposal:	Temporary Public Toilet
Expiry Date:	14 March 2020
Extension of Time:	Not applicable
Author:	Helen Ayers

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for temporary public toilet at The Springs, 100 Pinnacle Road, Mount Wellington for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-807 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s2

This permit is valid for a maximum period of three (3) years from the approval date. At the completion of this period all development associated with this permit must be removed, and the site made good.

Advice:

For the purposes of this condition the approval date is 24 February 2020. Three years from this date is 24 February 2023.

Reason for condition

To clarify the scope of the permit in accordance with the application documentation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

WELLINGTON PARK

The proposal will require the approval of the Wellington Park Management Trust in accordance with the Wellington Park Management Plan 2013 (amended
October 2015) and a permit under the *Wellington Park Regulations 2009*.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A:	PLN-19-807 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-19-807 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - CPC Agenda Documents ⇩
Attachment C:	PLN-19-807 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Planning Referral Officer Environmental Development Planner Report ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	17 February 2020
Expiry Date:	14 March 2020
Application No:	PLN-19-807
Address:	100 PINNACLE ROAD , MOUNT WELLINGTON THE SPRINGS , MOUNT WELLINGTON
Applicant:	Stuart Pengelly (City of Hobart) 16 Elizabeth St
Proposal:	Temporary Public Toilet
Representations:	None
Performance criteria:	Environmental Management Zone Development Standards, and Wellington Park Specific Area Plan

1. Executive Summary

1.1 Planning approval is sought for a Temporary Public Toilet.

1.2 More specifically the proposal includes the retention of the existing temporary toilet in situ for a further three (3) years.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 Wellington Park Specific Area Plan - Wellington Park Management Plan - Water Quality and Infrastructure Provision

1.3.2 Environmental Management Zone Development Standards - Building and Works and Design

1.4 No representations were received during the statutory advertising period between 10 and 24 January 2020.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council.

2. Site Detail

2.1 The application site is a portion of the land known as 100 Pinnacle Road, Mount Wellington. Specifically, the application site is a small area adjacent to the existing public toilets at The Springs carparking area. The area is a level site, which has been previously cleared, and is the site of the existing temporary toilet, the permit for which lapsed on 17 December 2019.



Figure 1: The location of the application site is highlighted in yellow.

3. Proposal

3.1 Planning approval is sought for a Temporary Public Toilet.

3.2 More specifically the proposal is for the retention of the existing temporary toilet in situ for a further three (3) years.

4. Background

4.1 Approval was granted for the placement and use of a temporary toilet on the site through PLN-18-805. This permit was restricted to the toilet being located on the site for a maximum of one year. The current proposal seeks to have the toilets remain in situ for (up to) a further three years to continue to meet community demand for toilet facilities at the Springs.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 10 and 24 January 2020.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the Environmental Management Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 There is no change proposed to the existing passive recreation use of the site. The existing use is a permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 29.0 Environmental Management Zone

6.4.2 Part E - E10.0 Biodiversity Code

6.4.3 Part F - F3.0 Wellington Park Specific Area Plan and the Wellington Park Management Plan 2013 (amended October 2015)

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Zone Development Standards - Design - Part D 29.4.3 P1 and P2

6.5.2 Application of Specific Area Plan - Part F F3.2 and Wellington Park

Management Plan - Water Quality and Infrastructure Provision Issues 4 (P4.2) and 7 (P7.6 and P7.7)

6.6 Each performance criterion is assessed below.

6.7 Design - Part D 29.4.3 P1 and P2

6.7.1 The acceptable solution at clauses 29.4.3 A1 and A2 require buildings and works to be an addition or alteration to existing buildings, and to be clad in materials with a light reflectance value of no more than 40%.

6.7.2 The proposal includes a new (retained) toilet building which is freestanding and with an unspecified cladding colour, though the photo of the existing structure is of a dark grey building.

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clauses 29.4.3 P1 and P2 provide as follows:

P1 - The location of buildings and works must satisfy all of the following:

(a) be located in an area requiring the clearing of native vegetation only if:
(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;
(iii) the location of clearing has the least environmental impact;

(b) be located on a skyline or ridgeline only if:
(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
(ii) there is no significant impact on the rural landscape;
(iii) building height is minimised;
(iv) any screening vegetation is maintained.

(c) be consistent with any Desired Future Character Statements

provided for the area or, if no such statements are provided, have regard to the landscape.

P2 - Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.

6.7.5 As the temporary toilet is already in place, there is no clearing of vegetation required to facilitate its placement on site. The temporary toilet is located in an existing clearing on the side of the mountain, and is not on or near any ridgelines. There are no Desired Future Character Statements for the zone, and the placement has regard to the landscape by avoiding clearing and placing the building in an already disturbed area, adjacent to existing buildings.

The muted tone of the building as constructed will avoid adverse impacts on both the site and the surrounds.

Any impacts the built form may have on the visual amenity of the surrounds are to be limited due to the limited timeframe for the building to be located on the site. As such, it is proposed to condition the permit such that the structure be removed and the site made good no later than three (3) years from the date of the permit.

6.7.6 The proposal complies with the performance criterion.

6.8 Wellington Park Specific Area Plan - Wellington Park Management Plan - Water Quality - Issue 4 - P4.2

6.8.1 The acceptable solution at clause F3.2 requires compliance with the Wellington Park Management Plan. More specifically it requires compliance with Issue 4 - Hydrology A4.2, which requires that use or development not extract water from any water body, watercourse, or wetland.

6.8.2 The proposal includes increased reliance upon an existing extraction system.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause P4.2 provides as follows:

Use and Development must be designed and carried out to ensure that any adverse effects on natural drainage, flow regimes, erosion and sedimentation to and within any water body, wetland or watercourse will be avoided, or remedied to ensure no long term impact on any water body, wetland or watercourse.

6.8.5 The proposal has been assessed by Council's Environmental Development Planner, who has advised that "*the water extraction system already exists and the small amount of additional water extracted for the use would not be significant*".

6.8.6 The officer's report is provided at Attachment C to this report.

6.8.7 The proposal complies with the performance criterion.

6.9 Wellington Park Specific Area Plan - Wellington Park Management Plan - Infrastructure Provision - Issue 7 - P7.6 and 7.7

6.9.1 The acceptable solution at clause A7.6 of the Management Plan requires the use and development to not have a drinking water supply. The acceptable solution at clause A7.7 requires the use and development to not have sewerage facilities.

6.9.2 The proposal includes both a drinking water supply (to the wash basin) and sewerage facilities.

6.9.3 The proposal does not comply with the acceptable solutions; therefore assessment against the performance criteria is relied on.

6.9.4 The performance criterion at clauses P7.6 and P7.7 provides as follows:

P7.6 Water Supply
Any water supplies are to be provided bu a water main from Summerleas Reservoir.
Or
Water supplies may be obtained from existing sources at The Springs, and the use of an on-site resevoir or storage tank.
The collection and storage of rain water in tanks is allowed provided that storage facilities meet all other requirements of this Plan.
Any required water treatment is to meet all other requirements of this Plan.

P7.7 Sewerage
Sewerage facilities must be designed, perform and be managed to:

1. *Deliver an appropriate level of protection for human health and the environment;*
2. *Minimise odour nuisance to acceptable levels;*
3. *Minimise noise nuisance to acceptable levels;*
4. *Not rely on the soils for absorption of any contaminated wastes; and*
5. *Not cause landslip or erosion on the development site or other lands.*

6.9.5 Council's Environmental Development Planner has assessed the proposal against the above performance criteria and advises as follows:

P7.6:
The toilet will utilise an existing water source at the Springs and therefore complies with the performance criterion.

P7.7
The sewage from the toilet is directed to an existing septic system that is pumped out. The system has been assessed and approved by Council's Environmental Health Unit. Odours and noise are not expected to be significant or unreasonable. On-site disposal is not proposed. Complies.

6.9.6 The officer's report is provided at Attachment C to this report.

6.9.7 The proposal complies with the performance criteria.

7. Discussion

7.1 Planning approval is sought for a Temporary Public Toilet.

7.2 The application was advertised and no representations were received.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and the Wellington Park Management Plan and is considered to perform well.

7.4 The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner and Park Planner. The officers have raised no objection to the proposal.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Temporary Public Toilet at The Springs, 100 Pinnacle Road, Mount Wellington satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Temporary Public Toilet at The Springs, 100 Pinnacle Road, Mount Wellington for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-807 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s2

This permit is valid for a maximum period of three (3) years from the approval date. At the completion of this period all development associated with this permit must be removed, and the site made good.

Advice: For the purposes of this condition the approval date is 24 February 2020. Three years from this date is 24 February 2023.

Reason for condition

To clarify the scope of the permit in accordance with the application documentation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

WELLINGTON PARK

The proposal will require the approval of the Wellington Park Management Trust in accordance with the Wellington Park Management Plan 2013 (amended October 2015) and a permit under the Wellington Park Regulations 2009.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.



(Helen Ayers)
Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

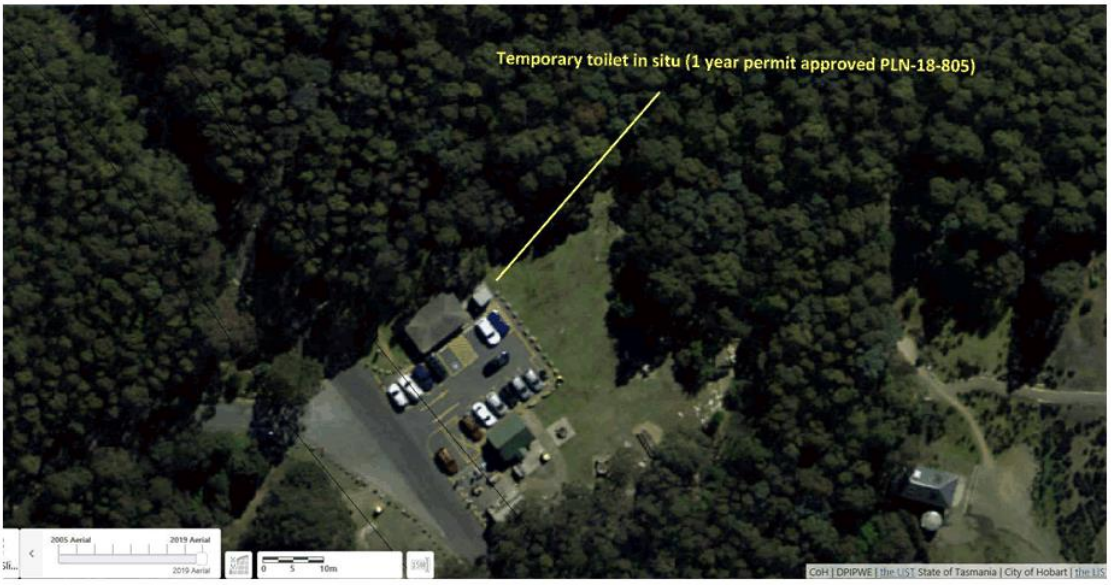
Date of Report: 4 February 2020

Attachment(s):

Attachment B - CPC Agenda Documents
Attachment C - Planning Referral Officer Environmental Development Planner Report

SPRINGS TEMPORARY TOILET- Information for PLN Fi1

Site plan:



Location of the temporary toilet building relative to the adjacent women's toilet.

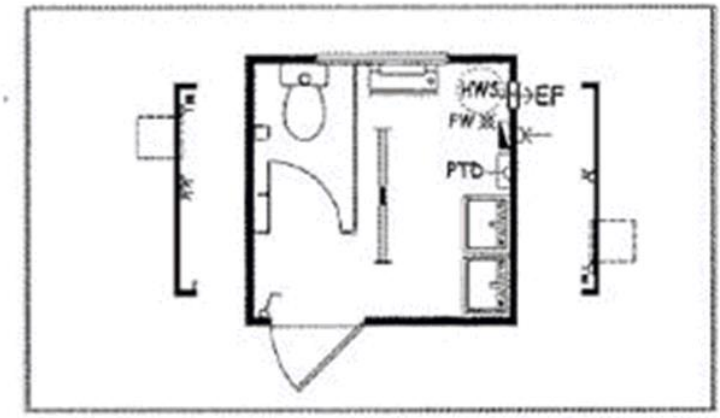


Floor plan:

Toilet Blocks 2.4m x 2.4m

Sewer Connect

- Single entry door
- 1 high light window



Note: The toilet currently permitted and installed at the Springs has the same floor area but a slightly different internal layout as it is DDA compliant.

Dimensions of the Building



City of HOBART

14 October 2019

MEMORANDUM: GENERAL MANAGER

REQUEST TO GRANT LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address:	**100 Pinnacle Rd, kunanyi / Mt Wellington, Hobart, TAS**
Description of Proposal:	**Temporary public toilet (disability compliant)**
Applicant Name:	**City of Hobart (Bushland Unit)**
PLN *(if applicable)*:	**Planning application in progress (GM consent required)**

A Planning Permit was issued in December 2018 (PLN-18-805) for the installation of temporary DDA compliant public toilets at the Springs.

That permit was issued for a 12 month period only.

To meet increasing community demand for toilet facilities at the Springs the installed temporary toilets are detailed as follows:

- Disability Discrimination Act (DDA) compliant
- Adjacent to the existing Springs toilet facilities (see Figure 1 below)
- with dimensions 2.4m (w) x 2.4m (l) x 2.7 (h)
- are plumbed into the existing septic toilet system on-site (and them pumped-out regularly)
- provide public access through associated structures including:
    - Access ramp into toilet (approx. 3m)
    - Pathway from carpark to toilet (gravel approximately 3-4m).

General Manager consent is sought to lodge a new development application, for the in situ facilities, seeking a planning permit for a further 3 years.



Figure 1: Map of Location

RECOMMENDATION

That pursuant to Section 52 of the Land Use Planning and Approvals Act 1993, the General Manager grant consent on behalf of the Hobart City Council as the owner/administrator of the above land at the Springs, to allow the applicant to make application to the City for a new extended planning permit for temporary toilets, described above and as per the attached documents.

(Glenn Doyle)
DIRECTOR CITY AMENITY

Approved / Not Approved

(N D Heath)
GENERAL MANAGER

Date: 16/10/19

Hobart Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO	**PLN-18-805**
ADDRESS	**100 PINNACLE ROAD, MOUNT WELLINGTON**
PROPOSAL	**TEMPORARY PUBLIC TOILET**
PERMIT DATE	**17 December 2018**

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment website.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

---

17 December 2018

Approved Date

Senior Statutory Planner

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
126375	1
EDITION	DATE OF ISSUE
1	26-Nov-1996

SEARCH DATE : 06-Nov-2018
SEARCH TIME : 03.09 PM

DESCRIPTION OF LAND

City of HOBART
Parish of KINGBOROUGH, Land District of BUCKINGHAM
Lot 1 on Plan 126375
Being the land described in Part VII of Schedule 7 of the Hobart Corporation Act 1947
Excepting thereout Folio of the Register Volume 121202 Folio 2
Derivation : Part of Mountain Park vested in the Hobart City Council 21 Geo. V No.64
Derived from A16835

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Primary Industries, Parks, Water and Environment
www.thelist.tas.gov.au

the LIST

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

CONVERSION PLAN

FILE NUMBER A.16835

GRANTEE
PART OF MOUNTAIN PARK VESTED IN THE HOBART CITY COUNCIL 21 GEO. V. No 64

LOCATION CITY OF HOBART & BUCKINGHAM - KINGBOROUGH

CONVERTED FROM SCHEDULE 7, OF THE HOBART CORPORATION ACT 1947.

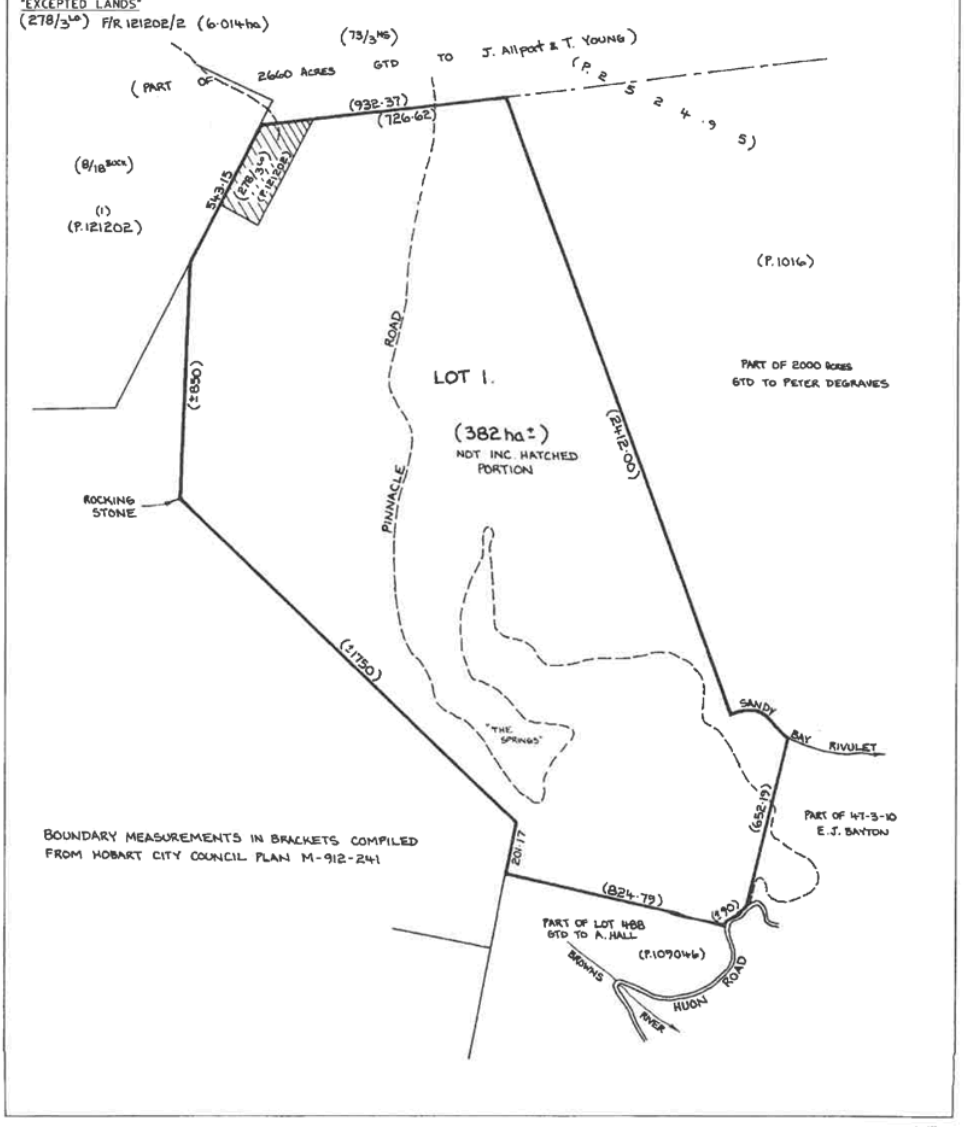
NOT TO SCALE LENGTHS IN METRES

REGISTERED NUMBER
P126375

APPROVED 12 NOV 1996
Recorder of Titles

MAPSHEET MUNICIPAL (5224) CODE No. 114, 117 (5024) | LAST UPI No. 2100001 2302808 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | DRAWN P. PAGE

SKETCH BY WAY OF ILLUSTRATION ONLY



A-1B

Planning: #191821

Property

100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054

People

Applicant
"
City of Hobart
Stuart Pengelly
16 Elizabeth St
HOBART TAS 7000
03 6238 2446
pengellys@hobartcity.com.au

Owner
"
City of Hobart

16 Elizabeth St
HOBART TAS 7000
03 6238 2711
coh@hobartcity.com.au

Entered By
STUART PENGELLY
16 ELIZABETH STREET
HOBART TAS 7000
03 6238 2446
pengellys@hobartcity.com.au

Use

Tourism

Details

Have you obtained pre application advice?

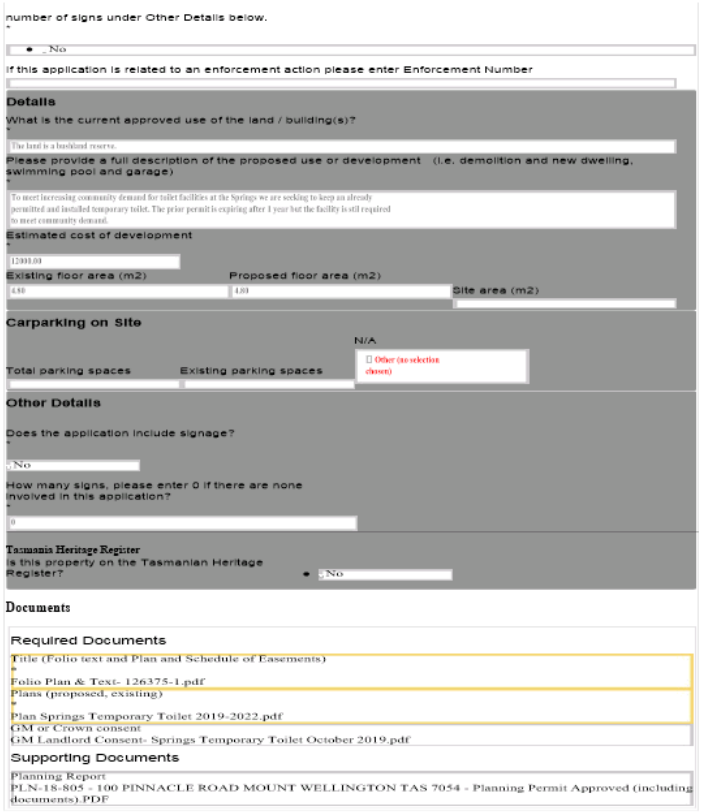
- ; No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
"

- ; No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the



number of signs under Other Details below.
*

- No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?
*

The land is a bushland reserve.

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)
*

To meet increasing community demand for toilet facilities at the Springs we are seeking to keep an already permitted and installed temporary toilet. The prior permit is expiring after 1 year but the facility is still required to meet community demand.

Estimated cost of development
*

12000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
4.80	4.80	

Carparking on Site

Total parking spaces	Existing parking spaces	N/A
		Other (no selection chosen)

Other Details

Does the application include signage?
*

No

How many signs, please enter 0 if there are none involved in this application?
*

0

Tasmania Heritage Register
Is this property on the Tasmanian Heritage Register?

- No

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements)
*
Folio Plan & Text- 126375-1.pdf

Plans (proposed, existing)
*
Plan Springs Temporary Toilet 2019-2022.pdf

GM or Crown consent
GM Landlord Consent- Springs Temporary Toilet October 2019.pdf

Supporting Documents

Planning Report
PLN-18-805 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Planning Permit Approved (including documents).PDF

Application Referral Environmental Development Planner - Response

From:	Rowan Moore Environmental Development Planner 27 November 2019
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	100 PINNACLE ROAD, MOUNT WELLINGTON THE SPRINGS, MOUNT WELLINGTON
Proposal:	Temporary Public Toilet
Application No:	PLN-19-807
Assessment Officer:	Helen Ayers,

Referral Officer comments:

Assessment:

Approval is sought to continue the use a temporary portable public toilet at The Springs.

The standards for use and development are under clause S1.6 of the *Wellington Park Management Plan 2013*.

Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes

Acceptable solution A2.1 'Native vegetation' states the following:

> The proposal does not involve removal or damage to terrestrial or aquatic native vegetation which:
> (a) is listed as significant in this Management Plan, or any planning strategy or Trust endorsed scientific assessment prepared in accordance with this Management Plan; or is a Threatened Vegetation Community under the *Nature Conservation Act 2002*.
> (b) supports or forms habitat for any species of fauna listed in the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.

No vegetation would be impacted.

Acceptable solution A2.2 'Threatened Species' states the following:

> The proposal does not impact upon any threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.

No threatened species would be impacted by the proposal.

Acceptable solution A2.3 'Geoheritage' states the following:

> The proposal does not impact upon any sites which are listed as significant in this Management Plan or in a Trust endorsed scientific assessment, or listed on the Tasmanian Geoconservation Database.

The WPMP does not contain a list of significant geoheritage sites. The proposal would not impact upon any sites listed on the Tasmanian Geoconservation Database. I am not aware of any Trust-endorsed scientific assessments that identifies significant geoheritage sites. The proposal therefore complies with this acceptable solution.

Issue 4: Hydrology

Acceptable solution A4.1 states the following:

> Use and development (including vegetation removal) will not occur within 40m of the boundary of a water course, bog, recharge basin shown on Map S2 Hydrology.
> There is no acceptable solution for use or development within the Drinking Water Catchment boundary as shown on Map S2 Hydrology.

The proposal complies with this acceptable solution.

Acceptable solution A4.2 states the following:

> In the remaining areas of The Springs, use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a bushfire management strategy prepared in accordance with this Management Plan

The proposal does not comply with acceptable solution A4.2 because the extraction of water from a waterbody/watercourse is proposed. Performance criterion P4.2 states:

> Use and development must be designed and carried out to ensure that any adverse effects on natural drainage, flow regimes, erosion and sedimentation to and within any water body, wetland or watercourse will be avoided, or remedied to ensure no long term impact on any water body, wetland or watercourse.

The water extraction system already exists and the small amount of additional water extracted for the use would not be significant. Complies.

Issue 6: Environmental Hazards - (a) Regolith

Acceptable solution A6.1 states the following:

> Development is on slopes less than 6 degrees on areas of Triassic type geology.

The slope is less than 6 degrees and the geology is Triassic (dominantly freshwater cross-

bedded quartzose sandstone, micaceous siltstone and mudstone).

Issue 6: Environmental Hazards - (b) Fire

Development of new or modified buildings must be in accordance with sections E1.6.3, E1.6.4 & E1.6.5 of Planning Directive No 5 (Bushfire Prone Areas Code)

The Bushfire-Prone Areas Code does not apply to this type of building.

Issue 7: Infrastructure Provision - (b) Water

Acceptable solution A7.6 'Water Supply' states the following:

The use and development does not require a drinking water supply.

The proposal does not comply with this acceptable solution as a drinking water supply will be required for the wash basin.

Performance criterion P7.6 states the following:

Any water supplies are to be provided by a water main from the Summerleas Reservoir. *(Cont'd)*
Or
Water supplies may be obtained from existing sources at The Springs, and the use of an on-site reservoir or storage tank.
The collection and storage of rain water in tanks is allowed provided that storage facilities meet all other requirements of this Plan.
Any required water treatment is to meet all other requirements of this Plan.

The toilet will utilise an existing water source at the Springs and therefore complies with the performance criterion.

Issue 7: Infrastructure Provision - (c) Sewerage

Acceptable solution A7.7 'Sewerage' states the following:

The use and development does not require sewerage facilities.

The proposal does not comply with acceptable solution A7.7 because the development requires sewerage facilities.

P7.7 states the following:

Sewerage facilities must be designed, perform and be managed to:
(a) Deliver an appropriate level of protection for human health and the environment;
(b) Minimise odour nuisance to acceptable levels;
(c) Minimise noise nuisance to acceptable levels;
(d) Not rely on the soils for absorption of any contaminated wastes; and
(e) Not cause landslip or erosion on the development site or other lands.

The sewage from the toilet is directed to an existing septic system that is pumped out. The system has been assessed and approved by Council's Environmental Health Unit. Odours and noise are not expected to be significant or unreasonable. On-site disposal is not proposed. Complies.

Issue 7: Infrastructure Provision - (d) Stormwater

Acceptable solution A7.8 'Stormwater' states the following:

The design and construction of stormwater systems complies with Australian Standard 3500.3.2:2003, and does not drain into the Drinking Water Catchment Area.

Given the small roof area of only 5.76m^2, no stormwater disposal infrastructure will be required. Runoff will infiltrate into the surrounding land which is not within a drinking water catchment area. Complies.

Issue 11: Noise

Acceptable solution A11.1 states the following:

Noise from point sources must not exceed 50 dB(A) at any point within 50m of the source.

The proposal would comply with acceptable solution A6.1 because noise from the toilet would not exceed 50dB(A) outside the toilet.

Recommended Conditions:

N/A

Recommended Advice:

N/A

7.2.3 115-117 NEW TOWN ROAD, NEW TOWN - PARTIAL DEMOLITION, LANDSCAPING, PUBLIC ART AND FURNITURE PLN-19-558 - FILE REF: F20/14043

Address:	115-117 New Town Road, New Town
Proposal:	Partial Demolition, Landscaping, Public Art and Furniture
Expiry Date:	18 March 2020
Extension of Time:	Not applicable
Author:	Ben Ikin

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, landscaping, public art and furniture at 115-117 New Town Road, New Tow for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of**

the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ENVHE 1

Recommendations in the report Environmental Health Assessment

115-117

New Town Road, dated October 2019 must be implemented, for the duration of the development.

Reason for condition

To ensure that the risk to workers and future users remains low and acceptable and to ensure that contaminated soils are classified and disposed of in accordance with the EPA's IB105.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click here for more information.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment website.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A:	PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - CPC Agenda Documents ⇩
Attachment C:	PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - Planning Referral Officer Environment Health Report ⇩
Attachment D:	PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - Planning Referral Officer Cultural Heritage Report ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	24 February 2020
Expiry Date:	18 March 2020
Application No:	PLN-19-558
Address:	115 - 117 NEW TOWN ROAD , NEW TOWN
Applicant:	Philip Holliday (City of Hobart) 16 Elizabeth Street
Proposal:	Partial Demolition, Landscaping, Public Art and Furniture
Representations:	Zero
Performance criteria:	Potentially Contaminated Land Code Historic Heritage Code

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Landscaping, Public Art and Furniture.

1.2 More specifically the proposal includes:

- Council works as part of New Town Retail Precinct Upgrade creating an open space 'pocket park' that is publicly accessible (under licence agreement).
- Removal of existing frontage garden kerb, wall and gate.
- Removal of vegetation and three trees.
- Removal of internal lattice fence.
- Installation of two tables and benches.
- Installation of separate bench and sculpture seating.
- Installation of gravel hardstand area.
- Low planting and landscaping within proposed park area.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 Potentially Contaminated Land Code

1.3.2 Historic Heritage Code

1.4 No representations were received during the statutory advertising period between 16/01/20 - 31/01/20.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council.

2. Site Detail

2.1 The subject site is located at 115-117 New Town Road, New Town and presently comprises two titles in a large rectangular configuration of approximately 3589m^2 in area. The site presently contains several large buildings used by the Salvation Army for administration, client outreach and a secondhand store. The area proposed for development and works is presently a garden space along the frontage with New Town Road.



Figure 1: Aerial image of the subject site (bordered in blue) with proposed area of park highlighted in red.

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Landscaping, Public Art and Furniture.

3.2 More specifically the proposal is for:

- Council works as part of New Town Retail Precinct Upgrade creating an open space 'pocket park' that is publicly accessible (under licence agreement).
- Removal of existing frontage garden kerb, wall and gate.
- Removal of vegetation and three trees.
- Removal of internal lattice fence.
- Installation of two tables and benches.
- Installation of separate bench and sculpture seating.
- Installation of gravel hardstand area.
- Low planting and landscaping within proposed park area.

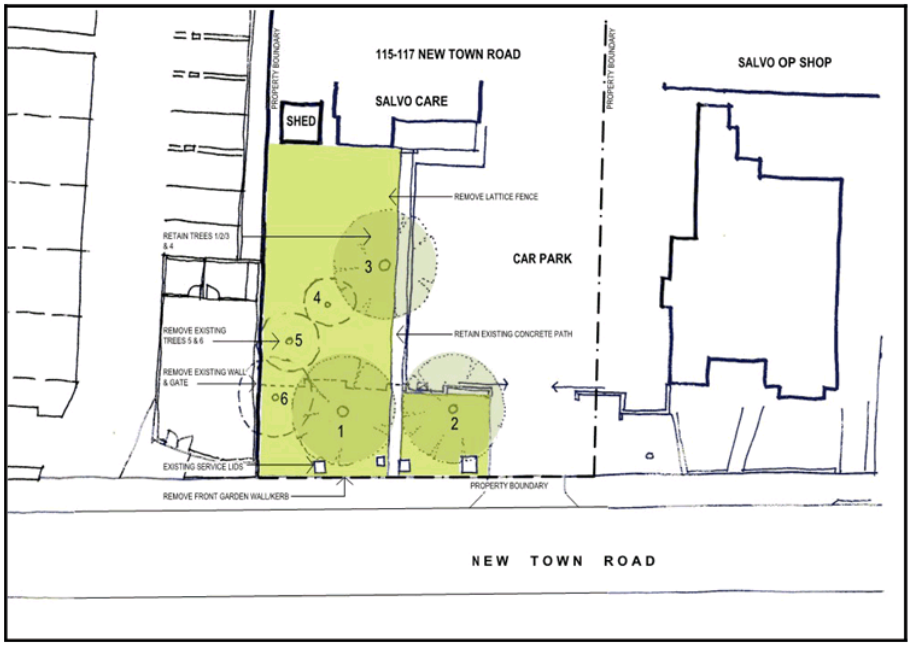


Figure 2: Demolition plan of subject site illustrating extent of open space.

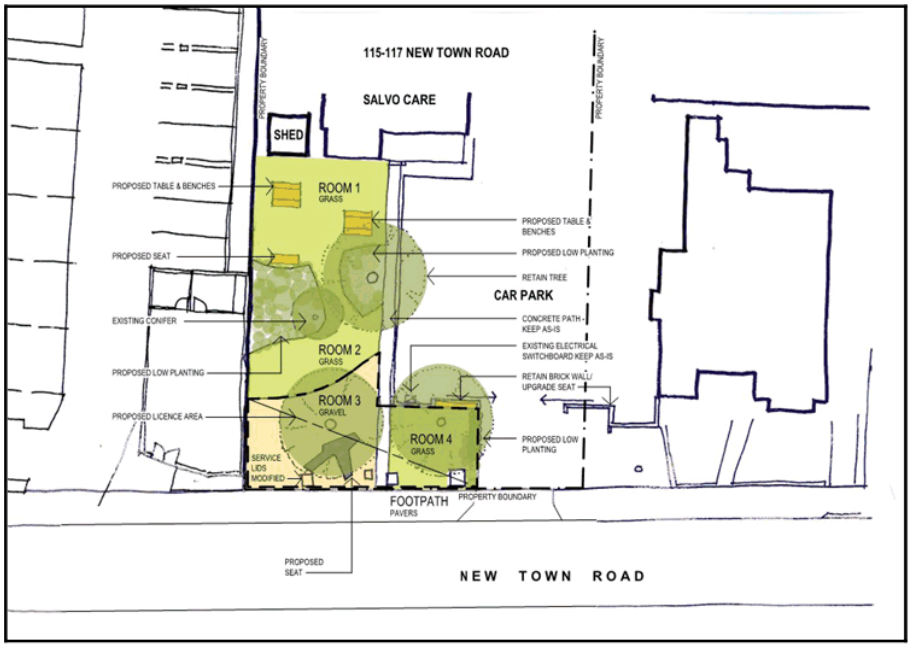


Figure 3: Proposed site plan.

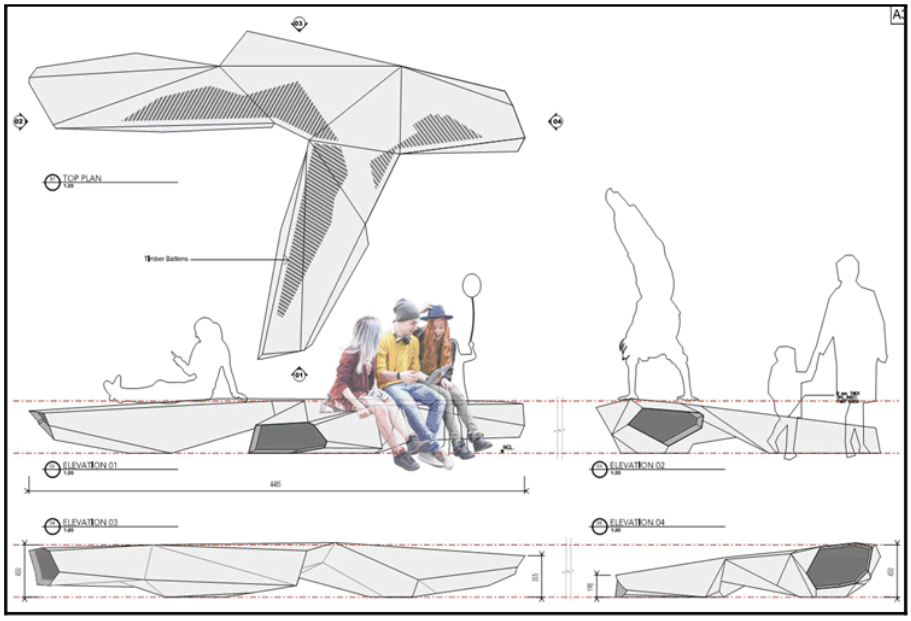


Figure 3: Details of public art/bench seating.

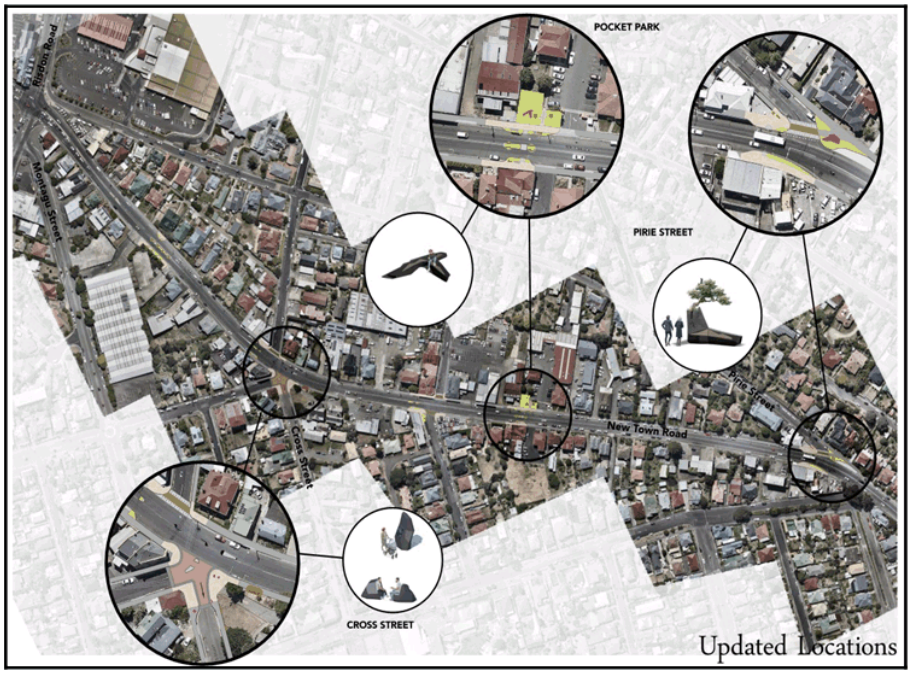


Figure 4: Location of proposed open space in context of wider New Town Retail Precinct Upgrade.

4. Background

4.1 This is a Council application relating to the New Town Retail Precinct Upgrades and involves creation of a 'pocket park' on land owned by the Salvation Army. This upgraded space has been supported by the land owner and a licence arrangement has been drafted which describes the public use of a landscaped area at 117 New Town Road and this would be developed and maintained by the City of Hobart as public oped space.

4.2 Note that the works shown within the road reserve (refer to the site plan, drawing A102 and civil plan SK205 Proposed Concept Plan Salvos Precinct) are planning exempt.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 16/01/20 - 31/01/20.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Community Meeting and Entertainment and General Retail and Hire. There is no proposed change of use, with the pocket park considered to be ancillary to the existing uses on the site. The existing uses are permitted in the zone.

6.4 The proposal has been assessed against:

6.4.1 D15.0 Urban Mixed Use Zone

6.4.2 E2.0 Potentially Contaminated Land Code

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.4.4 E13.0 Historic Heritage Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Potentially Contaminated Land Code:

Use Standards - E2.5 P1
Excavation - E2.6.2 P1

6.5.3 Historic Heritage Code:

Demolition within a Heritage Precinct - E13.8.1 P1
Building and Works Other than Demolition within a Heritage Precinct - E13.8.2 P1 and P5

6.6 Each performance criterion is assessed below.

6.7 Potentially Contaminated Land Code - Use Standards - E2.5 P1

6.7.1 The acceptable solution at clause 2.5 A1 requires the Director (of the Environmental Protection Authority), or a person approved by the Director, for the purpose of this code certifies that the land is suitable for the intended use; or approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.

6.7.2 The proposal did not include any material to satisfy the acceptable solution.

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 2.5 P1 provides as follows:

Land is suitable for the intended use, having regard to:

(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or

(c) a plan to manage contamination and associated risk to human health or the environment that includes:

(i) an environmental site assessment;
(ii) any specific remediation and protection measures required to be implemented before any use commences; and
(iii) a statement that the land is suitable for the intended use.

6.7.5 Referral was made to Council's Senior Environmental Health Officer who has provided the following assessment:

Performance Criteria (c) applies - A plan to manage contamination and associated risks to human health and the environment was submitted, and it includes;

(i) The plan includes a Environmental Site Assessment (ESA) which complies with the requirements of the National Environment Protection Measure (NEPM). The ESA was conducted and prepared by a suitably qualified person/company,
(ii) The ESA outlines specific remediation and protection measures required to be implemented before any use commences, and;
(iii) The ESA states that the land is suitable for its intended use.

6.7.6 The officer's report is provided at Attachment C to this report.

6.7.7 The proposal complies with the performance criterion.

6.8 Potentially Contaminated Land Code - Excavation - E2.6.2 P1

6.8.1 There are no acceptable solutions for clause 2.6.2 A1.

6.8.2 The proposal includes excavation of land listed as a potentially contaminated site.

6.8.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause 2.6.2 P1 provides as follows:

Excavation does not adversely impact on health and the environment, having regard to:

(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

(b) a plan to manage contamination and associated risk to human health and the environment that includes:

(i) an environmental site assessment;
(ii) any specific remediation and protection measures required to be implemented before excavation commences; and
(iii) a statement that the excavation does not adversely impact on human health or the environment.

6.8.5 Referral was made to Council's Senior Environmental Health Officer who has provided the following assessment:

Performance Criteria (b) applies - A plan to manage contamination and

associated risks to human health and the environment was submitted, and it includes:
(i) The plan includes a Environmental Health Assessment (ESA) which was conducted and prepared by a suitably qualified person/company and is in accordance with the National Environment Protection Measure (NEPM),
(ii) The ESA outlines specific remediation and protective measures required to be implemented before any excavation commences, and;
(iii) The ESA states that the excavation will not adversely impact on human health or the environment if the recommendations of the ESA are followed.

6.8.6 The officer's report is provided at Attachment C to this report.

6.8.7 The proposal complies with the performance criterion.

6.9 Historic Heritage Code - Demolition, Building and Works within a Heritage Precinct - E13.8.1 P1 and E13.8.2 P1 and P5

6.9.1 The subject site is located in a heritage precinct and therefore referral was made to Council's Cultural Heritage Officer who has provided the following assessment:

Background
115-117 Newtown Road is a site with a collection of buildings which are setback from the road. The Salvation Army operates several activities from the site. During a site inspection people were sitting and chatting under the veranda. Nearby, items such as furniture and clothing were being dropped off to the sorting centre prior to sale. This centre is constantly busy with people accessing the social services and affordable goods provided by the Salvation Army.

In terms of historic heritage fabric, the former house is the only notable structure. It is double storey and has been painted. The building has a simple hip roof, chimney and single level verandah at the front, which is a latter addition. Council records indicate that the building dates back to at least 1924.

Between the house and the street are several trees, which are a remnant of the former garden. This area is also used for car parking. The house is discombobulated in its setting: Lost in a sea of car parking and a fairly busy main street. At this location the precinct has a weak character. Vehicles dominate.

Proposal
Hobart City Council is proposing to insert a pocket park in the space between the original house and the street. Minor demolition of a portion of the wall is required in order to open up the space to invite pedestrians. Some trees are proposed to be removed and other landscaping (such as seats, planting and paving) is to be added to furnish the park. The notion is to create a convivial green space for the community to enjoy. Public Art is to be located prominently and strategically at the street edge.
The site is located in a heritage precinct and therefore the Historic Heritage Code needs to be considered:

Demolition
The demolition of a concrete kerb, wall and several trees is proposed. None of these items are understood to have significant cultural heritage value. The proposed demolition satisfies E 13 8 1 P1.

Works
The proposed works involve the creation of a park with art, trees, seats, paving and planting. This landscape strategy is entirely appropriate as this space would have originally been a garden. The proposed pocket park will be a welcome addition to an area which lacks green infrastructure. The proposed works satisfy E 13.8.2 P1 and P5.

Megan Baynes
Cultural Heritage Officer
13 9 2019

6.9.2 The officer's report is provided at Attachment D to this report.

6.9.3 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Landscaping, Public Art and Furniture.

7.2 The application was advertised and no representations were received.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.

7.4 The proposal has been assessed by other Council officers, including the Council's Cultural Heritage Officer, and Environmental Health Officer. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Partial Demolition, Landscaping, Public Art and Furniture at 115-117 New Town Road, New Town satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Landscaping, Public Art and Furniture at 115-117 New Town Road, New Tow for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-558 - 115-117 NEW TOWN ROAD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
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A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ENVHE 1

Recommendations in the report Environmental Health Assessment 115-117 New Town Road, dated October 2019 must be implemented, for the duration of the development.

Reason for condition

To ensure that the risk to workers and future users remains low and acceptable and to ensure that contaminated soils are classified and disposed of in accordance with the EPA's IB105.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

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GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click here for more information.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment website.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.



(Michael McClenahan)
Assistant Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 4 February 2020

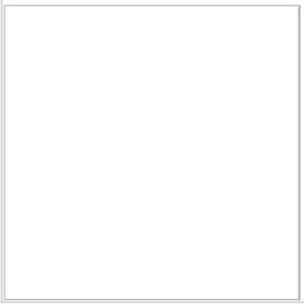
Attachment(s):

Attachment B - CPC Agenda Documents
Attachment C - Planning Referral Officer Environment Health Report
Attachment D - Planning Referral Officer Cultural Heritage Report

Planning: #178524

Property

115-117 NEW TOWN ROAD NEW TOWN TAS 7008



People

Applicant
*
City of Hobart
Philip Holliday
16 Elizabeth Street
HOBART TAS 7000
6238 2589
hollidayp@hobartcity.com.au

Owner
*
The Salvation Army
Bridget VanDeKamp
115 Central Avenue
DERWENT PARK TAS 7009
0408 202 186
Bridget.VanDeKamp@salvationarmy.org.au

Entered By
SARAH BENDEICH
16 ELIZABETH STREET
HOBART TAS 7000
0408 318 165
bendeichs@hobartcity.com.au

Use

Other

Details

Have you obtained pre application advice?

- ◻ Yes

If YES please provide the pre application advice number eg PAE-17-xx

NA

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
*

- ◻ No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the

number of signs under Other Details below.
*

- No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?
*

Private open space belonging to the Salvation Army

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)
*

The use will be for open space that is publicly accessible (under licence agreement). The development includes demolition and removal of a low edge wall adjacent to the footpath edge, partial demolition of a masonry wall located within the site, removal of some vegetation (not trees), new paving and gravel hardstand, landscaping, installation of public art and furniture and associate footings.

Estimated cost of development
*

200000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
0.00	0.00	0

Carparking on Site

N/A

Total parking spaces	Existing parking spaces	Other (no selection chosen)
0	0	

Other Details

Does the application include signage?
*

No

How many signs, please enter 0 if there are none involved in this application?
*

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

- No

Documents

Required Documents
Title (Folio text and Plan and Schedule of Easements) * FolioText-26829-1 AND FOLIO PLAN.pdf
Plans (proposed, existing) * SALVOS FORECOURT_DA LANDSCAPE AND PUBLIC ART.pdf
Covering Letter cover letter for DA - 115-117 New Town Road.pdf
cONSTRUCTION eNVIRONMENTAL MANAGEMENT pLAN New Town Precinct-Construction Environmental Management Plan_HB18123H002_8May2019.pdf

RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
26829	1
EDITION	DATE OF ISSUE
1	23-Feb-1994

SEARCH DATE : 24-Jun-2019
SEARCH TIME : 11.09 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Diagram 26829
Derivation : Part of 157A-1R-20Ps. Gtd. to C. Swanston
Prior CT 2302/96

SCHEDULE 1

THE SALVATION ARMY (TASMANIA) PROPERTY TRUST

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

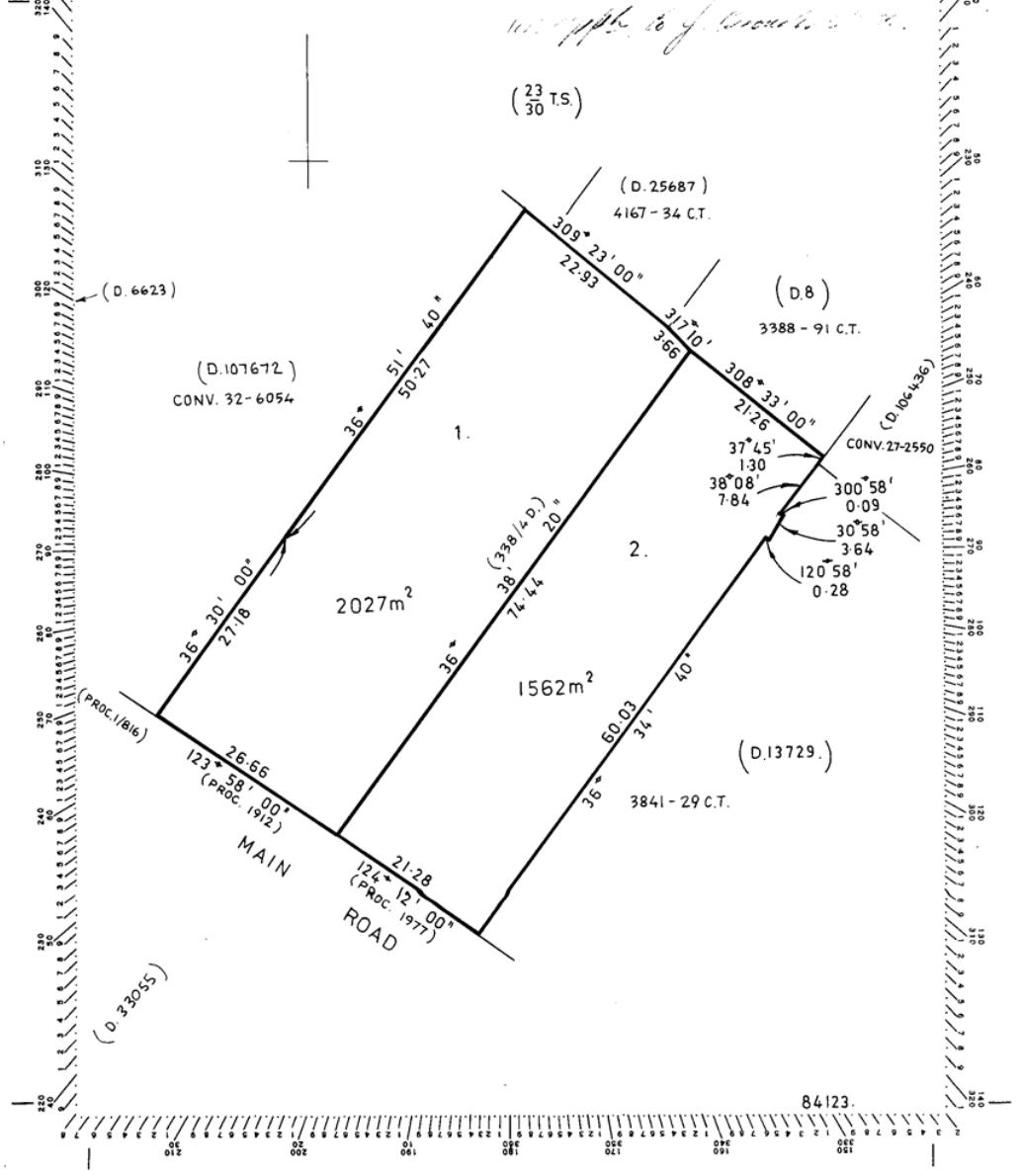
FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

$77 D

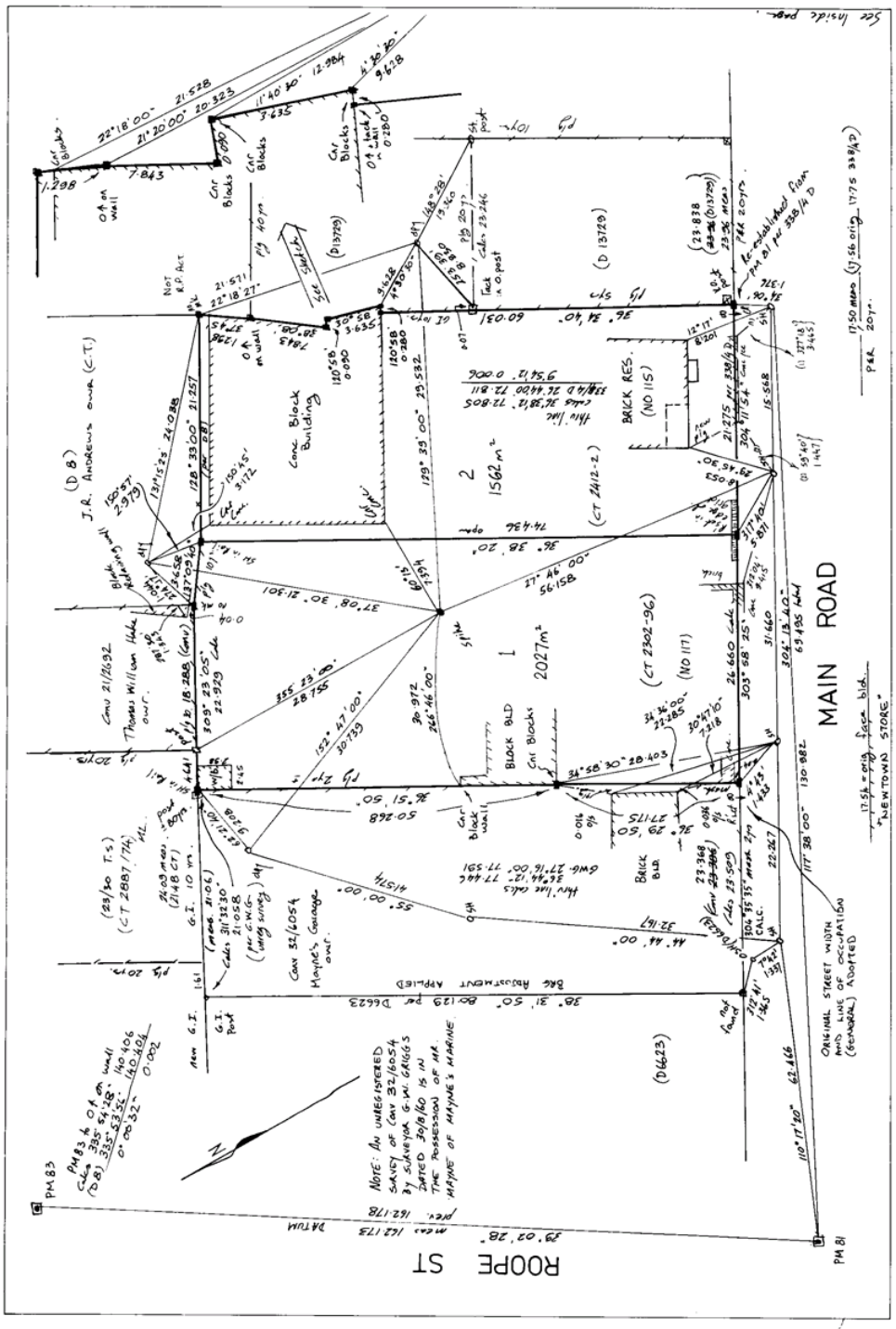
Owner: THE SALVATION ARMY (TASMANIA) PROPERTY TRUST	**PLAN OF SURVEY** by Surveyor M. A. C. LESTER of land situated in the CITY OF HOBART	Registered Number: D26829
Title Reference: C.T. 2302-96 C.T. 2412-2		Approved 20 MAR 1986 ~~Effective from~~
Grantee: PART OF 157A 1R 20P GRANTED TO CHARLES SWANSTON	SCALE 1: 500 MEASUREMENTS IN METRES	ACTING Recorder of Titles



SURVEY NOTES

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



the List

SURVEY NOTES

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

CITY OF HOBART

Part of 157A-1-R-20P GTD TO CHARLES SWANSTON
C'T 2412/2 + 2302/96 THE SALVATION ARMY
(TASMANIA) PROPERTY TRUST OWR

SURVEY COMMENCED 16/11/84
SURVEY COMPLETED 21/11/84
E/C 1:10,800 (Lot 2)

REPORT, SURVEY IN SUPPORT OF APPLICATION UNDER
SEC 142 OF THE "LANDS TITLES ACT" (1980)
TO AMEND TITLE TO CONFORM WITH
BONA FIDE OCCUPATION.

I, Malcolm Albert Colin Lester of Hobart
in Tasmania a registered surveyor HEREBY CERTIFY that:

(a) this survey is based upon the [illegible] that the nature of the case admits

(b) the [illegible] survey [illegible] and

(c) this [illegible] with [illegible] surveys and are [illegible] the [illegible] required.

[signature] Dec 28/11/84

City of HOBART

Enquiries to: Sarah Bendeich
☎: 2338 2551
✉: coh@hobartcity.com.au@hobartcity.com.au
Our Ref: SKB:SKB (document11)
Your Ref:

29/08/2019

Development Appraisal Unit
City of Hobart
GPA Box 503
HOBART TAS 7001

Dear Sir/Madam

DEVELOPMENT APPLICATION
115-117 NEW TOWN ROAD, NEW TOWN
NEW TOWN RETAIL PRECINCT STREETSCAPE WORKS

This letter is provided to support the development application for landscaping works proposed by the City of Hobart, at 115-117 New Town Road, New Town.

1. Background

1.1. The City of Hobart is undertaking streetscape improvement works in New Town Road, New Town, as part of its Local Retail Precincts Plan and Transforming Hobart capital works program.
1.2. In planning the upgrade, City of Hobart officers have worked collaboratively with members of the community to develop a streetscape design for the retail precinct that will deliver improved pedestrian access and a more sociable, attractive and welcoming public space.
1.3. The Hobart City Council has given approval for the implementation of the streetscape upgrade, providing that all necessary planning permissions are met.
1.4. The proposed streetscape improvements include new and renewed footpaths, new pedestrian crossing facilities, street trees, landscaping, furniture and

public art at various points along New Town Road between Pedder Street in the south, and the Woolworths store in the north.

1.5. Planning staff provided pre-planning advice that the majority of the streetscape works are 'planning exempt'.

1.6. This application is for development that is not exempt, those being at **117 New Town Road**.

2. **Proposed landscaped 'pocket park' at 117 New Town Road**

2.1. 117 New Town Road is owned by The Salvation Army and contains a number of buildings used for administration and client outreach functions. The adjacent property (115 New Town Road) has a large Salvos second-hand retail store, car parking and administrative buildings.

2.2. An existing small garden area with grass, trees and seating is located adjacent to the footpath and is currently used as a quasi-public open space.

2.3. During the community engagement process to plan the streetscape upgrade, a community priority emerged, for public spaces where people can stop and rest; for the street to include gathering spaces rather than it simply being a corridor for through-movement.

2.4. The Salvation Army is supportive of the City of Hobart upgrading a portion of its existing landscaped area and making this available for public use. A licence agreement has been drafted which describes the public use of a landscaped area at 117 New Town Road, and this would be developed and maintained by the City of Hobart as public open space.

Description of proposed development

2.5. The proposal includes:

- demolition and removal of a low edge wall, adjacent to the footpath edge
- demolition of part of a masonry wall, located within the site
- removal of some vegetation including three trees (four trees would be retained)
- new gravel hardstand area
- low planting
- installation of public art / furniture and an associated concrete footing
- installation of seating

Heritage

2.6. 115 New Town Road is in Heritage Precinct NT4, but is not individually listed as a heritage site.

Potential for contamination

2.7. 117 New Town Road is noted in the planning scheme to be a potentially contaminated site, and adjacent to a potentially contaminated site 119-119A New Town Road.

2.8. An assessment of soil contamination at the site has been undertaken and a Construction Environmental Management Plan has been developed by Pitt and Sherry for the management of soil during and after excavation and to mitigate risks associated with the contamination.

3. Consultation

3.1. The proposal for a landscaped 'pocket park' at 117 New Town Road has been developed in consultation with various Council staff including Program Leader Parks and Reserves, Urban Designer, Senior Engineer - Design, Senior Transport Engineer, Senior Advisor City Place Making.

3.2. Extensive consultation has been undertaken with The Salvation Army, and the national management committee have approved the collaborative approach.

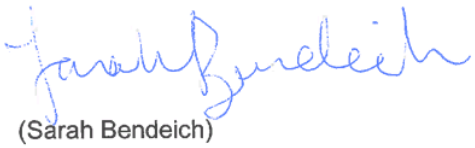
3.3. Broad consultation with the New Town community has also occurred, including with nearby stakeholders, and the pocket park concept is a popular addition to the retail precinct upgrade.

4. Attached documents

4.1. The following documents are attached with this application:

- Architectural Plans
- Construction Environmental Management Plan, Pitt and Sherry
- Licence agreement
- Record of title

Yours faithfully



(Sarah Bendeich)
SENIOR ADVISOR CITY PLACE MAKING

Attachment(s)



Demolition Plan - Scale - 1:250@A3

Nr.	Revision Description	Date
A	DEVELOPMENT APPLICATION	[illegible]
B	AMEND LICENCE AREA	[illegible]

City of HOBART

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16 ELIZABETH STREET
GPO BOX 503
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F: (03) 6234 9757
E: hcc@hobartcity.com.au
www.hobartcity.com.au

ISSUE: DEVELOPMENT APPLICATION

Project Description: Salvation Army Forecourt Redevelopment			RFE Number: 17-0000
Drawing Title: Demolition Plan	Approved	Drawn: KB	CRG Number
		Checked: MS	File
Client: Infrastructure Planning	Date: 05/08/2019	Discipline: A	Sheet Number: A101 Revision: B
	Scale: 1:250@A3		



Site Plan - Scale - 1:250@A3

Nr.	Revision Description	Date
1	DEVELOPMENT APPLICATION	03/09/2019
2	AMEND LICENCE AREA	05/09/2019

City of HOBART

HOBART COUNCIL CENTRE
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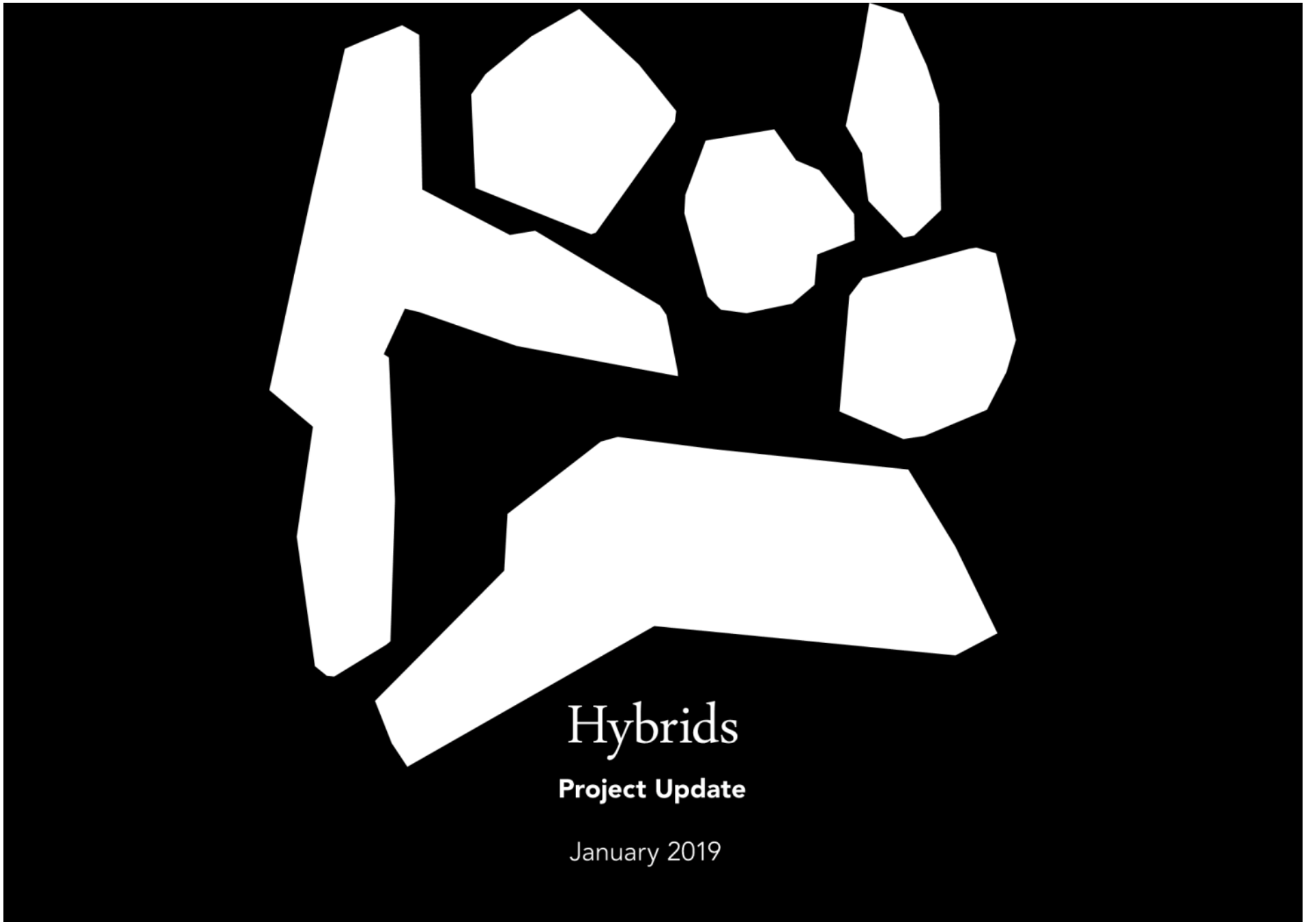
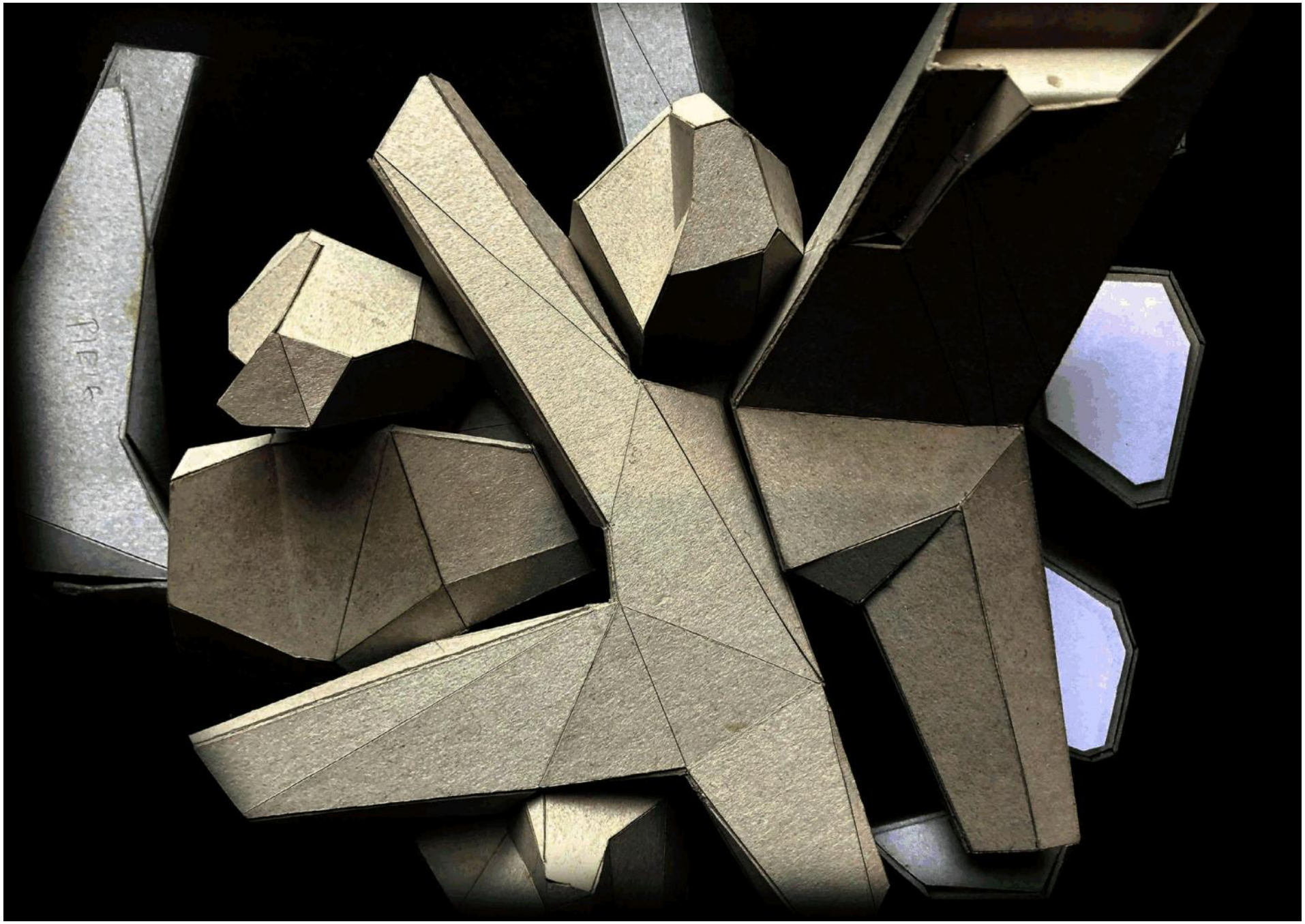
www.hobartcity.com.au

ISSUE: DEVELOPMENT APPLICATION

Project Description: Salvation Army Forecourt Redevelopment			RFE Number: 17-0003
Drawing Title: Site Plan	Approved	Drawn: KB	CAD Number
		Check: MC	File
Client: Infrastructure Planning	Date: 05/09/2019	Discipline: A	Sheet Number: A102
	Scale: 1:250 @ A3		Revision: B


Hybrids
Project Update
January 2019



Artist Statement

Our sculptures are a strategic abstraction
with a purpose.

They are artistic chameleons fulfilling a practical use:

to provide shelter, shade, rest & fun

to become backdrops for a diverse community,
whilst becoming a threshold to welcome & inspire visitors

and to serve and inspire the imagination of all ages.

What we heard from the community:

(In no order of importance)

"Lanterns"
"Under 18s"
"Activate missed Areas"
"Nodes"
"I want to stop and look!"
"Slow down"
"Driving through an art gallery "
"Have you seen?"
"Stand-alone art"
"Grot & grunge, fun!"
"We walk the streets"
"Urban play"
"Activate the key nodes"
"Connected artworks - coherence"
"Smell & see, get out of our cars"
"Characters of New Town"

Introduction

Continuity of Approach

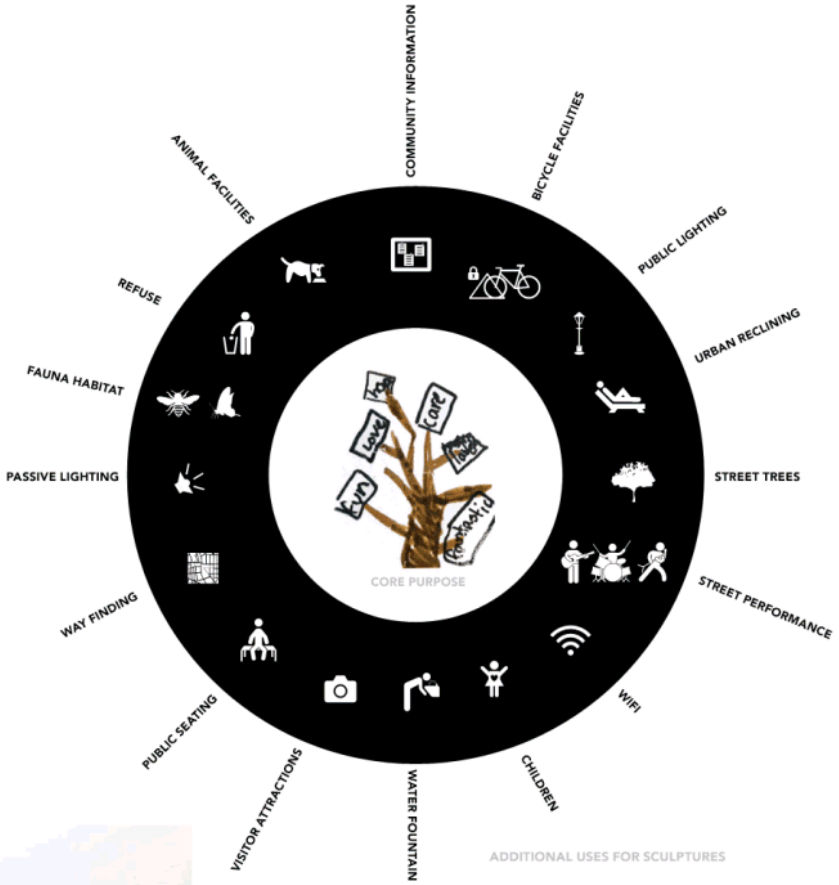
BACKGROUND OF APPROACH

Building on the concept of threshold, we have explored many ways to signify or express an artistic and sculptural identity for New Town whilst understanding some key criteria as outlined. We learnt that there is an opportunity to provide an integrated series of public sculptures that not only attract and inspire, but also provide a series of functional purposes.

STRATEGIC APPROACH

The key strategy for this proposal is to design and deliver an integrated public sculpture that serves a hybrid purpose - Exciting the senses, while performing additional practical functions. The designs are modular and can be implemented as a cohesive whole, independently and also in staging.

The sculptures are intended to be integrated into the retail precinct upgrades as reflected by the attached site plans and have the flexibility to be refined, revised and developed with involvement of the HCC urban design team. This also provides an opportunity for seeking potential additional funding to provide additional functions. These sculptures need to be legible and interactive at varying levels of urban scale.

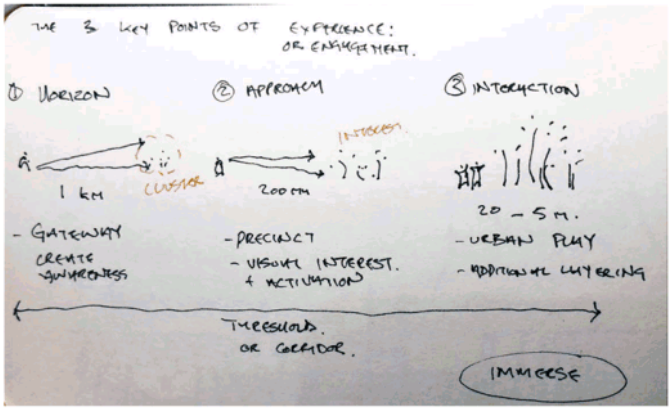


URBAN DESIGN

The precinct spans approx. 1km, which is a 10-15 minute walk with a mixture of typologies. There are obvious nodes and what could be perceived as the centre of the precinct at the intersection of New Town Road with Cross and valentine Streets. I have identified potential locations for artworks derived from site investigation and the proposed retail precinct upgrade works. The sculptures are to be located in visible areas as well as at the key entry nodes.

DESIGN APPROACH

It is proposed that the easily recognizable elements are positioned along the precinct corridor. These elements are designed to provide an exciting artistic point of difference for Hobart, rarely experienced before that contribute to defining New Town. The elements could be experienced at a local intimate pedestrian level or contribute to the greater artistic city language, for example, Dark Mofo.











Inspiration & Approach

What inspired me



THE CORRIDOR IN OBJECTS





















OBSERVATIONS

Some key things picked up from our site visit were a lack of public street trees because of existing infrastructure and site constraints, the opportunity for annual community street parties and how the sculptures can be integrated within this, the importance of legibility at varying distances and also experiencing the sculptures both night and day.

We all want visitors to pause and explore, children to play and interact, pedestrians to rest and friends to meet and mingle.

BENCHMARKING

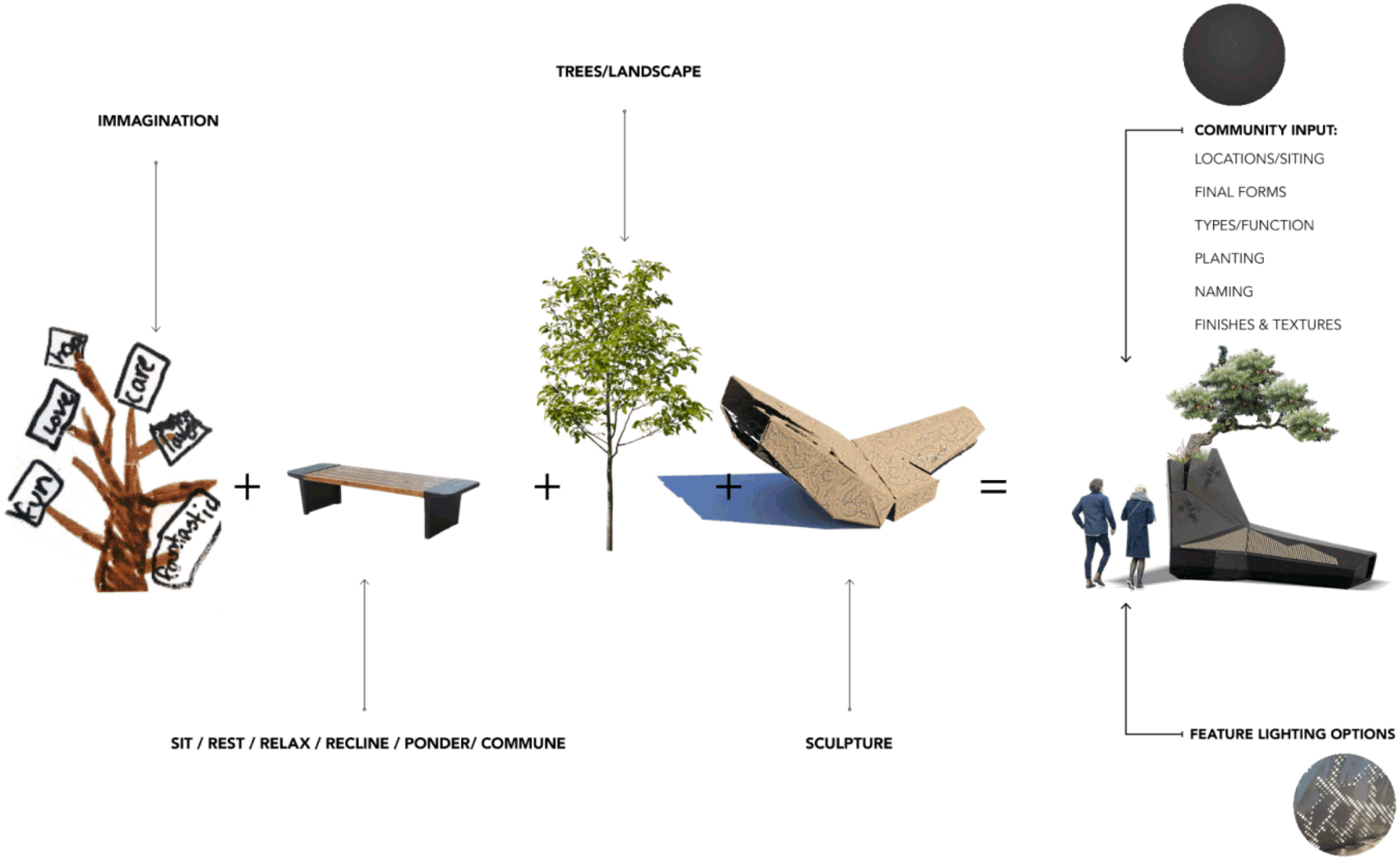
When thinking about how to possibly introduce trees and landscaping along the street, i explored the use of planters and how the planters themselves become objects of interest. The other key influence was that together with street trees and landscaping it would be nice to introduce seating and reclining opportunities within the art work.

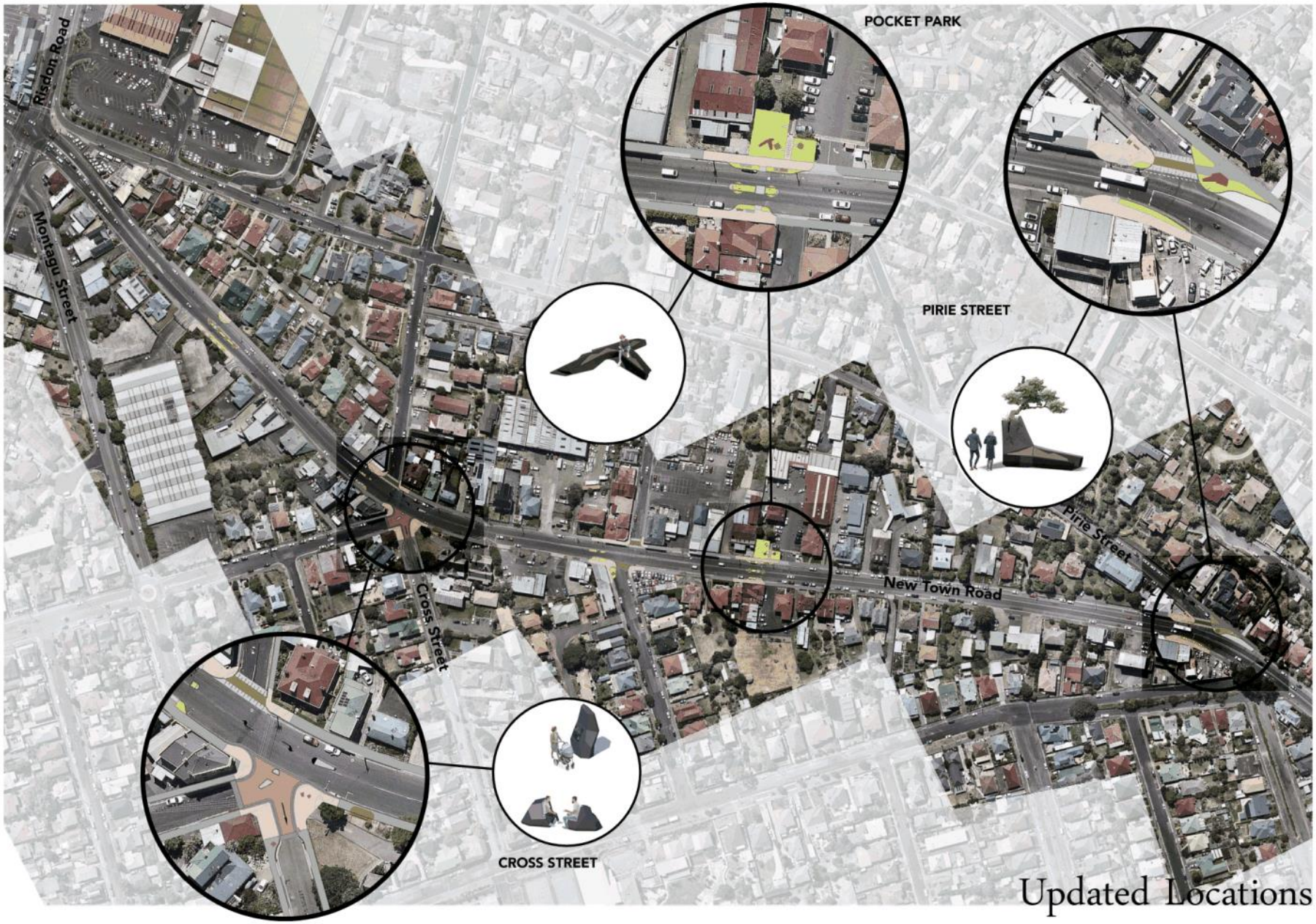


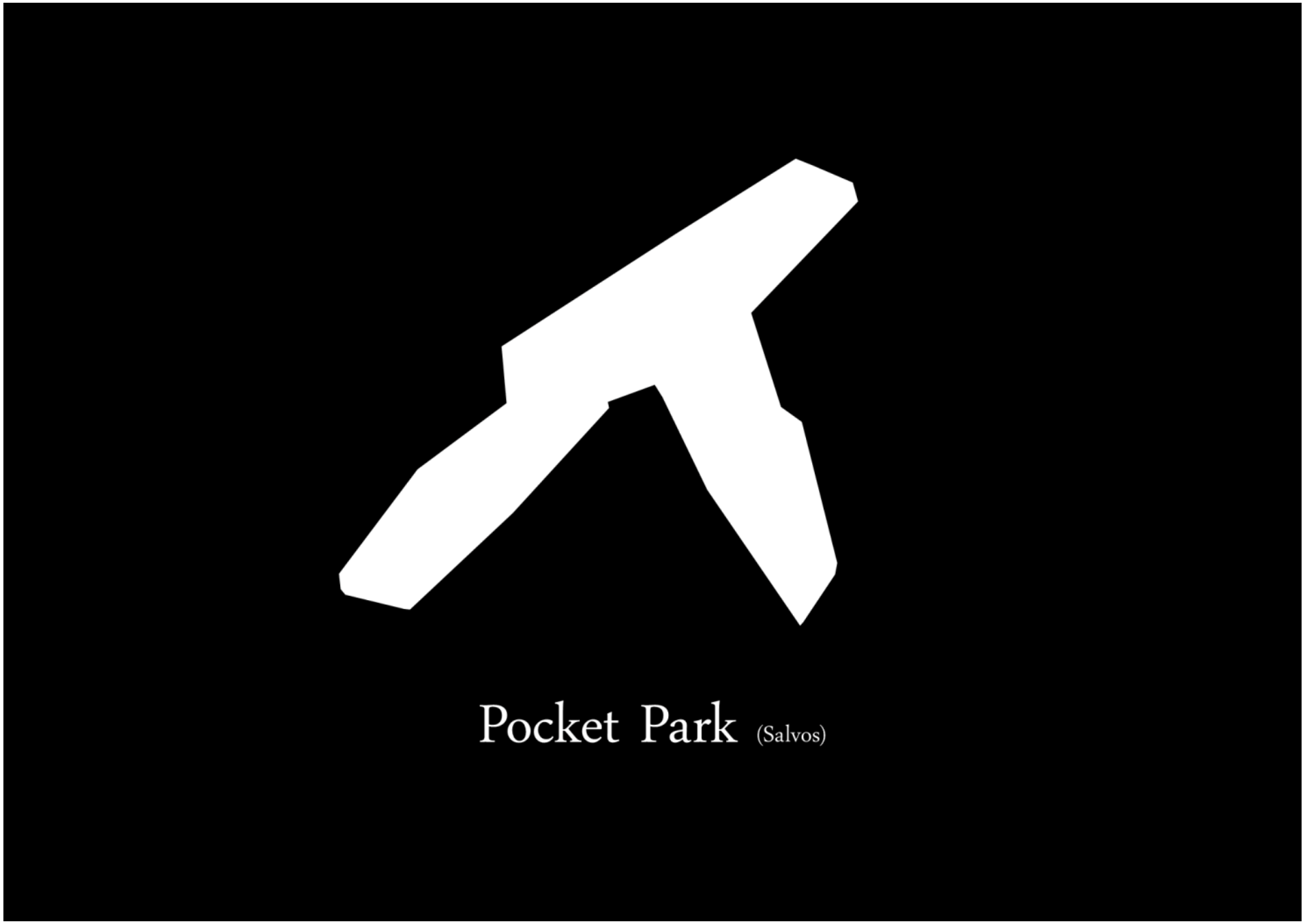
SCULPTURE WITH A PURPOSE

A key inspiration was to explore public sculptures that have impact at a civic and urban level and also perform additional functions in the urban realm that are useful.

Hybrid

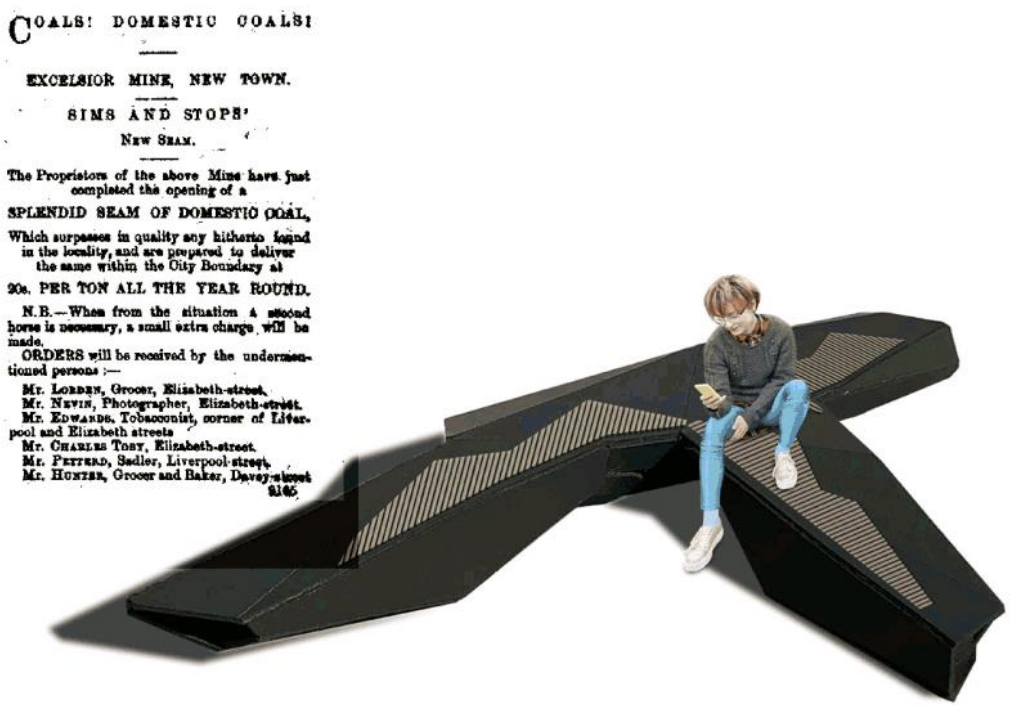

IMMAGINATION
TREES/LANDSCAPE
COMMUNITY INPUT:
LOCATIONS/SITING
FINAL FORMS
TYPES/FUNCTION
PLANTING
NAMING
FINISHES & TEXTURES
hope
care
love
fun
SIT / REST / RELAX / RECLINE / PONDER/ COMMUNE
SCULPTURE
FEATURE LIGHTING OPTIONS


POCKET PARK
PIRIE STREET
CROSS STREET
Risdon Road
Montagu Street
Cross Street
New Town Road
Pirie Street
Updated Locations


Pocket Park (Salvos)

Inspiration and Influences

POCKET PARK


COALS! DOMESTIC COALS!

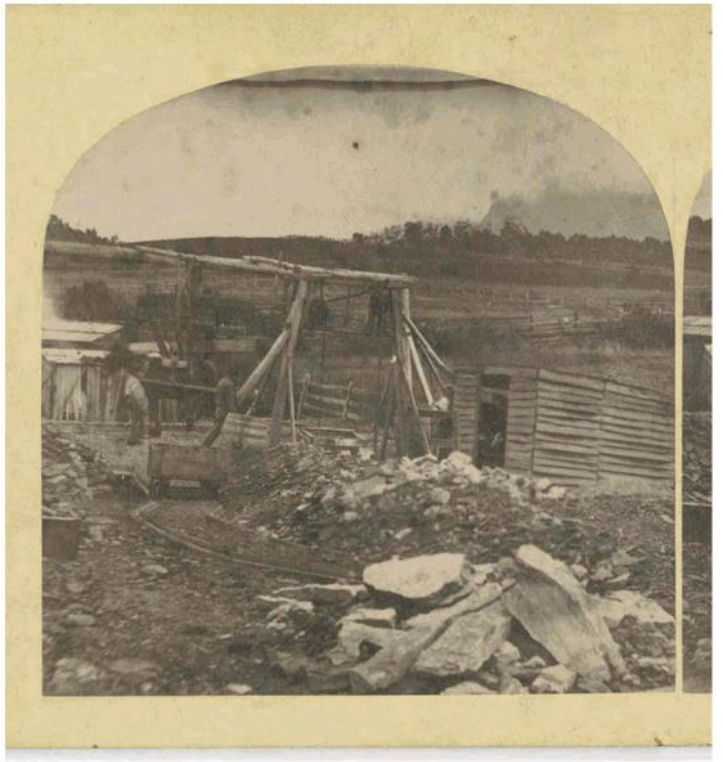
EXCELSIOR MINE, NEW TOWN.

SIMS AND STOPES'
NEW SEAM.

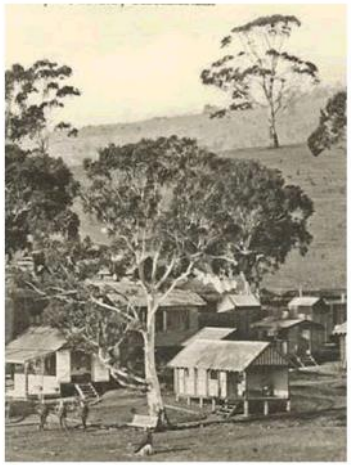
The Proprietors of the above Mine have just completed the opening of a
SPLENDID SEAM OF DOMESTIC COAL,
Which surpasses in quality any hitherto found in the locality, and are prepared to deliver the same within the City Boundary at
20s. PER TON ALL THE YEAR ROUND.

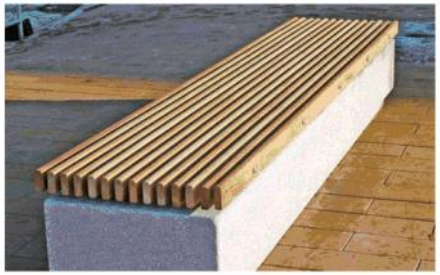
N.B.—When from the situation a second horse is necessary, a small extra charge will be made.

ORDERS will be received by the undermentioned persons :—
Mr. LORDEN, Grocer, Elizabeth-street.
Mr. NEVIN, Photographer, Elizabeth-street.
Mr. EDWARDS, Tobacconist, corner of Liverpool and Elizabeth streets
Mr. CHARLES TOBY, Elizabeth-street.
Mr. PETTERD, Sadler, Liverpool-street.
Mr. HUNTER, Grocer and Baker, Davey-street
8165.

















Proposed Sketch Plan - Scale - 1:250@A3

Nr.	Revision Description	Date

City of HOBART

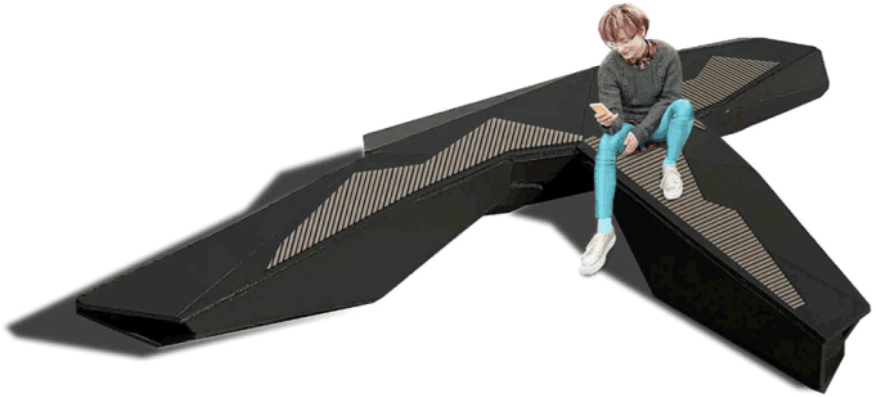
HOBART COUNCIL CENTRE
16 ELIZABETH STREET
GPO BOX 503
T: (03) 6238 2711
F: (03) 6234 9757
E: hcc@hobartcity.com.au
www.hobartcity.com.au

ISSUE:
- SKETCH PLAN FOR DISCUSSION
- NOT FOR CONSTRUCTION

Project Description: Salvation Army Forecourt Redevelopment
WIP Number: 17-0000
Drawing Title: Site Plan
Approved:
Drawn: KB
Check: MS
Client: Infrastructure Planning
Date: 16/08/2018
Scale: 1:250 @ A3
Discipline: A
Drawing Number: A102
Revision: -

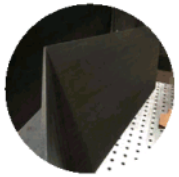
Pocket Park

ITS JUST THERE





Material



Steel

Finishing/Color



Charcoal Color

Seating



Timber

DESCRIPTION

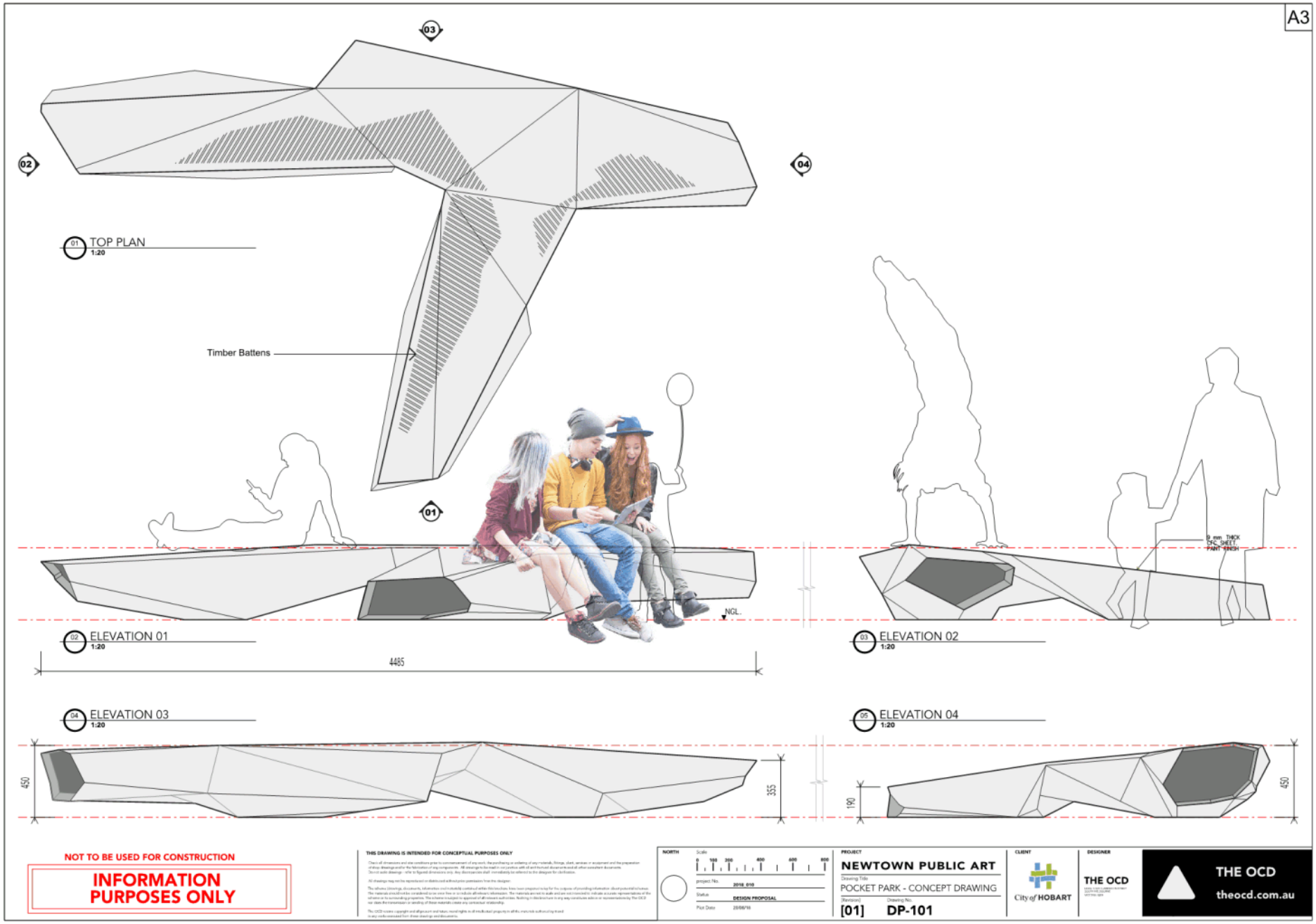
A highly sculptural, yet stealth like appearance of the bench leads you to wonder if this relic has appeared from another age or perhaps was always here waiting to be unearthed.

Or could it have drifted here as some form of abstract interstellar driftwood?

FUNCTIONS



OPTIONAL FUNCTIONS


A3
03
02
04
01
01 TOP PLAN
1:20
Timber Battens
NGL
02 ELEVATION 01
1:20
4485
03 ELEVATION 02
1:20
12 mm THICK
CFC SHEET
PAINT FINISH
04 ELEVATION 03
1:20
450
355
05 ELEVATION 04
1:20
190
450
NOT TO BE USED FOR CONSTRUCTION
INFORMATION PURPOSES ONLY
THIS DRAWING IS INTENDED FOR CONCEPTUAL PURPOSES ONLY
NORTH
Scale
0 100 200 400 600 800
project No. 2018_010
Status DESIGN PROPOSAL
Plot Date 20/06/18
PROJECT
NEWTOWN PUBLIC ART
Drawing Title
POCKET PARK - CONCEPT DRAWING
Revision [01]
Drawing No. DP-101
CLIENT
City of HOBART
DESIGNER
THE OCD
THE OCD
theocd.com.au

pitt&sherry

New Town Retail Precinct Upgrade

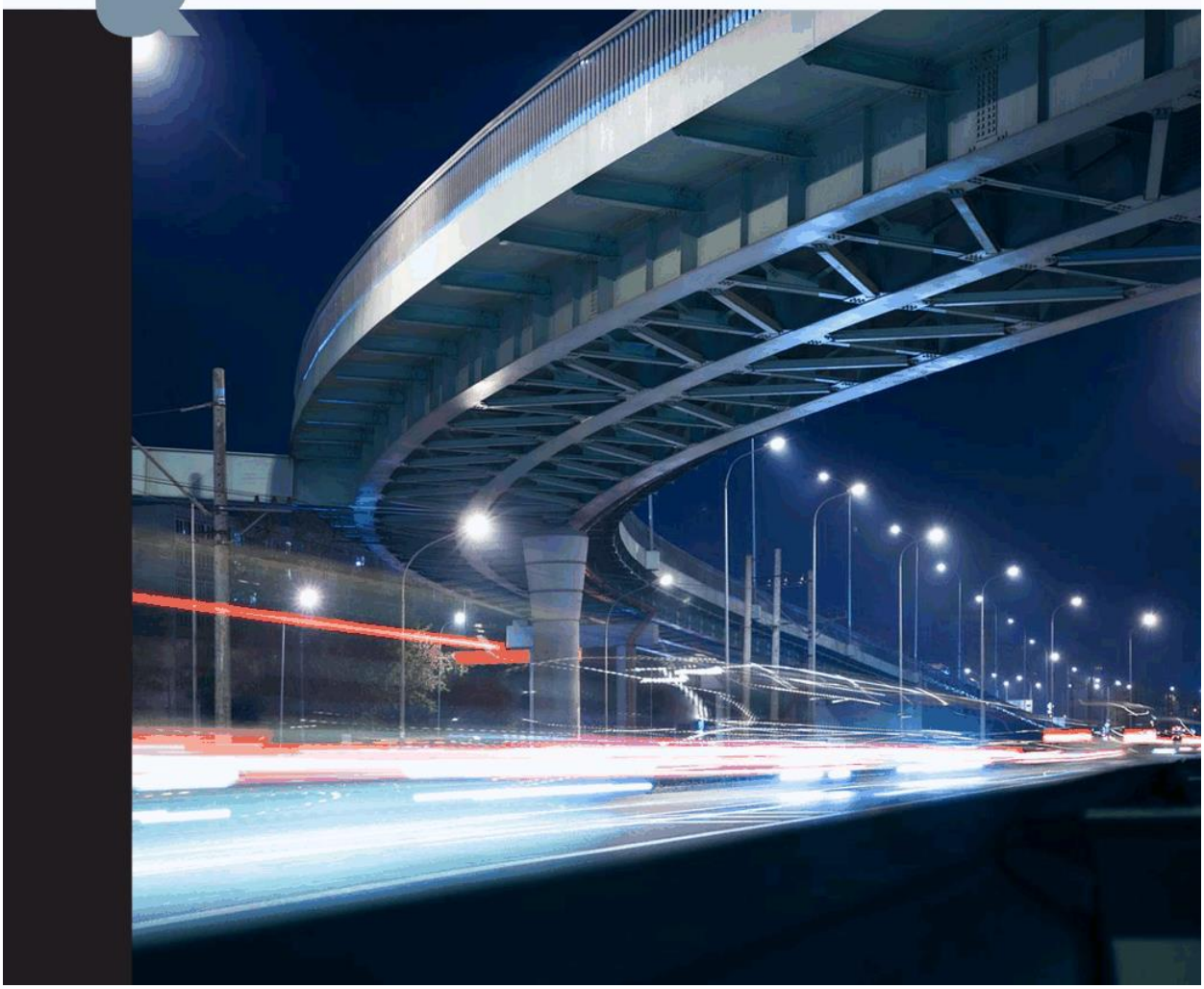
Construction Environmental Management Plan

Prepared for
City of Hobart

Client representative
Julian Kong

Date
8 May 2019

Rev 00



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   2.2 Construction Methodology & Materials 1
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Appendices

Appendix A — Proposed Upgrades & Locations of Soil Contamination Assessment

Prepared by — Sophie Le Roux		**Date —** 8 May 2019
Reviewed by — Daniel Laver		**Date —** 8 May 2019
Authorised by — David Lenel		**Date —** 8 May 2019

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	CEMP	S. Le Roux	D. Laver	D. Lenel	08/05/2019

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1. Background

The City of Hobart (Council) is planning some upgrade works at the New Town shopping precinct. The works will involve excavation of soil to a depth of 300 mm along New Town Road. In April 2018, pitt&sherry was engaged by Council to undertake a contamination assessment (down to 300 mm) at seven locations specified by Council along the footpath (both sides) and on the road. The following report is subsequently referred to as 'the contamination assessment report':

- *HB18123 – New Town Retail Precinct, Contaminated Soil Assessment Report (Rev00)*, prepared by pitt&sherry for CoH, 3 May 2018.

The contamination assessment report identified concentrations of benzo(a)pyrene, manganese and fluoride above waste classification and ecological assessment criteria at six of the seven investigation locations. Based on the analytical results the soil would be classified as *Level 2 – Low Level Contaminated*, according to the Tasmanian EPA Information Bulletin No.105. No health investigation criteria were exceeded; therefore, the material was not considered to pose a risk to workers involved in excavation or construction. However, as low levels of contaminants were detected in the majority of the investigation locations, it was recommended that a Construction Environmental Management Plan (CEMP) is implemented during the proposed works.

This CEMP has been prepared to identify potential risks associated with earthworks required to undertake the proposed upgrade and demolition works, and to outline control and management measures to avoid or mitigate potential environmental impacts.

2. Project Description

The proposed works are as follows (refer to Concept Design in Appendix A):

- Installation of a new bike lane
- Installation of trees and seats along footpath (both sides)
- New light poles
- New landscape beds
- Removal of pavement along both sides of New Town Road and construction of new asphalt footpath with concrete pavers; and
- Construction of new central islands with trees.

2.1 Construction Expected Timeframes

It is understood that works will occur over a relatively short timeframe and are expected to be completed by the end of 2019.

2.2 Construction Methodology & Materials

Construction will involve the removal of bitumen and/or concrete surfaces and the excavation of subsurface material to a maximum depth of 1500 mm. Due to the presence of a number of underground services along the road, potholing and non-destructive digging techniques will be employed to expose underground services before excavation works commence. Suitable pavement material will be used to reinstate a base for resurfacing after excavation.

2.3 Operating Hours

Onsite working hours will be subject to any development application (DA) or Council conditions, but will generally be undertaken during the following hours:

- Monday to Friday: 7am to 6pm.

Some works may be undertaken on weekends due to lower vehicle and pedestrian traffic.

3. Legislative Requirements

A DA is to be submitted for Council approval and works will be required to be conducted in accordance with the planning permit issued and the DA documentation. The contamination assessment report was prepared by pitt&sherry to support the DA. The report recommended that a CEMP is prepared for the management of soil during and after excavation. This CEMP contains measures for the adoption of those recommendations.

No approvals under the Environmental Management and Pollution Control Act 1994 are considered necessary as no significant environmental impacts are likely to result from the proposed works.

4. Water

4.1 Surface Water

There are no watercourses crossing the site. The nearest waterway is the New Town Rivulet located approximately 600 m to the north-west of the proposed works.

Surface cover along Augusta Road is mostly bitumen, with some concreted areas. Any stormwater would run-off into the street drains along Augusta Road.

Appropriate erosion and sediment control measures should be implemented to prevent the mobilisation of sediment into any stormwater drainage channels. Erosion and sediment controls should be checked daily and kept in good working condition.

4.2 Groundwater

No groundwater was intercepted during the geotechnical assessment which extended to a depth of 1.4 m below ground level. Groundwater is not expected to be encountered during the proposed excavation works, therefore exposure to groundwater is not considered to pose a health risk to workers. It should be noted, however, that groundwater has not been assessed at the site, and the possibility of contamination from other sources cannot be excluded.

5. Vegetation

The vegetation on site is mapped as 'Agricultural, urban and exotic' according to TASVEG 3.0. The area along Augusta Road contains very little vegetation, apart from isolated street trees. No special requirements are considered necessary to manage vegetation.

6. Soils

The site is underlain by late Carboniferous to Triassic age sedimentary rocks, consisting of "undifferentiated

volcaniclastic, quartz-rich lithic and quartzose sandstone, siltstone, mudstone, carbonaceous beds and coal seams". Soil types are described as "undefined soil developed on Triassic sandstone bedrock and colluvium on undulating to rolling (3-32%) land" (1:100 000 Hobart Soil Reconnaissance Map).

A short section of the northern part of New Town Road before the intersection with Risdon Road is underlain by Jurassic igneous rocks consisting of dolerite and related rocks. These soils are described as "moderately well drained black soils developed on Jurassic dolerite bedrock and colluvium on low undulating (3-10%) land".

6.1 Acid Sulfate Soils

The area has a low probability of occurrence of acid sulfate soils (ASS). There is limited potential for disturbance of acid sulfate soils due to the location and depth of the proposed excavations. No Acid Sulfate Soils management plan will be required for these works.

6.2 Soil Contamination

The contamination assessment was carried out by pitt&sherry in April 2018 at the seven locations shown in Figure 1, as specified by Council (also refer to Appendix A). One soil sample was collected at each location to a depth of 300 mm. The samples were analysed for a broad suite of contaminants.

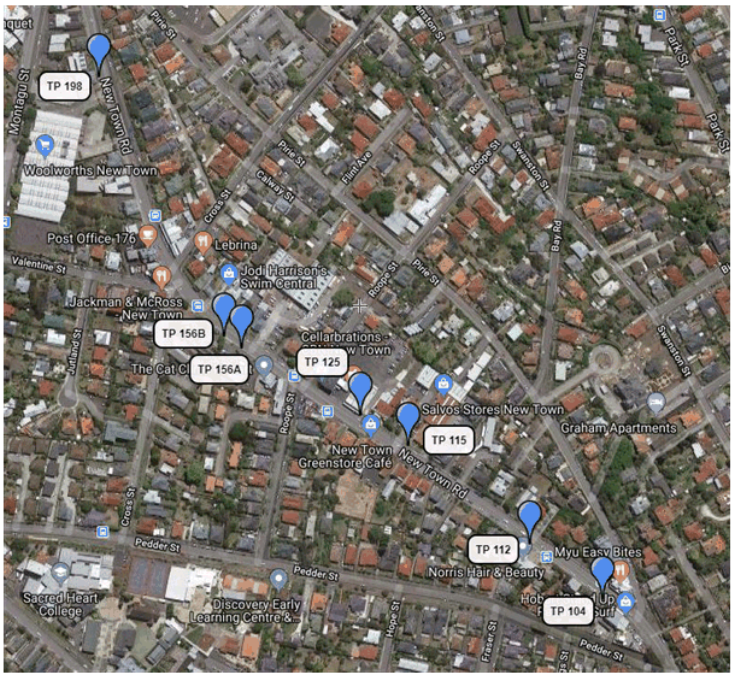


Figure 1: Locations of contamination investigation

The assessment identified the presence of contaminants at concentrations above the adopted ecological and/or waste classification criteria at six locations (refer to Table 1):

- Benzo(a)pyrene was detected at test pit locations TP112, TP156B, TP156B, TP125, TP115 and TP198 at concentrations that would classify the soil as *Level 2 – Low Level Contaminated* according to the Tasmanian EPA Information Bulletin No.105[1]
- At test pit locations TP156A and TP115, benzo(a)pyrene concentrations were also above the ecological screening levels for urban residential and public open space; and
- At test pit location TP198, manganese and fluoride concentrations would also classify the soil as *Level 2 – Low Level Contaminated*.

No health investigation criteria were exceeded, therefore the material is considered to pose a low level of risk to workers involved in excavation or construction. However, control and management measures must be implemented during the proposed works to minimise environmental harm (see Section 6.3).

Table 1: Samples exceeding assessment criteria.

Location	Analytes	Sample concentration (mg/kg)	Level 1 max. concentration (mg/kg) 1	Ecological Screening Level (mg/kg)2
TP 112	Benzo(a)pyrene	0.17	**0.08**	0.7
TP 156A	Benzo(a)pyrene	0.82	**0.08**	**0.7**
TP 156B	Benzo(a)pyrene	0.12	**0.08**	0.7
TP 125	Benzo(a)pyrene	0.19	**0.08**	0.7
TP 115	Benzo(a)pyrene	1.52	**0.08**	**0.7**
TP 198	Benzo(a)pyrene	0.23	**0.08**	0.7
	Manganese	1050	**500**	
	Fluoride	370	**300**	

[1] Tasmanian EPA, 2018. Information Bulletin No.105 - Classification and Management of Contaminated Soil for Disposal (v3).
[2] Ecological Investigation Levels and Ecological Screening Levels (Urban Residential and Public Open Space) - NEPM 2013.

6.3 Soil Management

It is considered that the levels of contaminants measured during the contamination assessment are likely to pose a low level of risk to workers during construction works; however, direct contact or dust inhalation should be avoided. Where contact cannot be avoided appropriate personal protective equipment and hand hygiene practices should be employed, such as:

- Gloves (disposable nitrile or vinyl type are suitable); and
- Dust masks (disposable P1 are suitable) should be used if dust generation cannot be adequately suppressed.

[1] Tasmanian EPA, 2018 (v3). Information Bulletin No.105 - Classification and Management of Contaminated Soil for Disposal (2018).

Any excavated soil must be treated as *Level 2 – Low Level Contaminated* in accordance with the protocols described in the Tasmanian EPA Information Bulletin No.105[2]. Excavated soil should be placed in a water tight skip bin with a lid to prevent the ingress of water or wrapped in plastic and contained within an earth bund. In Southern Tasmania, the approved facility for disposal of *Level 2 – Low Level Contaminated Soil* is the Copping Waste Depot. Waste disposal applications must be submitted to the Director, EPA (refer to Section 5 of Information Bulletin No.105). The soil might be suitable for reuse as fill or levelling material on an industrial or commercial site, but this is judged on a case-by-case basis by the EPA.

An Unexpected Finds Protocol should be prepared and implemented where suspected contaminated or hazardous materials are encountered during excavation works.

7. Surrounding Land Uses

The area around the proposed works includes a mix of residential and commercial land uses. Appropriate dust minimisation measures should be implemented to mitigate potential impacts on these properties.

Residential properties will be subjected to noise during construction. Residents will be notified by Council prior to works being undertaken. Adherence to the specified hours of construction will minimise the potential for noise impacts on residents.

8. Operational Requirements

Dust minimisation measures should be implemented to mitigate potential impacts on construction workers and pedestrians. Public access should be restricted around the work area and excavations to minimise the potential for exposure to dust borne contaminants and to prevent injury.

New Town Road is a busy street particularly during peak traffic times. A traffic and pedestrian management plan will be required to manage public traffic along New Town Road and at street crossings. Traffic control will be required during construction works.

Staff are to be inducted into the WHS Plan and the required protective measures required relating to potential soil contamination on site. A copy of documentation confirming inductions is to be provided to Council.

Dirt should be removed from any water pipe connections to ensure that contaminated soil does not enter the town water system.

In the event that trenches or pits became flooded after heavy rain, water should be pumped and disposed offsite in accordance with applicable waste water disposal guidelines.

A complaints and communications strategy should be developed with all complaints being referred to Council for immediate action.

[2] Tasmanian EPA, 2018 (v3). Information Bulletin No.105 - Classification and Management of Contaminated Soil for Disposal (2018).

9. Summary of Mitigation Measures

Measures to be implemented to avoid or mitigate impacts potentially occurring from the works are summarised in Table 2.

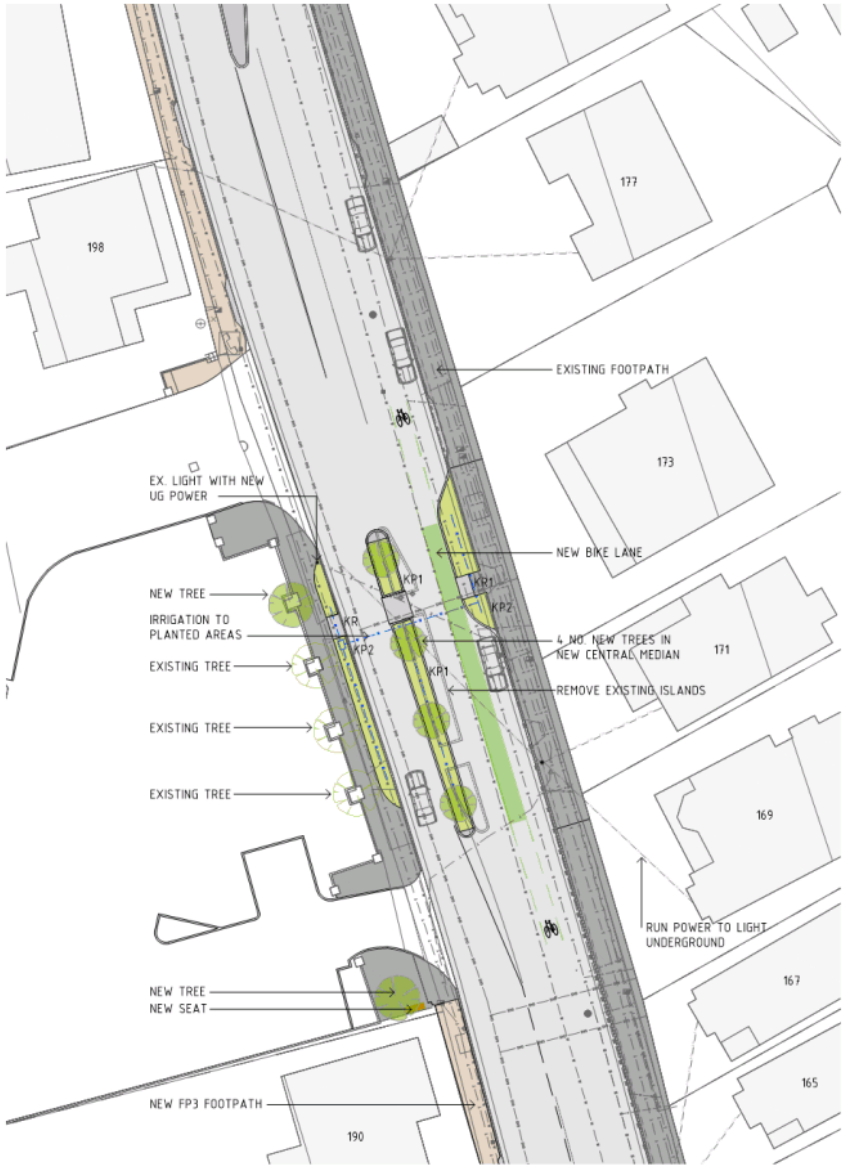
Table 2: Summary of mitigation measures

Potential Impact	Mitigation Measures
Water	• Appropriate erosion and sediment control measures; and • Wash dirt off any water pipe connection to ensure contaminated soil does not enter the town water system.
Contaminated soil	• Prepare and implement WHS Plan and task specific Safe Work Method Statements • Use of appropriate PPE by all personnel on site when required, to prevent direct contact with soil and dust inhalation • Excavated soil to be placed in a water tight skip bin with a lid, or wrapped in plastic and contained within an earth bund; and • Soils to be excavated are classified as 'Level 2 – Low Level Contaminated' and are to be managed and disposed in accordance with EPA Information Bulletin No.105.
Dust and Air Emissions	• Implement dust minimisation measures • Public access to be prevented within work areas during the duration of the works • Preparation and implementation of WHS Plan • Site inductions for personnel; and • Reinstate excavated soil to trenches as soon as practical.
Soil Management	• Standard erosion and sediment control measures; and • Implement Unexpected Finds Protocol.
Noise Impacts	• Resident notification prior to works commencing • Adherence to hours of operation • All machinery to be in good working order with appropriate noise attenuation devices fitted; and • Follow up on any complaints received in accordance with complaints procedure.
Traffic	• A traffic and pedestrian management plan is to be developed for the duration of construction.

Proposed Upgrades & Locations of Soil Contamination Assessment

Appendix A

pitt&sherry



LEGEND		APPROX. TOTAL QTY.
	FPE – EXISTING FOOTPATH	AS IS
	NEW BIKE LANE	
	NEW LANDSCAPE BEDS	80m²
	FP3 – NEW ASPHALT FOOTPATH WITH 10% FP1 PAVING	
KP1	TRAFFIC ISLAND KERB PROFILE TBC	57 lm
KP2	KERB TYPE KC	18 lm
KR	NEW TYPE A KERB RAMP	2
	NEW TREES IN CENTRAL MEDIAN – ALLOW $15,000 PER TREE FOR FRP TREE CELL 'DROP-IN' SYSTEM FOR TREES	4
	NEW TREES IN FOOTPATH	2
	EXISTING TREES	3
	NEW SEAT	1

NOTES:

1. NEW LINE MARKING TO PROPOSED ISLAND

PROPOSED CONCEPT PLAN 'NORTHERN GATEWAY'

Scale 1:400

REV.	REVISION / ISSUE DESCRIPTION	DATE
A	INITIAL COST ESTIMATE	28/01/16
B	DRAFT QUANTITY SURVEYORS DRAWING SET	26/02/16
C	QUANTITY SURVEYORS DRAWING SET	26/02/16

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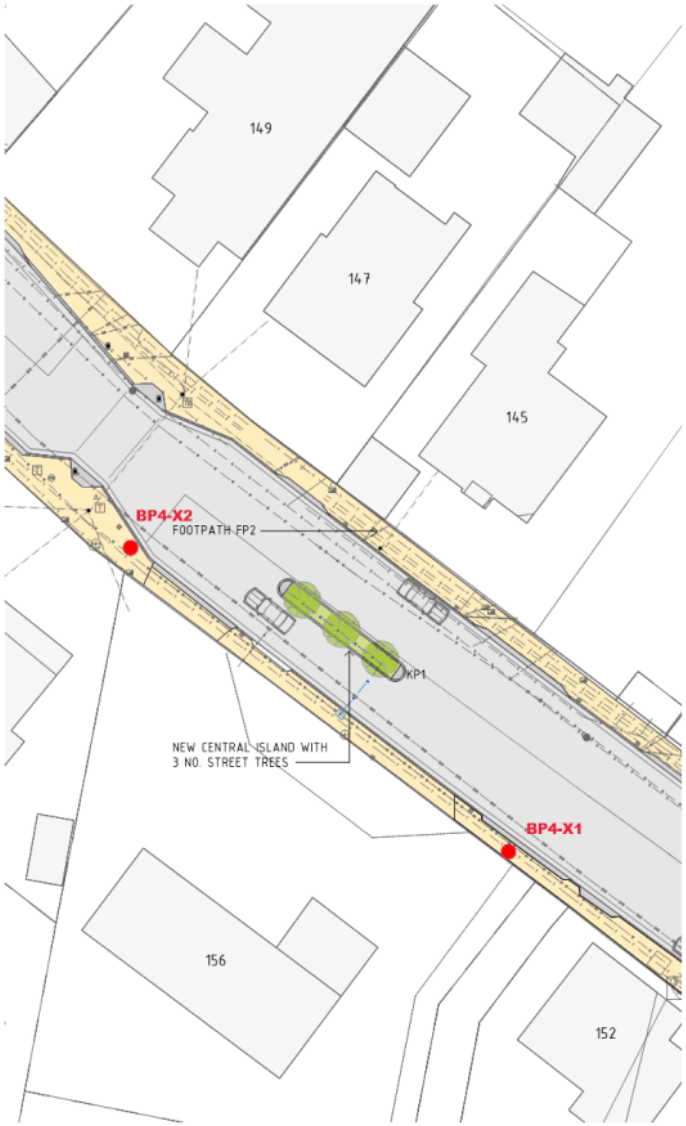
PROJECT DESCRIPTION: NEW TOWN RETAIL PRECINCT STREETSCAPE UPGRADE
DRAWING TITLE: CONCEPT PLAN – WOOLWORTHS INTERSECTION
CLIENT: SARAH BENDEICH – INFRASTRUCTURE PLANNING UNIT
DATE: 20/02/16
SCALE: 1400
DRAWN: RU
RFS NUMBER: RFS17-0090
CHECKED:
FILE: NEW TOWN_ARCH_PRESENTATION.dwg
DISCIPLINE: C
SHEET SIZE: A3
SHEET NUMBER: SK201
REVISION: C



LEGEND		APPROX. TOTAL QTY.
	FP2 - NEW ASPHALT FOOTPATH WITH 30% FP1 PAVING	
	NEW LANDSCAPE BEDS	18m²
KP1	TRAFFIC ISLAND KERB PROFILE TBC	36lm
	NEW TREES IN CENTRAL MEDIAN - ALLOW $15,000 PER TREE FOR FRP TREE CELL 'DROP-IN' SYSTEM FOR TREES	3

NOTES:

1. NEW LINE MARKING TO PROPOSED ISALND

'X' indicates potholing requiring sampling for soil contamination

PROPOSED CONCEPT PLAN
LALAS LAUNDRY

Scale 1:400

REV.	REVISION / ISSUE DESCRIPTION	DATE
A	INITIAL COST ESTIMATE	28/01/20
B	DRAFT QUANTITY SURVEYORS DRAWING SET	19/02/20
C	QUANTITY SURVEYORS DRAWING SET	20/02/20

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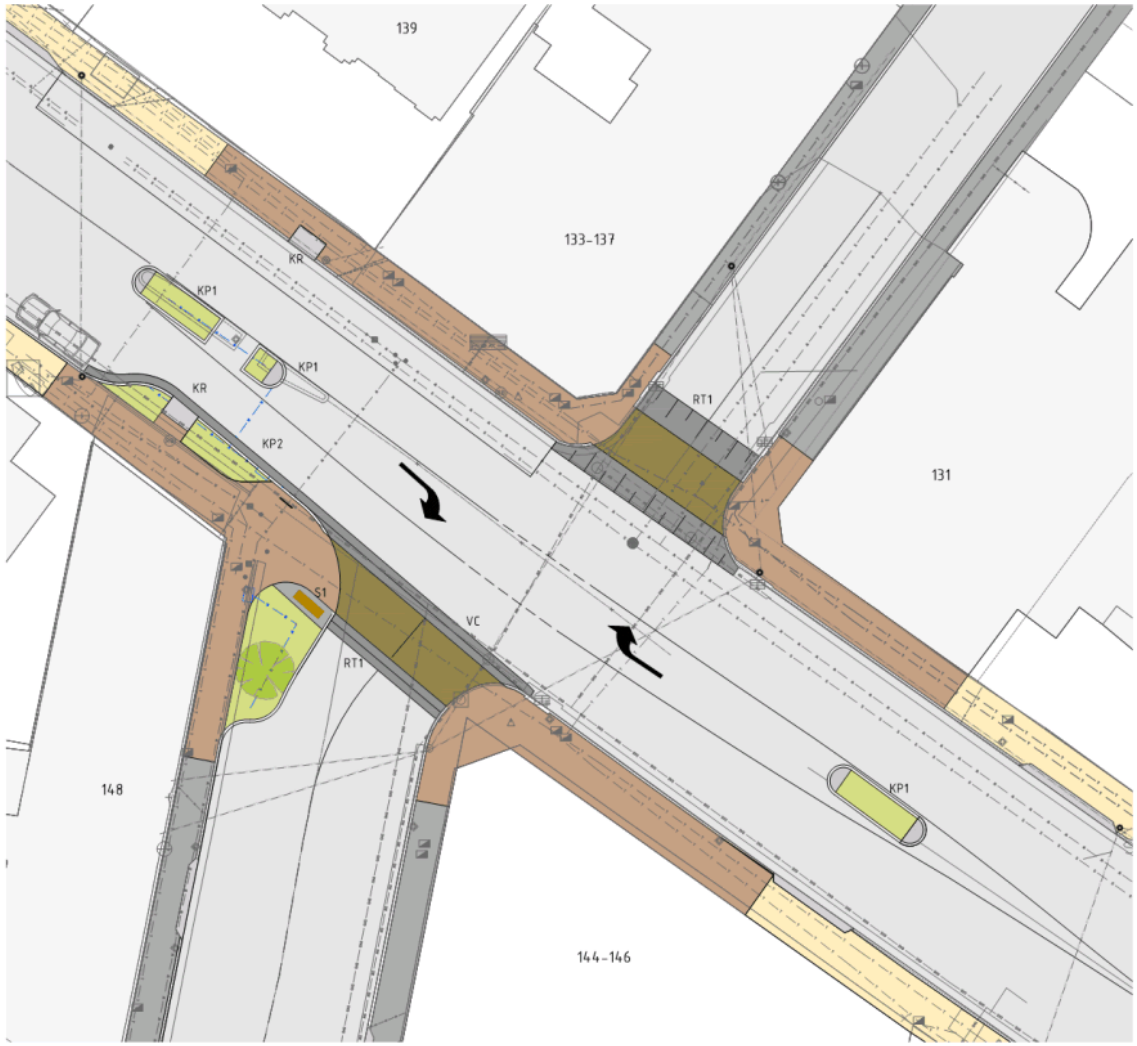
PROJECT DESCRIPTION: NEW TOWN RETAIL PRECINCT STREETSCAPE UPGRADE
DRAWING TITLE: CONSULTATION PLAN - LALA'S LAUNDRY
CLIENT: SARAH BENDEICH - INFRASTRUCTURE PLANNING UNIT
DATE: 20/02/20
SCALE: 1:400
DRAWN: RU
RFS NUMBER: RFS17-0090
CHECKED:
FILE: NEW TOWN_ARCH_PRESENTATION.dwg
DISCIPLINE: C
SHEET SIZE: A3
SHEET NUMBER: SK203
REVISION: C



LEGEND		APPROX. TOTAL QTY.
	FPE - EXISTING FOOTPATH - NO WORK	N/A
	FP1 - NEW 230X190X65mm CONCRETE PAVERS WITH RECYCLED GLASS AGGREGATE	262m²
	FP2 - NEW ASPHALT FOOTPATH WITH 30% FP1 PAVING	
	NEW LANDSCAPE BEDS	55m²
RT1	RAISED THRESHOLD	79m²
KP1	TRAFFIC ISLAND KERB PROFILE TBC	22lm
KP2	KERB TYPE KC	33lm
KR	NEW TYPE A KERB RAMP	2
	NEW TREES	1
S1	FREE STANDING TIMBER SEAT	1
VC	VEE CHANNEL VEHICULAR CROSSING	27m²

NOTES:

1. NEW LINE MARKING TO ENTIRE INTERSECTION

PROPOSED CONCEPT PLAN
ROOPE STREET

Scale 1:250

REV.	REVISION / ISSUE DESCRIPTION	DATE
A	INITIAL COST ESTIMATE	29/01/16
B	DRAFT QUANTITY SURVEYORS DRAWING SET	19/02/16
C	QUANTITY SURVEYORS DRAWING SET	20/02/16

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PROJECT DESCRIPTION: NEW TOWN RETAIL PRECINCT STREETSCAPE UPGRADE
DRAWING TITLE: CONCEPT PLAN - ROOPE STREET INTERSECTION
CLIENT: SARAH BENDEICH - INFRASTRUCTURE PLANNING UNIT
DATE: 20/02/16
SCALE: 1:250
DRAWN: RU
RFS NUMBER: RFS17-0090
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FILE: NEW TOWN_ARCH_PRESENTATION.dwg
DISCIPLINE:
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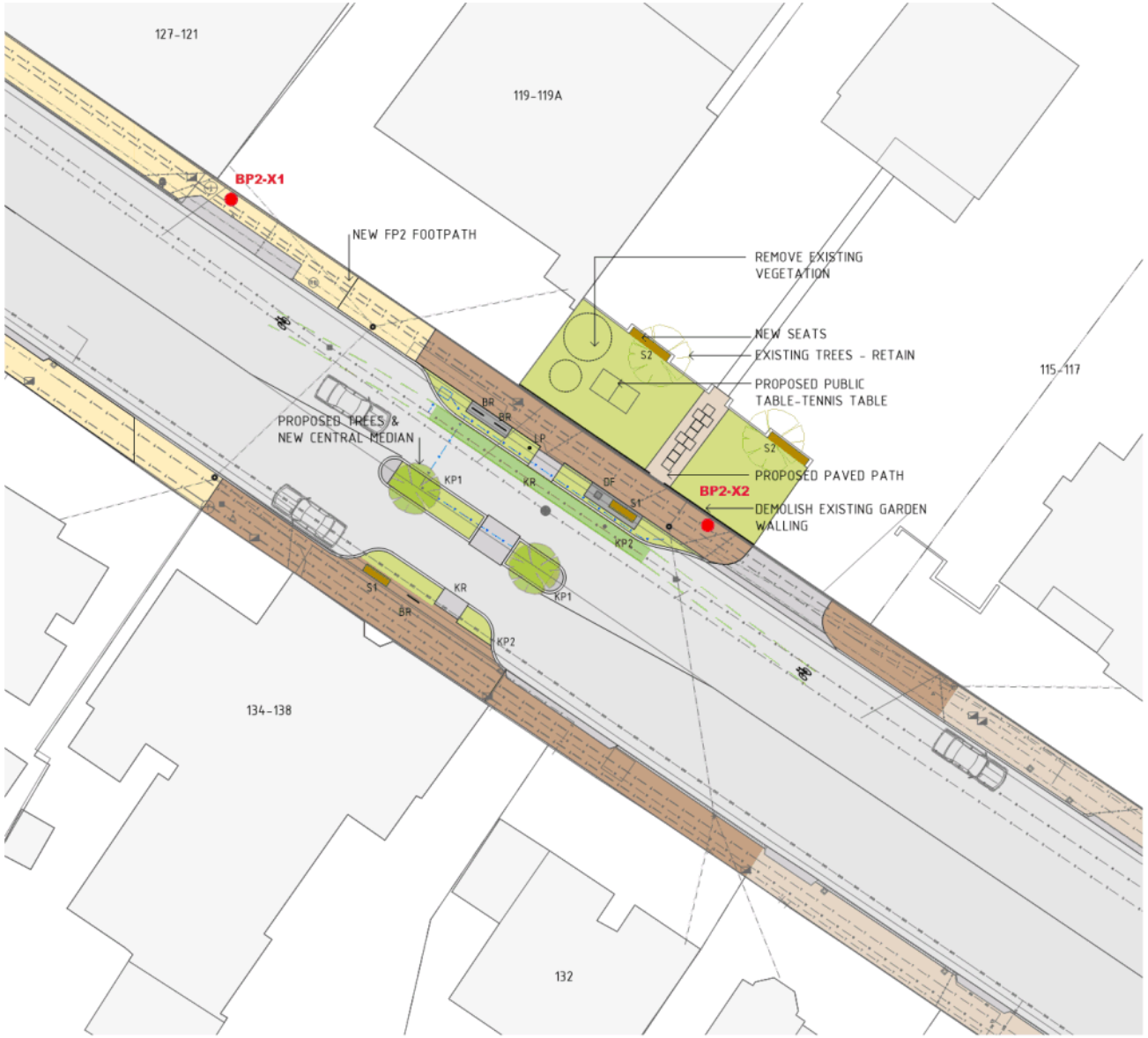
SHEET NUMBER: SK204
REVISION: C



LEGEND		APPROX. TOTAL QTY.
	FPE - EXISTING FOOTPATH - NO WORK	N/A
	FP1 - NEW 230X190X65mm CONCRETE PAVERS WITH RECYCLED GLASS AGGREGATE	177m²
	FP2 - NEW ASPHALT FOOTPATH WITH 30% FP1 PAVING	
	FP3 - NEW ASPHALT FOOTPATH WITH 10% FP1 PAVING	
	NEW LANDSCAPE BEDS	
	NEW BIKE LANE	
KP1	TRAFFIC ISLAND KERB PROFILE TBC	28lm
KP2	KERB TYPE KC	38m²
KR	NEW TYPE A KERB RAMP	2
	NEW TREES IN CENTRAL MEDIAN - ALLOW $15,000 PER TREE FOR FRP TREE CELL 'DROP-IN' SYSTEM FOR TREES	2
S1	FREE STANDING TIMBER SEAT	2
S2	INTEGRATED TIMBER SEAT	2
BR	BIKE RACK	3
DF	DRINKING FOUNTAIN	1
LP	NEW LIGHT POLE AND LUMINAIRE	1

NOTES:

1. NEW LINE MARKING TO NEW ISLAND
- INDICATES SOIL SAMPLING FOR CONTAMINATION

PROPOSED CONCEPT PLAN
SALVOS PRECINCT

Scale 1:250

REV	REVISION / ISSUE DESCRIPTION	DATE
A	INITIAL COST ESTIMATE	28/01/16
B	DRAFT QUANTITY SURVEYORS DRAWING SET	19/02/16
C	QUANTITY SURVEYORS DRAWING SET	20/02/16

City of HOBART

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PROJECT DESCRIPTION: NEW TOWN RETAIL PRECINCT STREETSCAPE UPGRADE
DRAWING TITLE: CONCEPT PLAN - SALVOS INTERSECTION
CLIENT: SARAH BENDEICH - INFRASTRUCTURE PLANNING UNIT
DATE: 20/02/16
SCALE: 1:250
DRAWN: RU
RFS NUMBER: RFS17-0090
CHECKED:
FILE: NEW TOWN_ARCH_PRESENTATION.dwg
DISCIPLINE: C
SHEET SIZE: A3
SHEET NUMBER: SK205
REVISION: C



LEGEND		AREA
	FPE - EXISTING FOOTPATH - NO WORK	N/A
	FP2 - NEW ASPHALT FOOTPATH WITH 30% FP1 PAVING	168m²
	FP3 - NEW ASPHALT FOOTPATH WITH 10% FP1 PAVING	
	NEW LANDSCAPE BEDS	120m²
	EXISTING BUILDINGS	
	NEW TREE IN FOOTPATH	1 NO.
	NEW BIKE LANE	
	NEW TIMBER SEATS	2 NO.
RT1	RAISED THRESHOLD	58.5m²
LP	NEW LIGHT POLE AND LUMINAIRE	1

NOTES:

1. NEW LINE MARKING TO ENTIRE INTERSECTION

PROPOSED CONCEPT PLAN
PIRIE STREET

Scale 1:250

REV.	REVISION / ISSUE DESCRIPTION	DATE
A	INITIAL COST ESTIMATE	24/01/18
B	DRAFT QUANTITY SURVEYORS DRAWING SET	19/02/18
C	QUANTITY SURVEYORS DRAWING SET	20/02/18

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PROJECT DESCRIPTION: NEW TOWN RETAIL PRECINCT STREETSCAPE UPGRADE
DRAWING TITLE: CONCEPT PLAN - PIRIE STREET INTERSECTION
CLIENT: SARAH BENDEICH - INFRASTRUCTURE PLANNING UNIT

DRAWN: RU
RFS NUMBER: RFS17-0090
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FILE: NEW TOWN_ARCH_PRESENTATION.dwg
DISCIPLINE: C
SHEET SIZE: A3
DATE: 20/02/18
SCALE: 1:250
SHEET NUMBER: SK206
REVISION: C

pitt&sherry

New Town Retail Precinct Upgrade

Construction Environmental Management Plan

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ref: HB18123H002 CEMP 31P Rev 00

GES

GEO-ENVIRONMENTAL

SOLUTIONS



ENVIRONMENTAL SITE ASSESSMENT

115-117 New Town Road, New Town

October 2019

For Hobart City Council

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point, 7004. Ph 6223 1839 E: Office@geosolutions.net.au

DOCUMENT CONTROL

Title	Version	Date	Author	Reviewed By
Environmental Site Assessment: 115-117 New Town Road, New Town, Tasmania	Version 1	30th October 2019	Mark Downie	JP Cumming

EXECUTIVE SUMMARY

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at an area of 115-117 New Town Road, New Town - hereby referred to as 'The Site'. GES was commissioned by the City of Hobart (Hobart City Council), to conduct the site assessment. This ESA has been prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection Measure [Assessment of Site Contamination] (NEPM ASC; 2013).

The objective of this ESA was to investigate the site for potential contamination, we have done this by addressing E2.6.2 performance criteria under the *Hobart Council Interim Planning scheme 2015* for excavation. To assess the suitability and safety of the soil for excavation at a typical depth for shallow foundation excavation – which is applicable for foundations of the public artwork and general soil disturbance in landscaping, and any human or environmental risks of the soil present on site.

The following information was gathered during the desktop investigation:

- The site is zoned *Urban Mixed Use* under the *Hobart Council Interim Planning Scheme of 2015*. There is a proposal to create a 'Pocket Park' featuring seating and public artwork.
- The geology of the site features Triassic sandstone, with Jurassic dolerite present upslope.
- The Hobart Council considers that the site may be a potentially contaminated site due to contaminated soil being found on the neighbouring property at 119 New Town Road.
- Historical Aerial photographs since 1957 confirmed that the site has had a building at 117 New Town Road ("Salvo Care" building) prior to 1957. The building at 119 New Town Road which has been a workshop is present in the 1957 photograph until the unit redevelopment in 2019.
- The workshop at 119 New Town Road (cross-slope) is the only contamination source that has been identified. Other investigations consider that 119 New Town Road has been operated as 'Saunders Garage' 1930s - 1950s, 'Maynes Garage' 1950s – 1970s, and 'Maynes Marine' 1970s – 2011.
- Contaminants Of Potential Concern (COPC) at the site include the following: TPH/TRH; Mono Aromatic hydrocarbons: (BTEXN); PAH; Heavy Metals.

From the soil assessment, it is concluded that:

- Environment: Hydrocarbons were detected in two samples. Given the large distance to any ecological receptors, we consider the soil does not pose a risk to ecological receptors.
- Human Health: There were no human health guideline exceedances and therefore no risk human receptors for dermal contact, dust inhalation and soil ingestion risk or vapour intrusion.
- Indoor Vapour Risk There were no indoor vapour risk identified and therefore no risk to human receptors for vapour.
- Excavated Soil Management: In terms of *IB105* there were two samples that indicate material of Level 1 (Clean Fill) levels of contamination, BH03 and BH04. There were two samples that indicate material of Level 2 (Low Level Contamination), BH01 and BH02.

GES recommends the following:

- There are no ecological receptors identified within 600m, and therefore the soil is not considered an environmental risk.
- The soil as tested for disposal is considered Level 1 - Clean Fill at BH03 and BH04, and Level 2 – Low Level Contaminated at BH01 and BH02.
- We recommend stockpiling the disturbed soil in the areas of BH01 and BH02 (including the footings for the artwork), and either treating as Level 2 material, or further testing by a suitably experienced environmental consultant to assist with the classification and management in accordance with the EPA Tasmania's IB105, prior to the removal from site. If further testing confirms that the soil is at Level 2, then appropriate soil disposal measures will need to be implemented.

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ABREVIATIONS

AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ALS	Analytical Laboratory Services
ANZECC	Australia and New Zealand Environment and Conservation Council
BGS	Below Ground Surface
BH	Borehole
BTEXN	Benzene Toluene Ethylbenzene Xylene Naphthalene
COA	Certificate of Analysis
COC	Chain of Custody
COPC	Contaminant of Potential Concern
CRC CARE	Corporative Research Centre for Contamination Assessment and Remediation of the Environment
CSM	Conceptual Site Model
DQO	Data Quality Objectives
EOH	End Of Hole
EIL	Ecological Investigation Levels
ESL	Ecological Screening Levels
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
GDA94	Geocentric Datum of Australia 1994
GES	Geo-Environmental Solutions Pty. Ltd.
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	Limits of Reporting
MDL	Mean Detection Limit
NATA	National Association of Testing Authorities
NEPM ASC	National Environmental Protection (Assessment of Site Contamination) Measure
NHMRC	National Health and Medical Research Council
NL	Non Limiting
NRMMC	Natural Resource Management Ministerial Council
PAH	Polynuclear Aromatic Hydrocarbons
PCP	Physico-Chemical Parameters
PHC	Petroleum Hydrocarbons
PID	Photo-Ionisation Detector
PPA	Preferential (PVI) Pathways Assessment
PVI	Petroleum Vapour Intrusion
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
USCS	Unified Soil Classification System

1 INTRODUCTION

1.1 General

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at parts of 115-117 New Town Road, New Town, Tasmania - hereby referred to as 'The Site'. The site location is presented in Figure 1, and the aerial photograph is presented in Figure 2. GES was commissioned by the City of Hobart (Hobart City Council), to conduct the site assessment.

The site is currently considered a potentially contaminated site by Hobart Council, this is due to the historical storage and use of hydrocarbons at the neighbouring property at 119-119A New Town Road, the Underground Storage Tanks (USTs) were removed from 119 New Town road prior to the recent redevelopment at that location. The objective of the report is to prove or disprove the presence or absence of contamination at the site. The ESA will compare contamination against E2.6.2 Excavation code of the Potentially Contaminated Land Code which will account for any future potential contact or excavation of earth which may occur during the development of the proposed construction of a landscaped 'pocket park'.

This ESA has been prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection Measure [Assessment of Site Contamination] (NEPM ASC; 2013) guidelines and key regulations and policies identified in the References section of this document. Personnel engaged in preparing this ESA are listed in Appendix 1 along with their relevant qualifications and years of experience.



Figure 1 Site Location (Image C/O the LIST)

1.2 Site Layout

An aerial image of the existing site layout is presented in Figure 2.



Figure 2 Existing Site Layout (Image C/O Google Earth)

1.3 Site Details

Site details are presented in Table 1.

Table 1 Site Details

SITE LOCATION: 115-117 New Town Road, New Town, Tasmania
INVESTIGATION AREA The western part of the title 115-117 New Town Rd, as indicated in Figure 2.
SITE ELEVATION & GRADIENT Approximately 42-43 m AHD
SITE SURFACING The site is mostly grassed
TITLE REFERENCES CT 26829/1 PID 7379666
SITE OWNER The Salvation Army (Tasmania) Property Trust
PREVIOUS LANDUSE The building at 117 New Town Road has been present since at least 1957, and has been used by the Salvation Army as the 'Salvo Care' building. The workshop next door (119 New Town Road) has operated since the 1930's and recently been redeveloped into residential units.
SITE SURROUNDING LAND ZONING *Tasmanian Interim Planning Scheme 2015 – Urban Mixed Use.*
SITE LAND USE Vacant vegetated Open Space
PROPOSED LAND USE 'Pocket Park' – the area will be encouraged for public open space and feature public artwork.

1.4 Investigation Objectives

The objective of this ESA was to investigate the site for contamination, we have done this by addressing E2.6.2 performance criteria under the *Hobart Council Interim Planning scheme 2015* for excavation. To assess the suitability and safety of the soil for excavation at a typical depth for foundation excavation, and any human or environmental risks of the soil present on site.

1.5 Scope of Works

The scope of work for this ESA was to:

- Conduct a desktop and an invasive soil investigation at the site.
- Drill four soil bores and collect four primary samples; the primary samples were sent for analysis of total recoverable hydrocarbons (TRH) Benzene Toluene Ethylbenzene Xylene Naphthalene (BTEXN), Polynuclear Aromatic Hydrocarbons (PAH), and a suit of fifteen (15) metals to a National Association of Testing Authorities (NATA) accredited laboratory.
- Samples were sent with quality assurance/ quality control (QA/QC) samples including a single rinsate blank, a duplicate sample and a trip blank.
- Determine the absence or presence and if present the level of site contamination and compare soil results against the relevant guidelines.
- Conduct a risk assessment, known as a Conceptual Site Model; and
- Report findings in an Environmental Site Assessment report, detailing specific onsite human health or environmental risk which may source from potentially detected contamination.

2 PLANNING

2.1 Overview

The client has requested an Environmental Site Assessment owing to the fact that the site is currently considered a potentially contaminated site by Hobart Council. The site is considered potentially contaminated due to the historical storage and use of hydrocarbons at the neighbouring property at 119-119A New Town Road, the Underground Storage Tanks (USTs) were removed from 119 New Town Road prior to the recent unit development at that location. The neighbouring property at 119 New Town Road contained 'Saunders Garage' 1930s - 1950s, 'Maynes Garage' 1950s – 1970s, and 'Maynes Marine' 1970s – 2011 (GES 2016).

2.1.1 Acceptable Solutions

As the history of the site suggests that potentially contaminating activities may have taken place on the adjacent site, for any future potential ***excavation*** at the site, there are no acceptable solutions to proposed works, and therefore E2.6.2 P1 performance criteria are to be addressed.

2.1.2 Excavation Works E2.6.2 P1

As there is proposed excavation works at the site (footings for a sculptured seating element) and soil disturbance in removing walls and establishing garden, there are no acceptable solutions to proposed works, E2.6.2 P1 performance criteria are to be addressed. The performance criteria identify that the excavation works must not adversely impact on health and the environment, having regard to:

(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

(b) a plan to manage contamination and associated risk to human health and the environment that includes:

  i. an environmental site assessment;

  ii. any specific remediation and protection measures required to be implemented before excavation commences; and

  iii. a statement that the excavation does not adversely impact on human health or the environment.

2.1.3 Statement of Suitability

A statement based on the results of the Environmental Site Assessment that the excavation as part of the planned works will not adversely impact on human health or the environment is to be provided (subject to implementation of any identified remediation and/or protection measures as required).

3 DESKTOP STUDY

3.1 Site Zoning

The site is zoned *Urban Mixed Use* under Hobart Councils Interim Planning Scheme of 2015. The land use surrounding the site is *Urban Mixed Use* and *General Residential*, and New Town Road is zoned *Utilities* (Figure 3). The proposed use of the site is a landscaped 'pocket park' featuring public art, and the site is therefore to be assessed against land use Class A, as equivalent to public open space.

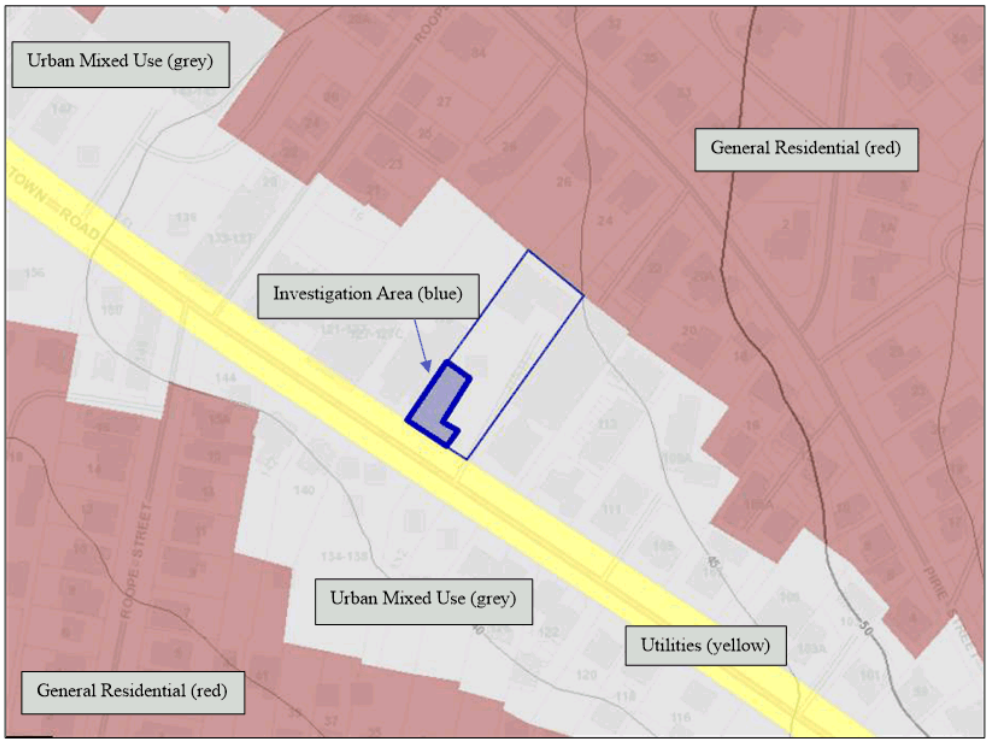

Figure 3 Hobart Councils Interim Planning Scheme Zones (2015)

3.2 Site Walkover

A site walkover was completed by GES staff on the 11th October 2019. There were no observed odour, staining, or any other signs of contamination or contaminating activities.

3.3 MRT Geology Mapping

The 1:25,000 scale geology map of the Greater Hobart area (see excerpt in Figure 4) indicates that the investigation area is underlain by Triassic sediments, with Jurassic dolerite on the upslope part of the title to the North East. The geological units illustrated in Figure 4 are described below:

Rv - Late Carboniferous to Triassic sedimentary sequences - Undifferentiated volcaniclastic, quartz-rich lithic and quartzose sandstone, siltstone, mudstone, carbonaceous beds and coal seams.
Jd - Jurassic igneous rocks - Dolerite and related rocks

Rvcq – Late Carboniferous to Triassic sediments - Interbedded cross-bedded white quartzose sandstone, quartz-rich lithic sandstone, siltstone and mudstone; Hobart area- upper interval with much dark grey carbonaceous mudstone, thin lenticular coal seams and fossil plants in places

Qa – Undifferentiated Quaternary sediments – Alluvial gravel, sand and clay.

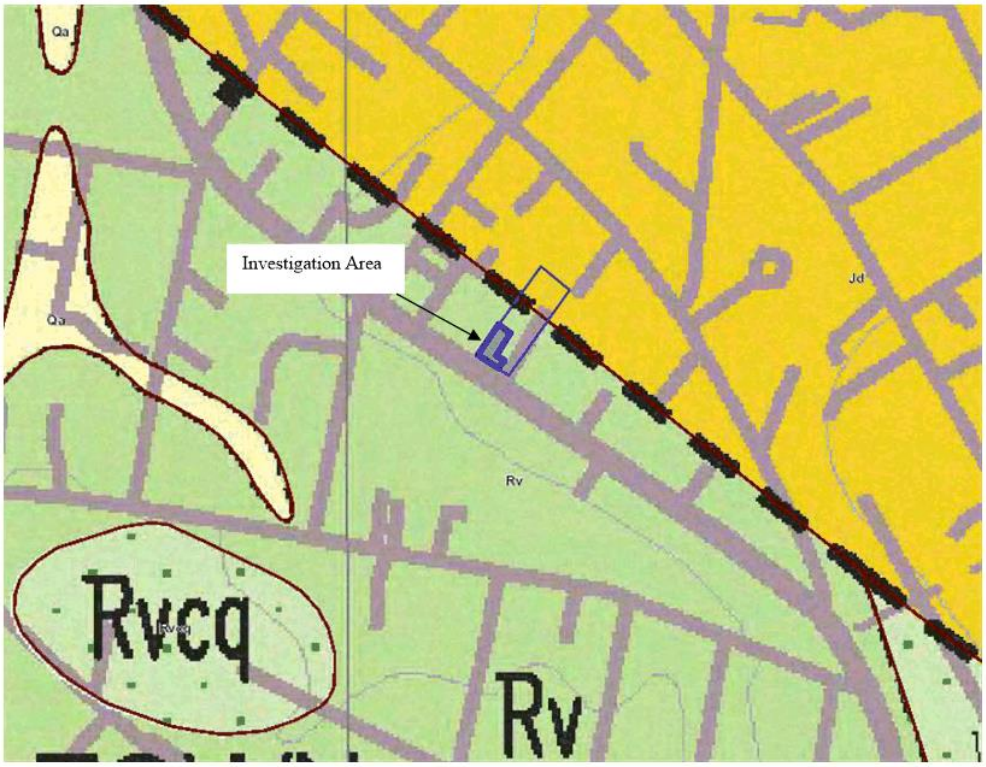

Figure 4 Mineral Resources Tasmania 1:25.000 Scale Mapping.

3.4 Historical Aerial Photography Interpretation

The 2019, 2017, 2003, 1980, and 1957 historical aerial photographs were viewed as part of this ESA. The photographs are presented in Appendix 2.

In summary the following observations can be made from the photographs: The investigation area during 1957 has the building present at 117 New Town road, in front of the building appears to be a driveway. In all photographs from 1980 onwards the area in front of 117 New Town Road has trees. In the 1980 photograph the main Salvation Army store building has been constructed. In the 2019 photograph the units at 119 New Town Road are being constructed and shipping containers (belonging to construction company) are in the area.

Refer to Appendix 2.

3.5 Previous Site Investigations

GES conducted site investigations at the neighbouring property at 119 New Town Road in 2013 and 2015 as part of Underground Storage Tank (UST) decommissioning.

GES conducted site investigations at the neighbouring property at 119 New Town Road in May/June 2016. GES produced an Environmental Site Assessment report, and a Site Management Plan report, both in June 2016. In May 2019 GES produced a Completion of Works document, stating that potentially contaminated soil had been removed from the site.

Previous site investigations have noted that the neighbouring property at 119 New Town Road contained 'Saunders Garage' 1930s - 1950s, 'Maynes Garage' 1950s – 1970s, and 'Maynes Marine' 1970s – 2011.

There are no known site investigations for 115-117 New Town Road.

3.6 Site Topography, Drainage & Hydrogeology

The investigation area has a slight to moderate fall to the South West at around 5%, with a steeper bank upslope of around 10%. On average the site elevation is 42-44m AHD. The groundwater from the site is expected to follow the surface topography and drain towards the South West, and then follow a Northerly flow to the Maypole Creek, which is over 600m away.

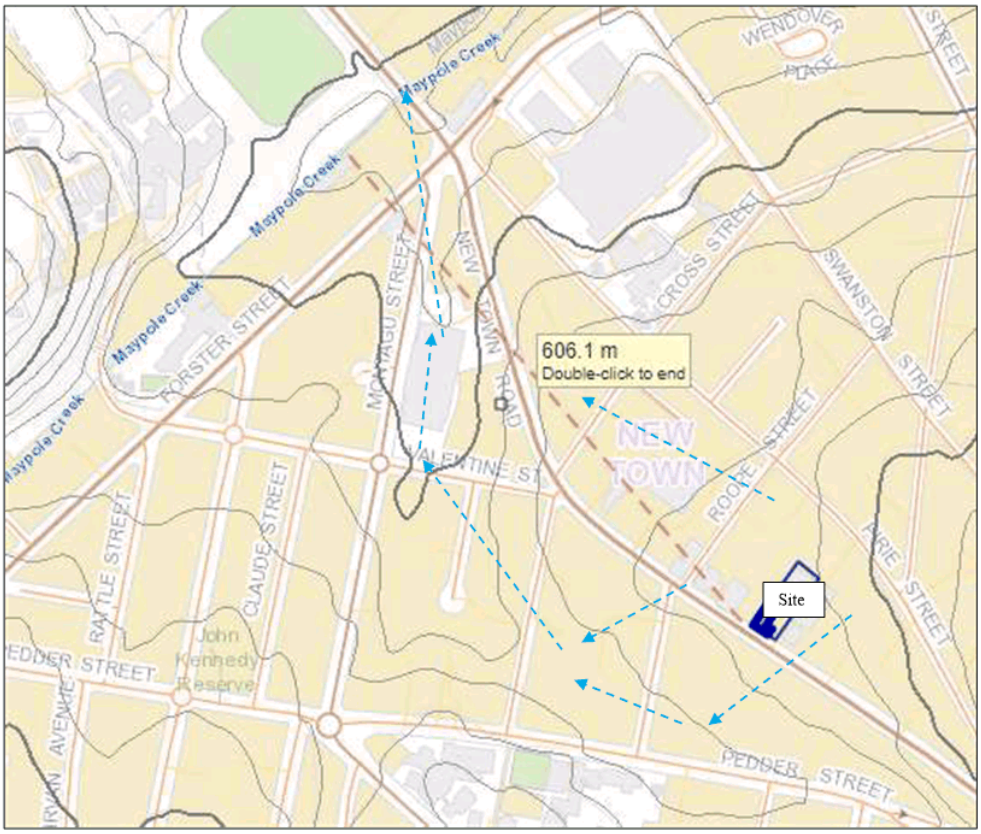

Figure 5 Contour Elevations and Inferred Surface and Groundwater Flow Direction

3.7 Groundwater

3.7.1 Potential Up-Gradient Contamination Sources

The adjacent property at 119 New Town Road. This site had detected Petroleum Hydrocarbons in the soil (since removed and disposed of).

3.7.2 Downgradient Ecosystem Receptors

The closest downgradient ecosystem receptor is Maypole Creek which is over 600m away to the North and North West.

3.8 Potential Contamination Issues

3.8.1 Areas of Potential Concern

The following areas of potential concern have been identified onsite as per Figure 6

- The entire site due to the possibility of contamination from the adjacent (cross-slope) property at 119 New Town Road.

3.8.2 Contaminants of Potential Concern

Potential contaminants of potential concern (COPC) that have been considered include the following:

- Total Petroleum/Recoverable Hydrocarbons (TPH/TRH);
- Mono Aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN);
- Polynuclear Aromatic Hydrocarbons (PAHs); and
- A suite of 15 Metals.

4 FIELD INVESTIGATION PROCEDURES

4.1 Works Summary

Site investigation works comprised of soil bore drilling which is summarised in Table 2 and Figure 6.

Table 2 Summary of Site Investigation Work Dates

Scope	Data	Lab Report	Details
Drilling/ Sample collection	10th October 2019	EM1917145 Primary Lab	4 Primary Samples were collected from 4 soil bore locations.



Figure 6 Borehole Plan

4.2 Soil Investigation

4.2.1 Borehole Drilling

A total of four 65 mm diameter soil bores were drilled for assessing site geology and sampling for contamination impact. The bores were drilled by GES using a hand auger.

Soil sampling was conducted per the National Environmental Protection Measure (NEPM ASC 2013) and AS4482 sampling guidelines. Table 3 presents a summary of the soil assessment methodology adopted at the site.

Table 3 Summary of Soil Sampling Methods

Activity	Details / Comments
Drilling Method	Soil bores were drilled: • Hand auger
Soil Logging	Logging the soil was conducted in accordance with the unified soil classification system (USCS) as detailed in AS1726 (1993).
Decontamination of Sampling Equipment	Quantum Clean Laboratory Detergent (R213) was used to decontaminate reusable sampling equipment (hand auger) between each borehole sampling event. Fresh liners were used in the Geoprobe direct push sampling system.
Soil Screening	In accordance with AS4482.2. Individual soil samples were screened for volatile fractions using a photoionisation Detector (PID). This was done by placing the samples within snap lock bags and analysing the headspace with a PID probe.
Laboratory Soil Sample Collection	In accordance with AS4482.2. All samples were collected using disposable nitrile gloves. Samples were selected for laboratory analysis: • at 0.25-0.35m below ground surface.
Sample preservation	Samples were placed into a jar for laboratory analysis. Soil jars were placed in a pre-chilled cool box with ice bricks.
Sample holding times	Sample holding times were within acceptable range (based on NEPM ASC B3-2013) from collection to extraction.

4.2.2 Soil Analysis

Primary and QC samples were submitted to Analytical Laboratory Services (ALS), Springvale, Melbourne for analysis. An Inter laboratory duplicate split sample was sent to ALS Sydney. A total of 41 samples were selected for analysis. Chain of Custody (COC) documentation was completed and is provided in Appendix 3 along with the Sample Receipt Notification (SRN) for each batch. Table 4 presents a summary of the laboratory analyses undertaken.

Table 4 Overview of Soil Analysis and Quality Control

Analytes	Primary Samples	Duplicate[a]	Trip Blank	Rinse Blank[b]
TPH	4	1	2	1
BTEX	4	1	2	1
PAH	4	1	2	1
Suite 15 Metals	4	1	2	1

Sampling Quality Control Standards (AS4482):
a – Duplicate one (1) in twenty (20) primary samples
b – Single rinse sample per piece of equipment per day

Given metals were analysed, there was requirement to assess the following soil physical properties to determine soil threshold investigation levels: Soil grain class (sand/silt or clay); % Clay content; Cation exchange capacity (CEC); and Soil pH. The soil physical properties were based on knowledge of similar soil types encountered around the greater Hobart area.

5 QUALITY CONTROL

All Field and laboratory Quality Assurance and Quality Control (QA/QC) details and outputs are presented in Appendix 4.

5.1 Field

It is standard to expect up to 10% error in field duplication and up to 10% laboratory error. Therefore, in theory up to 20% error can be assumed on duplicate analysis. Some variation may exist in soil and groundwater because even though all efforts are made to split samples homogeneously, fragments of materials may bias samples in certain elements.

Relative Percentage Differences (RPDs) for the duplicate and triplicate samples where applicable are calculated using the method outlined below.

The acceptance criteria used for the RPDs depend on the levels of contaminants detected and the laboratory's Method Detection Limits. The closer the levels detected are to the MDL the greater the acceptable RPD. RPDs are calculated as follows:

- RPD <50% for low level results (<20 * MDL)
- RPD <30% for medium level results (20-100 * MDL)
- RPD <15% for high level results (>100 * MDL)
- No limit applies at <2 * MDL (Method Detection Limit)

Field QA/QC procedures and compliance are summarised in Table 5

Table 5 Soil Field QA/QC procedures and Compliance

QA/QC Requirement	Compliance	Comments
Appropriate sampling strategy used and representative samples collected	Yes	Sampling program was undertaken in accordance with AS4482.1-2005
Appropriate and well documented sample collection, handling, logging and transportation procedures.	Yes	Appropriate and well documented
Decontamination	Yes	Appropriate decontamination such as cleaning tools before sampling and between sample locations was undertaken
Chain-of-custody documentation completed	Yes	COC were completed in accordance with NEPM ASC Schedule B2, Section 5.4.5 and transported under strict COC procedures. The signed COC documents are included in this report, which includes the condition report on arrival of samples to the Laboratory, cross checking of sample identification and paperwork and preservation method.
Required number of splits: Duplicate & inter-lab splits: 1 per 20 primary samples	Yes	1 duplicate sample was collected and tested, for 4 primary samples as per AS4482.1-2005.
QA/QC samples reported RPD's within indicated MDL guidelines.	No	For BH01 0.25-0.35 and Duplicate pairs, 80% of analytes complied. Non compliances include: an RPD of 144% for Phenanthrene where <50% was expected; an RPD of 126% for Fluoranthene where <50% was expected; an RPD of 114% for Pyrene where <50% was expected; an RPD of 109% for Benz(a)anthracene where <50% was expected; an RPD of 97% for Chrysene where <50% was expected; an RPD of 61% for Benzo(b)fluoranthene where <50% was expected; an RPD of 61% for Benzo(a)pyrene where <50% was expected; an RPD of 99% for Sum of polycyclic aromatic hydrocarbons where <30% was expected; an RPD of 64% for Benzo(a)pyrene TEQ (WHO) where <50% was expected; an RPD of 58% for Benzo(a)pyrene TEQ (half LOR) where <50% was expected; an RPD of 55% for Benzo(a)pyrene TEQ (LOR) where <50% was expected;
Required numbers of rinse blank samples collected with no laboratory detections?	Yes	One rinse blank was collected as per AS4482.1-2005.
Trip blanks collected with no laboratory detections?	NA	According to AS4482.2-1999, soil trip blanks are not required where volatile hydrocarbons are not discernible.
Field blanks collected with no laboratory detections?	NA	According to Australian Standards, there is no requirement to collect field blanks, unless there is concern with cross contamination risks.
Samples delivered to the laboratory within sample holding times and with correct preservative	Yes	All samples were sent to the laboratory within holding times and correct preservative.

5.2 Laboratory

Soil laboratory QA/QC procedures and compliance are summarised in Table 6.

Table 6 Soil Laboratory QA/QC Procedures and Compliance

QA/QC Requirement	Compliance	Comments
All analyses NATA accredited	Yes	ALS Laboratories is NATA Accredited. Appropriate analytical methods used, in accordance with Schedule B(3) of the NEPM ASC 2013. Acceptable laboratory limits of reporting (LORs) adopted.
Method Blanks: zero to <Practical Quantitation Limit (PQL)	Yes	There were no method blank value outliers in any of the QC1 reports.
Laboratory Control Samples: 70% to 130% recovery for soil.	Yes	There were no laboratory control outliers in any of the QC1 reports.
Matrix spikes: 70% to 130% recovery for organics or 80%-120% recovery for inorganics	No	MS recovery not determined, background level greater than or equal to 4x spike level for Manganese for sample EM1917095-001
Duplicate Samples: 0% to <20% RPD.	Yes	There were no duplicate sample outliers in any of the QCI reports.
Surrogates: 70% to 130% recovery	Yes	There were no surrogate recovery outliers in any of the QCI reports.
Analysis holding time outliers	Yes	No hold-time outliers exist for any of the QCI reports.
Quality Control Sample Frequency Outliers	No	For NEPM 2013 B3 & ALS QC Standard; PAH/Phenols; Laboratory Duplicates 0, expected 10, Matrix Spikes 0, expected 5. TRH – Semivolatile Fraction; Laboratory Duplicates 0, expected 10, Matrix Spikes 0, expected 5.

6 FIELD INVESTIGATION FINDINGS

6.1 Soil Bores

6.1.1 Geological Interpretation

The geology of the site is likely to be Triassic sandstone, our bore holes did not yield refusal on bedrock in the 0.4m excavated. The investigation at 119 New Town Road found refusal on Triassic sandstone around 2.0m depth, with some bore holes possessing weathered gravels up to 4.0m depth.

6.1.2 Grain & Depth Class Interpretation

Grain size classifications are applied to all soils at the site to determine threshold screening level concentrations for hydrocarbons (and chromium) to assess soil ecological and human health risks.

Grain class threshold values are determined based on either the:

- sample grain size (in the case of ecological screening levels or chromium limits); or
- average grain class overlying the sample point (when assessing petroleum vapour screening levels) relative to the proposed finished floor level.

Table 7 provides a summary of the grain class averages for material overlying the sample.

Table 7 Summary of Grain Class Based on USCS Classification

Sample	Footing Excavation Depth^ -Red Fill Thickness^ -Green	Sample PVI Depth (m) Relative to Slab/Cut Depth	Soil Grain Size Class Averaging Above Soil Sample																	Attenuation			Petroleum Vapour Intrusion HSL Grain Class*	SAMPLE USCS
			GW	GP	GM	GC	SW	SP	SM	SC	ML	CL	OL	MH	CH	OH	CI	Rock (R)	Existing Pavement (P)	Crawl Space Thickness (m)	Proposed CONCRETE (CH)	Crawl Space	Biodegradation	
BH01 0.25-0.35	0.3	0.4								0.3										NA	0.1	1.0	1.0	SAND	SC
BH02 0.25-0.35	0.3	0.4								0.3										NA	0.1	1.0	1.0	SAND	SC
BH03 0.25-0.35	0.3	0.4								0.3										NA	0.1	1.0	1.0	SAND	SC
BH04 0.25-0.35	0.3	0.4								0.3										NA	0.1	1.0	1.0	SAND	SC

Footnotes:
* Grain class is modified based on proposed building construction: concrete is interpreted to have similar vapour intrusion properties to clay and is therefore designated as CLAY within the grain size averaging assessment; backfill is inferred to comprise of gravel (GW)
< Sample has been collected from above the proposed excavation (base of slab or proposed ground level) and is not relevant in PVI risk assessment
^ Excavation depths are approximate and may vary due to change in services depths or overall building/footing construction design

6.1.3 Soil Contamination Observations

No staining or odour consistent with hydrocarbon contamination were observed during the site visit.

7 SOIL ECOLOGICAL IMPACT ASSESSMENT

7.1 Protected Environmental Values

The requirement for protecting soil from contaminated activities in Tasmania is managed under the Environmental Management and Pollution Control Act 1994 (EMPCA) which states in Part 5A:

(2) An area of land is a contaminated site if –

(a) there is in, on or under that area of land a pollutant in a concentration that –

(i) is above the background concentration; and

(ii) is causing or is likely to be causing serious or material environmental harm or environmental nuisance, or is likely to cause serious or material environmental harm or environmental nuisance in the future if not appropriately managed;

Potential soil impact at the site is assessed through application of the following environmental investigation guidelines.

7.2 NEPM ASC (2013) Guidelines

The following ecological investigation guidelines are to be addressed in order to assess acceptable levels of risk to terrestrial ecosystems:

- NEPM ASC (2013) Ecological Investigation Levels (EIL's) – have been developed for selected metal and organic substances. EIL's depend on specific soil and physicochemical properties and land use scenarios and generally apply to the top two (2) metres of the soil profile (NEPM ASC 2013);
- NEPM ASC (2013) Ecological Screening Levels (ESL's) – have been developed for selected petroleum hydrocarbon compounds and total petroleum hydrocarbon fractions. ESL's broadly apply to coarse- and fine-grained soils and various land use scenarios within the top two (2) metres of the soil profile (NEPM ASC 2013).

Soil analytical results are compared against Ecological Screening Levels (ESL's) and EIL's limits presented in Table 8.

Table 8 Summary of Soil Contaminates Considered as part of this investigation, based on NEPM (2013) ASC

Investigation Levels (IL)	Analytes Investigated						
	Hydrocarbons				Metals		DDT
	BTEX	TRH (F1 to F4)	Benzo(a) pyrene (PAH)	Naphthalene (PAH)	Zn, Cu, Cr(III), Ni & As	Lead	
ESL's	Analysed	Analysed	Analysed				
EIL's				Analysed	Analysed	Analysed	Not Analysed

7.3 Guidelines

7.3.1 Ecological Screening Levels

The following compounds were compared against NEPM ASC (2013) Ecological Screening Levels (ESL's):

- BTEX;
- F1 to F4 TRH; and
- Benzo(a)pyrene (PAH)

Selection of ESL threshold investigation limits are set out in the NEPM ASC (2013) guidelines and require classification of the soil according to:

- Land use sensitivity:
    - Areas of ecological significance
    - Urban residential and public open space; and
    - Commercial and industrial.

- Dominant particle size passing through a 2 mm sieve into:
    - Coarse – sand sizes and greater; and
    - Fine – clay and silt sizes.

Adopted NEPM ASC (2013) soil and land use classifications are presented below.

7.3.2 Ecological Investigation Levels

The following compounds were compared against Environmental Investigation Levels:

- Lead;
- Nickel;
- Chromium;
- Zinc;
- Copper;
- Arsenic; and
- Naphthalene.

There was a requirement to classify the soil according to physicochemical properties given that the above listed compounds. Adopted physicochemical parameters are presented in the results tables.

Selection of EIL threshold investigation limits are set out in the NEPM ASC (2013) guidelines and require classification of the soil per specific soil and physicochemical properties which are presented in the results tables. The adopted land use scenarios presented in Table 9.

Table 9 Adopted Land Use Scenario for the Soil Bores

Land Use Scenario	Applicable Soil Bores
Areas of Ecological Significance	
Urban Residential & Public Open Space	*All soil bores*
Commercial & Industrial	

Based on a preliminary assessment of site soil conditions, the following physicochemical properties are applied to assess guideline EIL's:

- Clay content consistent with field observations;
- A soil pH and cation exchange capacity (CEC) consistent with Table 10.

Table 10 Cation Exchange and Clay content, Adopted For the Site

Soil Physicochemical Properties Adopted for The Site			
USCS	Clay %	CEC	pH
R	100	10	5.5
GW	0	10	5.5
GP	0	10	5.5
GM	10	15	5.5
GC	30	20	5.5
SW	0	10	5.5
SP	0	10	5.5
SM	10	15	5.5
SC	20	20	5.5
ML	30	20	5.5
CL	100	35	5.5
OL	50	35	5.5
MH	30	35	5.5
CH	100	45	5.5
OH	100	60	5.5
PT	100	80	5.5
P	0	0	5.5
CL	100	35	5.5
Cl	100	35	5.5

7.4 Findings

7.4.1 Ecological Screening Levels

Laboratory analytical results are presented in Appendix 5. Table 11 compares soil analytical results against relevant NEPM ASC (2013) ESL's. Concentrations which exceeded laboratory limit of reporting (LOR) are highlighted in bold, ESL exceedances are highlighted with a coloured cell, and samples within the proposed excavation zone for the garage are be marked with an X.

No hydrocarbons were detected in BH01 and BH02, with Benzo(a)pyrene are at levels 1-2 times above ESL guideline limits in BH02 and 2-5 times above ESL limits in BH01.

Table 11 Summary of Soil Analytical Results Compared with ESL's for commercial/ industrial land use.

NEPM Ecological Screening Levels for Soil				BTEX				PAH	TRH			
Bold - Indicates LOR Exceedances X - Indicates Sample has been Excavated				Benzene	Toluene	Ethylbenzene	Xylenes	Benzo(a)pyrene	F1 (C6 - C10)	F2 (>C10 - C16)	F3 (>C16 - C34)	F4 (>C34 - C40)
Colour Shading - Indicates ESL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x												
Sample ID	Sample Date	Soil Texture Class (fine /coarse)	Land Use	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
				LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 0.5	LOR 10	LOR 50	LOR 100	LOR 100
BH01 0.25-0.35	11/10/19	C	URBAN	<0.2	<0.5	<0.5	<0.5	**1.6***	<10	<50	**200**	<100
BH02 0.25-0.35	11/10/19	C	URBAN	<0.2	<0.5	<0.5	<0.5	**1.3**	<10	<50	**130**	<100
BH03 0.25-0.35	11/10/19	C	URBAN	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH04 0.25-0.35	11/10/19	C	URBAN	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100

7.4.2 Ecological Investigation Levels

Table 12 compares soil analytical results against relevant EIL's. Concentrations which exceeded laboratory LOR are reported in the table, EIL exceedances would be highlighted with a coloured cell, and samples within the proposed excavation zone are marked with an X. There were no exceedances above the EILs.

Table 12 Soil Analytical Results Compared Against Ecological Investigation Levels

NEPM Ecological Investigation Levels for Soil						Copper (CEC)	Copper (pH)	Nickel	Zinc	Chromium III	Lead	Arsenic	Naphthalene
Bold - Indicates LOR Exceedances X - Indicates Sample Withiin Inferred Excavation													
Colour Shading - Indicates ESL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x													
Sample ID	Sample Date	EIL Land Use Sensitivity Class	Soil CEC (cmolc/kg)	Soil pH	Soil Texture Class (fine /coarse)	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH01 0.25-0.35	11/10/19	URBAN	20	5.5 (3)	C	35	35	5	249	7	213	<5	<1
BH02 0.25-0.35	11/10/19	URBAN	20	5.5 (3)	C	31	31	5	159	6	196	<5	<1
BH03 0.25-0.35	11/10/19	URBAN	20	5.5 (3)	C	22	22	3	36	6	26	<5	<1
BH04 0.25-0.35	11/10/19	URBAN	20	5.5 (3)	C	20	20	15	76	13	23	<5	<1

pH Designation:
(1) Using 0.01M CaCl2 extract. Rayment, G.E. and Lyons, D.J. (2011). "Soil Chemical Methods – Australasia". 495+20 pp. CSIRO Publishing, Melbourne.
(2) pHF (1:5). Adjusted by subtracting 0.75 with +/- 0.25 error to calibrate to the CaCl2 method (per comm. ALS Brisbane Acid Sulphate Soils Laboartory). Methods in accordance with Ahern, C.R., Stone Y., and Blunden B. (1998b). 'Acid Sulfate Soils Assessment Guidelines'. Acid Sulfate Soils Management Advisory Committee, Wollongbar, NSW, Australia.
(3) Classified in accordance with parent material typical soil pH as per the Tasmanian soils database

8 SOIL HUMAN HEALTH DIRECT CONTACT ASSESSMENT

8.1 Guidelines

Guidelines presented herein are based on potential exposure of human receptors to soil impact which may include:

- Trench workers repairing or building services (typically to 1 m bgs). This classification is not dependent on the land use class, and
- Onsite inhabitants which may be exposed to potential shallow soil impact in non-paved areas of the site.

8.1.1 Land Use Classification

The NEPM ASC (2013) guidelines have been referenced to ensure that the correct land use and density category has been adopted for the site and the surrounding properties (where applicable). As per NEPM ASC 2013 guidelines, the adopted land use class is dependent on the building density and the opportunity for soil access by site occupants (exposure to potentially impacted soil). Aspects needing to be considered include:

- Whether the site is of sensitive land use such as a childcare centre, preschool, primary school or aged care facility in which case land use Class A is applicable;
- The percentage of paved area to determine direct contact exposure risk and therefore classification as low or high density; and
- Classification based on residential, recreational or commercial/industrial setting.

8.1.2 Adopted Land Use Classification

The adopted land use class is presented in Table 13. Land use class is based on the opportunity for soil access as per NEPM ASC 2013 guidelines. Soil access is anticipated to include workers involved with residential property construction plus future residence and future trenchworks on site.

Table 13 Summary of Land Use Setting and Density for Determining Exposure Risk

Soil Bores	Construction Phase	Location	Land Use	Pathway	Land Use Class
All soil	During	Site	Construction worker and trench workers	ALL	D and trench worker specific
		Offsite	Residential land users	ALL	A
	Post	Site	Future trench workers	ALL	D and trench worker specific
			Future recreational land users	ALL	A

DC – Dermal Contact - Trench Worker Guidelines (CRC CARE 2013)
DI – Dust Inhalation - HIL Guidelines (NEPM ASC 2013)
SI – Soil Ingestion - HIL Guidelines (NEPM ASC 2013)
ALL – All of above

8.1.3 Health Investigation & Screening Levels

The main exposure pathways and methods for assessing heath risk from contaminated soils are presented in Table 14.

Table 14 Summary of Exposure Pathways and Preliminary (Tier 1) Methods for Assessing Human Exposure Risk

Exposure Scenario	Contaminant Type	Tier 1 Assessment Method	Reference
Vapour Inhalation – Indoor (PVI)	Petroleum Hydrocarbons	HSL's (addressed in PVI sections)	NEPM ASC (2013)
Vapour Inhalation – Trench (PVI)			CRC CARE (Friebel & Nadebaum, 2011)
Dermal Contact		HSL's	
Dust Inhalation	Metals PAH's	Health Investigation Levels (HIL's)	NEPM ASC (2013)
Soil Ingestion			

PVI – Petroleum Vapour Intrusion

8.2 Findings

8.2.1 Dermal Contact - Petroleum Hydrocarbons

Laboratory analytical results are presented in Appendix 5. Table 15 presents soil hydrocarbon analytical results compared against CRC CARE (Friebel & Nadebaum, 2011) HSL guidelines for assessing dermal contact risk. Concentrations which exceeded laboratory LOR are highlighted in bold, HSL exceedances would be highlighted with a coloured cell indicating the highest HSL land used class which is exceeded.

There were detections of hydrocarbons in two samples. These detections were at low levels and there were no guideline exceedances for dermal contact and no dermal contact risk identified.

Table 15 Soil Analytical Results Compared Against CRC CARE (Friebel & Nadebaum, 2011) Guidelines for Dermal Contact

CRC CARE Health Screening Level Dermal Contact Hazard from Soil Hydrocarbons'		EP080: BTEXN					EP080/071: TRH			
		Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		0.2	0.5	0.5	0.5	1	10	50	100	100
HSL A Low Density Residential		100	14000	4500	12000	1400	4400	3300	4500	6300
HSL B High Density Residential		140	21000	5900	17000	2200	5600	4200	5800	8100
HSL C Recreational		120	18000	5300	15000	1900	5100	3800	5300	7400
HSL D Commercial/Industrial		430	99000	27000	81000	11000	26000	20000	27000	38000
Intrusive Maintenance Worker		1100	120000	85000	130000	29000	82000	62000	85000	120000
Date	Sample									
11/10/2019	BH01 0.25-0.35	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	**200**	<100
11/10/2019	BH02 0.25-0.35	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	**130**	<100
11/10/2019	BH03 0.25-0.35	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
11/10/2019	BH04 0.25-0.35	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100

8.2.2 Dust Inhalation & Soil Ingestion

Laboratory analytical results are presented in Appendix 5. Soil analytical results are compared against combined dust inhalation and soil ingestion risk is assessed through the application of NEPM ASC (2013) Health Investigation Levels (HILs) for exposure to soil contaminants are presented in Table 16. Concentrations which exceeded laboratory LOR are highlight in bold (except for the metals), and HIL exceedances would be highlighted with a coloured cell indicating the highest HIL land used class which is exceeded. There were no guideline exceedances for dust inhalation and soil ingestion and therefore no risk identified.

Table 16 Soil Analytical Results Compared Against NEPM ASC (2013) Health Investigation Levels Guidelines

Bold - Indicates LOR Exceedance in Non Metalic Compounds		EA055: Moisture Content	EG005T: Total Metals by ICP-AES															EG035T: Total Recoverable Mercury by FIMS	EP075(SIM)B: Polynuclear Aromatic Hydrocarbons																				
NEPM Health Investigation Levels (HIL's) Dust Inhalation and Soil Ingestion Assessment X - Indicates Sample Within Proposed Excavation Zone		Moisture Content	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium Total	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Vanadium	Zinc	Mercury	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz(a)anthracene	Chrysene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Indeno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene	PAHs	Benzo(a)pyrene TEQ (WHO)
Units		%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		1	5	10	1	50	1	2	2	5	5	5	2	5	5	5	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HIL A Low Density Residential	☑ HIL A		100		60	4500	20		100	6000	300	3800	400	200		7400	40																	300	3
HIL B Medium/High Density Reside	☑ HIL B		500		90	40000	150		600	30000	1200	14000	1200	1400		60000	120																	400	4
HIL C Recreational	☑ HIL C		300		90	20000	90		300	17000	600	19000	1200	700		30000	80																	300	3
HIL D Commerial/Industrial	☑ HIL D		3000		500	300000	900		4000	240000	1500	60000	6000	10000		400000	730																	4000	40
HIDE ROW	D		3000		500	300000	900		4000	240000	1500	60000	6000	10000		400000	730																	4000	40
Sample date:	Sample ID																																		
11/10/2019	BH01 0.25-0.35	7.8	<5	110	<1	<50	2	7	5	35	213	172	5	<5	36	249	0.3	<0.5	<0.5	<0.5	<0.5	0.5	<0.5	1.6	1.8	1.0	0.9	1.7	0.6	1.6	0.7	<0.5	1.0	**11**	**2**
11/10/2019	BH02 0.25-0.35	8.9	<5	120	<1	<50	2	6	4	31	196	146	5	<5	36	159	0.3	<0.5	<0.5	<0.5	<0.5	0.5	<0.5	1.9	2.0	1.3	1.0	1.3	0.5	1.3	0.5	<0.5	0.7	**11**	**1.7**
11/10/2019	BH03 0.25-0.35	13.4	<5	100	<1	<50	<1	6	3	22	26	52	3	<5	48	36	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
11/10/2019	BH04 0.25-0.35	16.5	<5	50	<1	<50	<1	13	8	20	23	255	15	<5	39	76	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

9 INDOOR INHABITANT PVI ASSESSMENT – HSL's

This PVI assessment has been conducted in accordance with relevant CRC CARE Technical Documentation and NEPM 2013 guidelines presented in references section of this report. The HSL assessment approach is generally the first (Tier 1) investigation phase adopted for assessing PVI risk at petroleum hydrocarbon (PHC) impacted sites. HSL guidelines have been applied for samples collected from the site to account for risks that may be associated with volatile hydrocarbon vapour intrusion into confined spaces where there may be an inhalation risk through longer term exposure. This does not constitute a full vapour risk assessment but provides additional information from which to further quantify any risk.

A detailed investigation (Tier 2 to 3) is recommended over an HSL assessment where an acute risk has been identified at the site (CRC CARE 2013) because of:

- Migrating product on surface soils beneath buildings;
- Strong PHC odours;
- Flammable risk in confined spaces; and/or
- Health complaints from occupants.

Based on the site visits, none of the above conditions have been identified at the site. If the outcome of this Tier 1 assessment reveals HSL exceedances for hydrocarbon vapour intrusion, a more detailed (Tier 2) assessment will be required to further evaluate the human health risk.

PVI risk is initially interpreted through the development of HSL threshold limits from the following classifications:

- The geology and or hydrogeology of the investigation point; and
- Land use sensitivity:

The resulting HSL threshold limits are compared with laboratory analytical results.

9.1 Selected Media for Assessing PVI Risk

Table 17 presents a summary of the preferred HSL approach to assessing PVI risk. In this case, all soil investigated was within the excavation zone and within the water table.

Table 17 Preferred Methods for Determining Site PVI Risk

Media Analysed	Method	Limitations	Order of Preference
Soil Gas	Concentrations of a soil gas through a soil vapor probe	This approach provides the most reliable data in interpreting PVI risk, although direct modelling should be applied if concentrations exceed HSL threshold limits.	Primary
Groundwater	Concentrations of PHC in groundwater through deployment of monitoring wells	More robust and reliable that soil in determining onsite and in particular, offsite risks. Determining PVI risk based on groundwater is inherently conservative when interpreting vapour risk to account for not readily discernible preferential pathways. Reference may be drawn to alternative assessment approaches: 1) Application of site-specific conditions to the CRC CARE model for assessing PVI risk 2) Soil gas interpretation for areas where a PVI risk is identified from groundwater analysis.	Secondary
Soil	Concentrations of PHC in soil	Concentrations in soil may be subject variability due to soil moisture, organic content and oxygen ingress all which create significant bias in threshold values. Reliance is place on utilizing groundwater analysis over soil. Soil results provide localised information.	Tertiary

9.2 Land Use Class

For surrounding properties, the potential PVI risk is characterized through application of CRC CARE HSL's for each individual property based on their existing land use (NEPM 2013; Friebel & Nadebaum 2010). The CRC CARE guidelines have been referenced to ensure that the correct land use and density category has been adopted for surrounding land use to ensure health risks are consistent with the HSL models. Aspects considered include the:

- Sensitivity of the existing or potential land use;
- Percentage of paved area for defining potential vapour migration risk;
- Type of basement garage which may influence the confinement of PHC vapors;
- Presence of a slab or cavity for discerning vapour intrusion risk.

If hydrocarbon impacted soil is discerned at the site, consideration is given to downgradient receptors. Where applicable, land use class therefore considers:

- Downgradient receptors where onsite HSL exceedances have been identified in soil; and
- Variations in land use for different parts of the proposed development.

The following land use classes are applied:

- *HSL A for low density residential and public open spaces*

9.3 Soil Assessment

Laboratory analytical results are presented in Appendix 5. Table 18 presents the results against a potential indoor vapour risk. Concentrations which exceeded laboratory LOR are highlighted in bold. HSL exceedances are highlighted with a coloured cell.

There no detection of hydrocarbons, and consequently not indoor vapour risk.

Table 18 Soil Analytical Results Compared Against HSL A for Indoor Vapour Risk

Soil Hydrocarbon HSL's for Assessing Indoor Vapour Intrusion (NEPM 2013) Soil Sample Analysis					EP080: BTEXN					EP080/071: TRH	
Bold - Indicates LOR Exceedances					Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	F1	F2
Colour Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x											
Sample ID	Sample Date	Depth Class	Grain Class	HSL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
					LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
BH01 0.25-0.35	11/10/2019	0 - 1	SAND	A	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH02 0.25-0.35	11/10/2019	0 - 1	SAND	A	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH03 0.25-0.35	11/10/2019	0 - 1	SAND	A	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH04 0.25-0.35	11/10/2019	0 - 1	SAND	A	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

10 TRENCH WORKER PVI ASSESSMENT – HSL's

10.1 Classification

The following Health Screening Assessment is based on hydrocarbon vapour intrusion risk to subsurface excavation workers within excavations. This is assessed through analysis of vapours from soil and soil vapours. Groundwater is generally not used to assess risk as threshold limits for all depth and grain classes are non-limiting. Land use classes are not applicable when assessing vapour intrusion into trenches.

Soil and soil vapour HSL's for assessing hydrocarbon risk to maintenance workers are based on CRC CARE Technical Report 10 guidelines (Friebel & Nadebaum 2011) and the following variables:

- Dominant grain size class of material at the soil sample depth or based on the dominant grain class of the backfill material based on US Agriculture Soil Classification System (SCS) and partitioning into either sand, silt or clay; and
- Classifying soil according to depth ranges: 0 to 2 m; 2 to 4 m; 4 to 8 m; and greater than 8 m;

10.2 Findings

Laboratory analytical results are presented in Appendix 5. Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers are presented in Table 19. Concentrations that exceeded laboratory LOR are highlighted in bold, and if there were any HSL exceedances they would be highlighted with a coloured cell. There were no exceedances of the CRC CARE HSL guidelines for Assessing PVI Risk to Trench Workers and no risk identified.

Table 19 Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers

CRC CARE Health Screening Level Assessment for PHC Inhalation Risk To Trench Workers From Soil Sample Analysis				EP080: BTEXN					EP080/071: TRH	
Bold - Indicates LOR Exceedances										
Dark Grey Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, * 20-50 x, **** >50 x**				Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction
Sample ID	Sample Date	Depth Class	Grain Class	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
				LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
BH01 0.25-0.35	11/10/2019	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH02 0.25-0.35	11/10/2019	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH03 0.25-0.35	11/10/2019	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH04 0.25-0.35	11/10/2019	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

11 SOIL DISPOSAL ASSESSSMENT

11.1 Guidelines

Soil which is excavated from the site for landfill disposal is to be assessed against Information Bulletin 105 (IB105) for Classification and Management of Contaminated Soil for Disposal. The EPA uses four categories to classify contaminated soil as per Table 20:

- (Level 1) Fill Material;
- (Level 2) Low Level Contaminated Soil;
- (Level 3) Contaminated Soil; and
- (Level 4) Contaminated Soil for Remediation.

Fixed numerical values are presented for soil concentrations and leachable fraction concentrations.

Table 20 Summary of IB105 Classification Guidelines

	Classification (with reference to Table 2)	Controlled Waste[1]	Comments
Fill Material[2] (Level 1)	Soil that exhibits levels of contaminants below the limits defined under *Fill Material* in Table 2.	Unlikely	Soil classified as *Fill Material* can still be a 'pollutant' under the *Environmental Management and Pollution Control Act 1994* and needs to be responsibly managed.
Low Level Contaminated Soil (Level 2)	Soil that exhibits levels of contaminants above the limits defined under *Fill Material* but below the limits defined under *Low Level Contaminated Soil* in Table 2.	Likely	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
Contaminated Soil (Level 3)	Soil that exhibits levels of contaminants above the limits defined under *Low Level Contaminated Soil* but below the limits defined under *Contaminated Soil* in Table 2.	Yes	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
Contaminated Soil for Remediation (Level 4)	Soil that exhibits levels of contaminants above the limits defined under *Contaminated Soil* in Table 2 (regardless of the maximum total concentrations) is generally ***not*** considered acceptable for off-site disposal without prior treatment.	Yes	Soil that contains contaminants that do not have criteria for leachable concentrations (*e.g.* petroleum hydrocarbons), and the levels of contaminants exceed the maximum total concentrations listed in *Contaminated Soil*, are generally classified as *Contaminated Soil for Remediation*.

[1] Controlled Waste is defined in the *Environmental Management and Pollution Control Act 1994*.
[2] Criteria for *Fill Material* are the limits set by the Director for the purposes of R.9(2)(a)(ii) in the *Regulations*.

11.2 Findings

The soil samples have been compared against IB105 guidelines for potential future soil disposal, see Table 21. The samples from BH03 and BH04 are considered Level 1 – Clean Fill, and the samples from BH01 and BH02 are considered Level 2 – Low Level Contaminated Soil.

Table 21 Soil Analytical Results Compared Against IB105 Investigation Limits for soil Disposal

Information Bulletin 105 Classification and Management of Contaminated Soil For Disposal		Arsenic	Barium	Beryllium	Cadmium	Chromium Total	Copper	Cobalt	Lead	Manganese	Mercury	Nickel	Selenium	Zinc	Benzo(a)pyrene	C6 - C9 Fraction	C10 - C36 Fraction (sum)	Sum of polycyclic aromatic hydrocarbons	Benzene	Toluene	Ethylbenzene	Total Xylenes
Unit		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		5	10	1	1	2	5	2	5	5	0.1	2	5	5	0.5	10	50	0.5	0.2	0.5	0.5	0.5
Investigation Level Selected																						
IB105 Level 1		<20	<300	<2	<3	<50	<100	<100	<300	<500	<1	<60	<10	<200	<0.08	<65	<1000	<20	<1	<1	<3	<14
IB105 Level 2		20	300	2	3	50	100	100	300	500	1	60	10	200	0.08	65	1000	20	1	1	3	14
IB105 Level 3		200	3000	40	40	500	2000	200	1200	5000	30	600	50	14000	2	650	5000	40	5	100	100	180
IB105 Level 4		750	30000	400	400	5000	7500	1000	3000	25000	110	3000	200	50000	20	1000	10000	200	50	1000	1080	1800
11/10/2019	BH01 0.25-0.35	<5	110	<1	2	7	35	5	213	172	0.3	5	<5	249	1.6	<10	230	11.4	<0.2	<0.5	<0.5	<0.5
11/10/2019	BH02 0.25-0.35	<5	120	<1	2	6	31	4	196	146	0.3	5	<5	159	1.3	<10	<50	11	<0.2	<0.5	<0.5	<0.5
11/10/2019	BH03 0.25-0.35	<5	100	<1	<1	6	22	3	26	52	<0.1	3	<5	36	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
11/10/2019	BH04 0.25-0.35	<5	50	<1	<1	13	20	8	23	255	<0.1	15	<5	76	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5

12 CONCEPTUAL SITE MODEL

12.1 Conceptual Site Model

The site has featured a building since prior to 1957, and a workshop has been present next door since prior to 1957 (since 1930s as suggested in other reports). The risk of contaminants in the investigation area, is from contaminants leaching from the former workshop site across-slope.

Figure 7 illustrates potential risks may be associated with potential site contamination. Potential pathways have been identified and ruled out in the Conceptual Site Model.

12.2 Potential Human Receptors

Potential human receptors considered during this investigation include onsite construction workers, and both future and current recreational users.

12.3 Potential Ecological receptors

The closest ecological receptor is the Maypole Creek over 600m away to the North. There are no registered water bores downgradient of the site (DPIPWE Groundwater Information Access Portal).

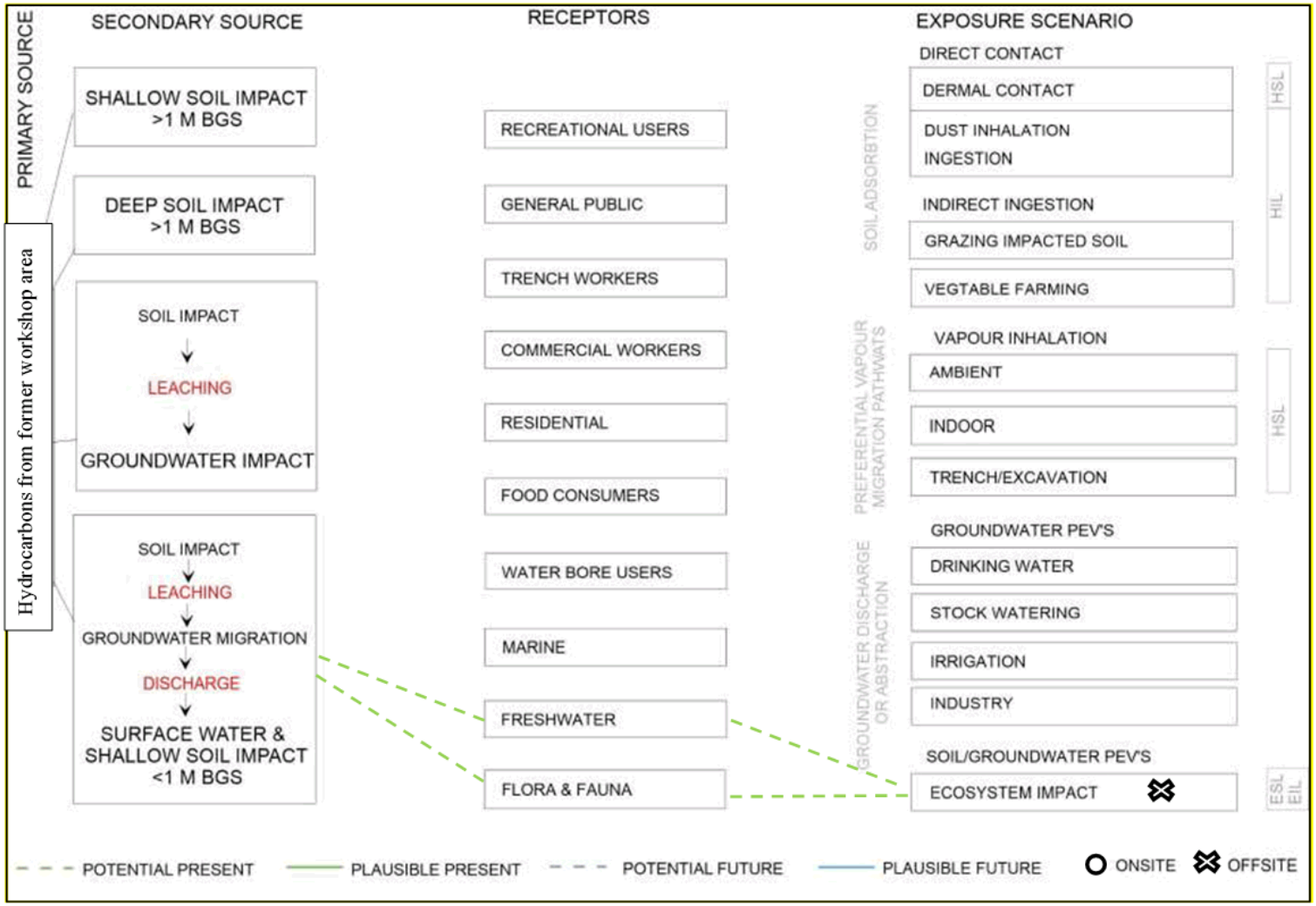

Figure 7 Conceptual Site Model

13 CONCLUSIONS & RECOMMENDIATIONS

13.1 Desktop Assessment

The following information was gathered during the desktop investigation:

- The site is zoned *Urban Mixed Use* under the *Hobart Council Interim Planning Scheme of 2015*. There is a proposal to create a 'Pocket Park' featuring seating and public artwork.
- The geology of the site features Triassic sandstone, with Jurassic dolerite present upslope.
- The Hobart Council considers that the site may be a potentially contaminated site due to contaminated soil being found on the neighbouring property at 119 New Town Road. This site was found to have hydrocarbons from previous workshop use and fuel storage, and in May 2019 a completion of works document stated that the contaminated soil had been removed.
- Historical Aerial photographs since 1957 confirmed that the site has had a building at 117 New Town Road ("Salvo Care" building) prior to 1957, with a driveway to the building present in the 1957 photograph, and vegetation including trees in the investigation area in the 1980 photograph and onwards. The building at 119 New Town Road which has been a workshop is present in the 1957 photograph and onwards until the unit redevelopment in 2019.
- The workshop at 119 New Town Road (cross-slope) is the only contamination source that has been identified. Other investigations consider that 119 New Town Road has been operated as 'Saunders Garage' 1930s - 1950s, 'Maynes Garage' 1950s – 1970s, and 'Maynes Marine' 1970s – 2011.
- Contaminants Of Potential Concern (COPC) at the site include the following: TPH/TRH; Mono Aromatic hydrocarbons: (BTEXN); PAH; Heavy Metals.

13.2 Adopted Guideline Settings

The following investigation limits were adopted for the site:

- Ecosystem receptor
  - Urban Residential & Public Open Spaces land use (Maypole Creek and River Derwent - offsite) ESL and EILs
- Human Receptor
  - HIL A/ HIL D for soil direct contact risk to Future land user soil direct contact risk – recreational users may have access to soil / Future construction workers
  - HIL A / HIL D for soil ingestion and dust inhalation risk to recreational land users / Future construction workers soil direct contact risk
  - HSL A/ HSL D indoor vapour risk to residence/ trench workers

13.3 Soil Assessment

From the soil assessment, it is concluded that:

- Environment: Hydrocarbons were detected, and there were some exceedances of hydrocarbons for Ecological Screening Levels. However, given the relatively low levels of Hydrocarbons (including BaP which can be common in soil due to charcoal), and the large distance to ecological receptors (>600m to Maypole Creek), the soil is not considered a risk to ecological receptors.
- Human Health: There were no human health guideline exceedances and therefore no risk human receptors for dermal contact, dust inhalation and soil ingestion risk.
- Indoor Vapour Risk There were no indoor vapour risk or trench worker vapour risk identified and therefore no risk to human receptors for vapour.
- Excavated Soil Management: In terms of *IB105* there were two samples that indicate material of Level 1 (Clean Fill) levels of contamination, BH03 and BH04. There were two samples that indicate material of Level 2 (Low Level Contamination), BH01 and BH02.

13.4 Conclusion Summary

GES recommends the following:

- There were no human health or vapour risk exceedances for the soil on site.
- There were minor exceedances for Ecological Screening Levels for hydrocarbons. There are no ecological receptors identified within 600m, and therefore the soil is not considered an environmental risk.
- The soil as tested for disposal is considered Level 1 - Clean Fill at BH03 and BH04, and Level 2 – Low Level Contaminated at BH01 and BH02.
- We recommend stockpiling the disturbed soil in the areas of BH01 and BH02 (including the footings for the artwork), and either treating as Level 2 material, or further testing by a suitably experienced environmental consultant to assist with the classification and management in accordance with the EPA Tasmania's IB105, prior to the removal from site. If further testing confirms that the soil is at Level 2, then appropriate soil disposal measures will need to be implemented.
- The development of the site will involve minimal shallow soil disturbance and based upon the current results it is concluded that the excavation as part of the development does not pose a human health risk, and the proposal is compliant with E2.6.2 P1 of the Interim Planning Scheme

Yours faithfully,



Mark Downie B.Agr.Sci

Soil Scientist

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LIMITATIONS STATEMENT

This *Environmental Site Assessment* Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and Hobart City Council ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible soil and groundwater contaminant over the whole area of the site. Samples collected from the investigation area are assumed to be representative of the areas from where they were collected and indicative of the contamination status of the site at that point in time. The conclusions described within this report are based on these samples, the results of their analysis and an assessment of their contamination status.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix 1 GES Staff

Geo-Environmental Solutions (GES) is a specialist geotechnical and environmental consultancy providing advice on all aspects of soils, geology, hydrology, and soil and groundwater contamination across a diverse range of industries.

Geo Environmental Solutions Pty Ltd:

- ACN – 115 004 834
- ABN – 24 115 004 834

GES STAFF - ENGAGED IN SITE INVESTIGATION WORKS

Dr John Paul Cumming B.Agr.Sc (Hons) Phd CPSS GAICD

- Principle Author and Principle Environmental Consultant
- PhD in Environmental Soil Chemistry from the University of Tasmania in 2007
- 18 years' experience in environmental contamination assessment and site remediation.

Ms Sarah Joyce BSc (Hons)

- Senior Environmental Scientist
- Honours in Geography and Environmental Science at the University of Tasmania in 2003;
- Undergraduate Degree Double Major in Geology and Geography & Environmental Science
- 15 years professional work experience and 7 years contaminated site assessment
- Attendance to recent relevant workshops by ALGA – Risk Assessment 101 (May 2018); Vapour Intrusion Workshop (Part A) – Petroleum Hydrocarbons (July 2017)

Mr Mark Downie B.Agr.Sc

- Soil Scientist
- 8 Year experience in contamination assessment and reporting of soils and groundwater.

GES STAFF – CONTAMINATED SITES EXPERIENCE

Mr Grant McDonald (Adv. cert. hort.)

- Soil Technician
- 10 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

Mr Kris Taylor Bsc (Hons)

- Senior Environmental & Engineering Geologist
- Honours in Environmental Geology at the University of Tasmania in 1998
- 20 years' experience in environmental contamination assessments and hydrogeology (including honours in mine site tailing pollution assessment)

Mr Sam Rees B.Agr.Sc (Phd)

- Soil & Environmental Scientist
- 6 years' experience in hydrocarbon and heavy metal contamination assessment and reporting of soils and groundwater.

Ms Peri Lucas B.Agr.Sc (Hons)

- Soil Scientist
- 2 Year experience in contamination assessment and reporting of soils and groundwater.

Mr Aaron Plummer (Cert. IV)

- Soil Technician
- 6 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

Appendix 2 Historical Aerial Photographs

April 2019 – Source Google Earth



November 2017 – Source Google Earth



October 2003 – Source Google Earth



1980 – Source DPIPWE



1957 – Source DPIPWE



Appendix 3 Chain of Custody (COC) and Sample Receipt Notification (SRN)

ALS Environmental

SAMPLE RECEIPT NOTIFICATION (SRN)

Work Order	: **EM1917145**		
Client	: **GEO-ENVIRONMENTAL SOLUTIONS**	Laboratory	: Environmental Division Melbourne
Contact	: SARAH JOYCE	Contact	: Shirley LeCornu
Address	: 29 KIRKSWAY PLACE BATTERY POINT TASMANIA, AUSTRALIA 7004	Address	: 4 Westall Rd Springvale VIC Australia 3171
E-mail	: sjoyce@geosolutions.net.au	E-mail	: shirley.lecornu@Alsglobal.com
Telephone	: +61 03 6223 1839	Telephone	: +6138549 9630
Facsimile	: +61 03 6223 4539	Facsimile	: +61-3-8549 9626
Project	: New town	Page	: 1 of 3
Order number	: ----	Quote number	: EB2017GEOENVSOL0001 (EN/222)
C-O-C number	: ----	QC Level	: NEPM 2013 B3 & ALS QC Standard
Site	: ----		
Sampler	: JOHN PAUL CUMMING		

Dates

Date Samples Received	: 15-Oct-2019 10:00	Issue Date	: 15-Oct-2019
Client Requested Due Date	: 21-Oct-2019	Scheduled Reporting Date	: **21-Oct-2019**

Delivery Details

Mode of Delivery	: Carrier	Security Seal	: Intact.
No. of coolers/boxes	: 1	Temperature	: 6.4°C - Ice Bricks present
Receipt Detail	: Hard Esky	No. of samples received / analysed	: 6 / 6

General Comments

- This report contains the following information:
  - Sample Container(s)/Preservation Non-Compliances
  - Summary of Sample(s) and Requested Analysis
  - Proactive Holding Time Report
  - Requested Deliverables
- **Please direct any queries related to sample condition / numbering / breakages to Client Services.**
- Sample Disposal - Aqueous (3 weeks), Solid (2 months) from receipt of samples.
- **Analytical work for this work order will be conducted at ALS Springvale.**
- **Please refer to the Proactive Holding Time Report table below which summarises breaches of recommended holding times that have occurred prior to samples/instructions being received at the laboratory. The absence of this summary table indicates that all samples have been received within the recommended holding times for the analysis requested.**
- Please be aware that APHA/NEPM recommends water and soil samples be chilled to less than or equal to 6°C for chemical analysis, and less than or equal to 10°C but unfrozen for Microbiological analysis. Where samples are received above this temperature, it should be taken into consideration when interpreting results. Refer to ALS EnviroMail 85 for ALS recommendations of the best practice for chilling samples after sampling and for maintaining a cool temperature during transit.

RIGHT SOLUTIONS | RIGHT PARTNER

Issue Date	: 15-Oct-2019
Page	: 2 of 3
Work Order	: EM1917145 Amendment 0
Client	: GEO-ENVIRONMENTAL SOLUTIONS

Sample Container(s)/Preservation Non-Compliances

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

- **No sample container / preservation non-compliance exists.**

Summary of Sample(s) and Requested Analysis

Some items described below may be part of a laboratory process necessary for the execution of client requested tasks. Packages may contain additional analyses, such as the determination of moisture content and preparation tasks, that are included in the package.
If no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component

Matrix: **SOIL**

Laboratory sample ID	Client sampling date / time	Client sample ID	SOIL - EA055-103 Moisture Content	SOIL - S-03 15 Metals (NEPM 2013 Suite - incl. Digestion)	SOIL - S-07 TRH/BTEXN/PAH (SIM)
EM1917145-001	11-Oct-2019 00:00	BH01 0.25-0.35	✓	✓	✓
EM1917145-002	11-Oct-2019 00:00	BH02 0.25-0.35	✓	✓	✓
EM1917145-003	11-Oct-2019 00:00	BH03 0.25-0.35	✓	✓	✓
EM1917145-004	11-Oct-2019 00:00	BH04 0.25-0.35	✓	✓	✓
EM1917145-005	11-Oct-2019 00:00	Duplicate	✓	✓	✓

Matrix: **WATER**

Laboratory sample ID	Client sampling date / time	Client sample ID	WATER - W-03T 15 Metals (Total) (NEPM)	WATER - W-07 TRH/BTEXN/PAH
EM1917145-006	11-Oct-2019 00:00	Rinsate	✓	✓

Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

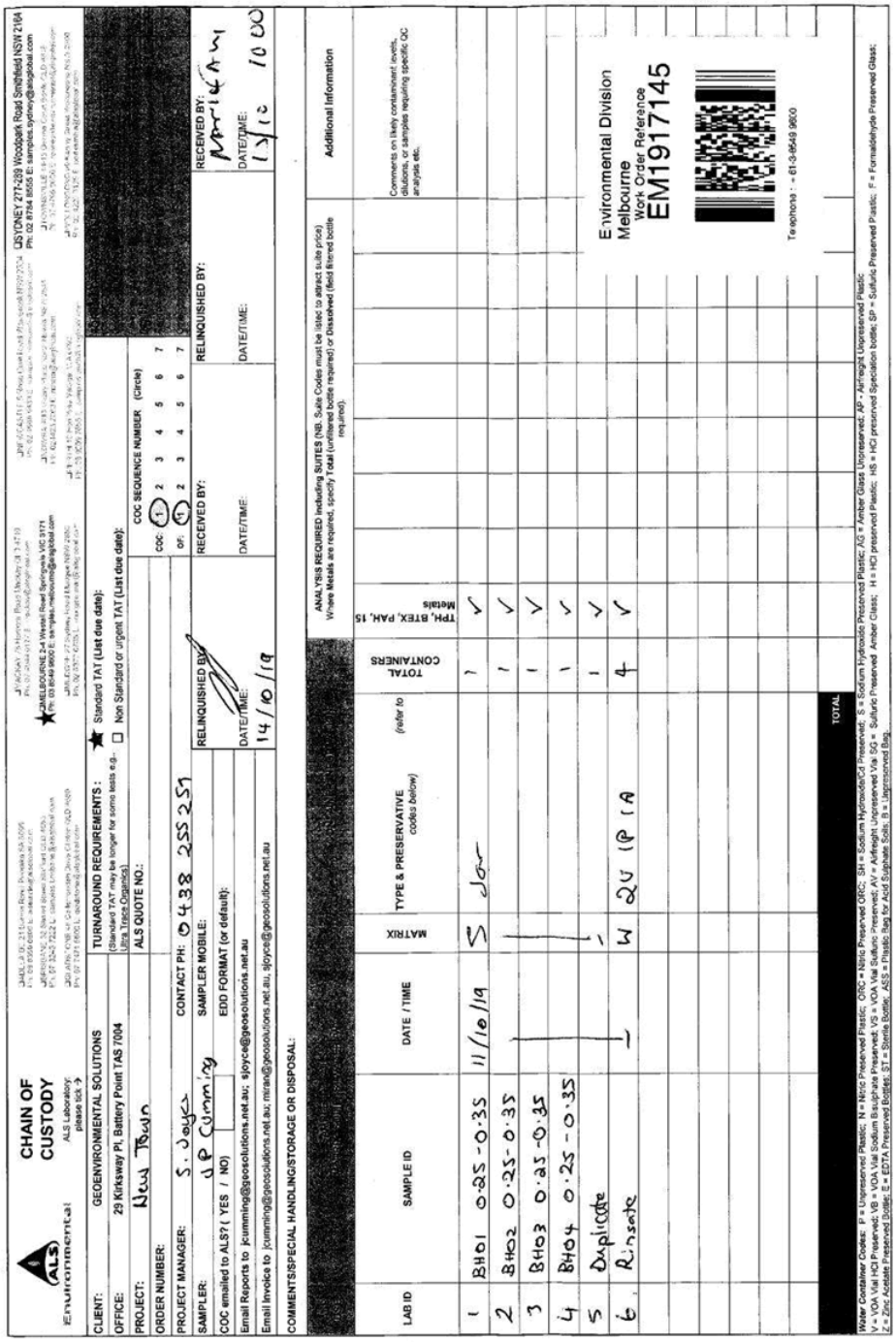
Issue Date	: 15-Oct-2019
Page	: 3 of 3
Work Order	: EM1917145 Amendment 0
Client	: GEO-ENVIRONMENTAL SOLUTIONS

Requested Deliverables

All Invoices		
- A4 - AU Tax Invoice (INV)	Email	smcintosh@geosolutions.net.au
JOHN PAUL CUMMING		
- *AU Certificate of Analysis - NATA (COA)	Email	jcumming@geosolutions.net.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	jcumming@geosolutions.net.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	jcumming@geosolutions.net.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	jcumming@geosolutions.net.au
- A4 - AU Tax Invoice (INV)	Email	jcumming@geosolutions.net.au
- Attachment - Report (SUBCO)	Email	jcumming@geosolutions.net.au
- Chain of Custody (CoC) (COC)	Email	jcumming@geosolutions.net.au
- EDI Format - ENMRG (ENMRG)	Email	jcumming@geosolutions.net.au
- EDI Format - XTab (XTAB)	Email	jcumming@geosolutions.net.au
M IRAN		
- A4 - AU Tax Invoice (INV)	Email	miran@geosolutions.net.au
SARAH JOYCE		
- *AU Certificate of Analysis - NATA (COA)	Email	sjoyce@geosolutions.net.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	sjoyce@geosolutions.net.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	sjoyce@geosolutions.net.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	sjoyce@geosolutions.net.au
- A4 - AU Tax Invoice (INV)	Email	sjoyce@geosolutions.net.au
- Attachment - Report (SUBCO)	Email	sjoyce@geosolutions.net.au
- Chain of Custody (CoC) (COC)	Email	sjoyce@geosolutions.net.au
- EDI Format - ENMRG (ENMRG)	Email	sjoyce@geosolutions.net.au
- EDI Format - XTab (XTAB)	Email	sjoyce@geosolutions.net.au

Environmental Site Assessment: 115-117 New Town Road, New Town, October 2019

ALS Environmental



CHAIN OF CUSTODY

ALS Laboratory: please tick →

☐ADELAIDE 21 Burma Road Pooraka SA 5095 Ph: 08 8359 0890 E: adelaide@alsglobal.com
☐BRISBANE 32 Shand Street Stafford QLD 4053 Ph: 07 3243 7222 E: samples.brisbane@alsglobal.com
☐GLADSTONE 46 Callemondah Drive Clinton QLD 4680 Ph: 07 7471 5600 E: gladstone@alsglobal.com
☐MACKAY 75 Harbour Road Mackay QLD 4740 Ph: 07 4944 0177 E: mackay@alsglobal.com
★☐MELBOURNE 2-4 Westall Road Springvale VIC 3171 Ph: 03 8549 9600 E: samples.melbourne@alsglobal.com
☐MUDGEE 27 Sydney Road Mudgee NSW 2850 Ph: 02 6372 6735 E: mudgee.mail@alsglobal.com
☐NEWCASTLE 5 Rose Cove Road Warabrook NSW 2304 Ph: 02 4968 9433 E: newcastle.warabrook@alsglobal.com
☐NOWRA 4/13 Geary Place Nowra NSW 2541 Ph: 02 4423 2063 E: nowra@alsglobal.com
☐PERTH 10 Hod Way Malaga WA 6090 Ph: 08 9209 7655 E: samples.perth@alsglobal.com
☐SYDNEY 277-289 Woodpark Road Smithfield NSW 2164 Ph: 02 8784 8555 E: samples.sydney@alsglobal.com
☐TOWNSVILLE 14-15 Desma Court Bohle QLD 4818 Ph: 07 4796 0600 E: townsville.environmental@alsglobal.com
☐WOLLONGONG 16 Kenny Street Wollongong NSW 2500 Ph: 02 4225 7125 E: wollongong@alsglobal.com

CLIENT:	GEOENVIRONMENTAL SOLUTIONS	TURNAROUND REQUIREMENTS : (Standard TAT may be longer for some tests e.g.. Ultra Trace Organics)	★ Standard TAT (List due date): ☐ Non Standard or urgent TAT (List due date):
OFFICE:	29 Kirksway Pl, Battery Point TAS 7004		
PROJECT:	New Town	ALS QUOTE NO.:	COC SEQUENCE NUMBER (Circle) COC: (1) 2 3 4 5 6 7 OF: (1) 2 3 4 5 6 7
ORDER NUMBER:			
PROJECT MANAGER:	S. Joyce	CONTACT PH: 0438 255 251	
SAMPLER:	J P Cumming	SAMPLER MOBILE:	
COC emailed to ALS? (YES / NO)		EDD FORMAT (or default):	
Email Reports to jcumming@geosolutions.net.au; sjoyce@geosolutions.net.au			
Email Invoice to jcumming@geosolutions.net.au; miran@geosolutions.net.au, sjoyce@geosolutions.net.au			

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
DATE/TIME: 14/10/19	DATE/TIME:	DATE/TIME:	DATE/TIME: 15/10 1000

COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:

ANALYSIS REQUIRED including SUITES (NB. Suite Codes must be listed to attract suite price) Where Metals are required, specify Total (unfiltered bottle required) or Dissolved (field filtered bottle required).

LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (refer to codes below)	TOTAL CONTAINERS	TPH, BTEX, PAH, 15 Metals							Additional Information: Comments on likely contaminant levels, dilutions, or samples requiring specific QC analysis etc.
1	BH01 0.25-0.35	11/10/19	S	Jar	1	✓							
2	BH02 0.25-0.35				1	✓							
3	BH03 0.25-0.35				1	✓							
4	BH04 0.25-0.35				1	✓							
5	Duplicate				1	✓							
6	Rinsate		W	2V 1P 1A	4	✓							
				TOTAL									

Environmental Division
Melbourne
Work Order Reference
EM1917145

Telephone : + 61-3-8549 9600

Water Container Codes: P = Unpreserved Plastic; N = Nitric Preserved Plastic; ORC = Nitric Preserved ORC; SH = Sodium Hydroxide/Cd Preserved; S = Sodium Hydroxide Preserved Plastic; AG = Amber Glass Unpreserved; AP - Airfreight Unpreserved Plastic
V = VOA Vial HCl Preserved; VB = VOA Vial Sodium Bisulphate Preserved; VS = VOA Vial Sulfuric Preserved; AV = Airfreight Unpreserved Vial SG = Sulfuric Preserved Amber Glass; H = HCl preserved Plastic; HS = HCl preserved Speciation bottle; SP = Sulfuric Preserved Plastic; F = Formaldehyde Preserved Glass;
Z = Zinc Acetate Preserved Bottle; E = EDTA Preserved Bottles; ST = Sterile Bottle; ASS = Plastic Bag for Acid Sulphate Soils; B = Unpreserved Bag.

Appendix 4 Quality Assurance and Quality Control

Duplicate Comparrison	Sample	Moisture Content (dried @ 103°C)	Arsenic	Barium	Beryllium	Cadmium	Chromium Total	Cobalt	Copper	Lead	Manganese	Nickel	Vanadium	Zinc	Mercury	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz[a]anthracene	Chrysene	Benzo[b]fluoranthene	Benzo[k]fluoranthene	Benzo[a]pyrene	Indeno(1,2,3-cd)pyrene	Dibenz[a,h]anthracene	Benzo[g,h,i]perylene	Sum of polycyclic aromatic hydr	Benzo[a]pyrene TEQ (WHO)
Unit		%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		1	5	10	1	1	2	2	5	5	5	2	5	5	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
11/10/2019	BH01 0.25-0.35	7.8	<5	110	<1	2	7	5	35	213	172	5	36	249	0.3	<0.5	<0.5	<0.5	<0.5	0.5	<0.5	1.6	1.8	1	0.9	1.7	0.6	1.6	0.7	<0.5	1	11.4	2
11/10/2019	Duplicate	8.7	<5	120	<1	3	6	4	36	251	161	5	34	292	0.4	<0.5	<0.5	<0.5	<0.5	3.1	1.2	7	6.6	3.4	2.6	3.2	1.1	3	1.2	<0.5	1.5	33.9	3.9
Relative Percentage Difference (RPD) %		10.9	NA	8.7	NA	40.0	15.4	22.2	2.8	16.4	6.6	0.0	5.7	15.9	28.6	NA	NA	NA	NA	144.4	NA	125.6	114.3	109.1	97.1	61.2	58.8	60.9	52.6	NA	40.0	99.3	64.4
RPD Compliance Limit %			NA	50	NA	50	50	50	50	30	30	50	50	30	50	NA	NA	NA	NA	50	NA	50	50	50	50	50	NA	50	NA	NA	50	30	50
Method Detection Limit (MDL)		20	NA	200	NA	20	40	40	100	500	500	40	100	500	2	NA	NA	NA	NA	10	NA	10	10	10	10	10	NA	10	NA	NA	10	50	10
MDL Class		LOW	NONE	LOW	NONE	LOW	LOW	LOW	LOW	MED	MED	LOW	LOW	MED	LOW	NONE	NONE	NONE	NONE	LOW	LOW	LOW	LOW	LOW	LOW	LOW	NONE	LOW	NONE	NONE	LOW	MED	LOW
RPD Compliance With MDL?	45/56 (80%)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	NO	NO	NO	NO	NO	YES	NO	YES	YES	YES	NO	NO

Duplicate Comparrison	Sample	Benzene	Toluene	Ethylbenzene	meta- & para-Xylene	ortho-Xylene	Sum of BTEX	Total Xylenes	Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 Fraction	F1	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	F2	Selenium	Boron	Benzo[a]pyrene TEQ (half LOR)	Benzo[a]pyrene TEQ (LOR)
Unit		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		0.2	0.5	0.5	0.5	0.5	0.2	0.5	1	10	50	100	100	50	10	10	50	100	100	50	50	5	50	0.5	0.5
11/10/2019	BH01 0.25-0.35	<0.2	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<1	<10	<50	120	110	230	<10	<10	<50	200	<100	200	<50	<5	<50	2.3	2.5
11/10/2019	Duplicate	<0.2	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<1	<10	<50	180	130	310	<10	<10	<50	260	<100	260	<50	<5	<50	4.2	4.4
Relative Percentage Difference (RPD) %		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	40.0	16.7	29.6	NA	NA	NA	26.1	NA	26.1	NA	NA	NA	58.5	55.1
RPD Compliance Limit %		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	50	NA	NA	NA	50	NA	50	NA	NA	NA	50	50
Method Detection Limit (MDL)		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1000	NA	NA	NA	2000	NA	1000	NA	NA	NA	10	10
MDL Class		NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	LOW	NONE	NONE	NONE	LOW	NONE	LOW	NONE	NONE	NONE	LOW	LOW
RPD Compliance With MDL?	45/56 (80%)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO

***Footnote: For BH01 0.25-0.35 and Duplicate pairs, 80% of analytes complied. Non compliances include: an RPD of 144% for Phenanthrene where <50% was expected; an RPD of 126% for Fluoranthene where <50% was expected; an RPD of 114% for Pyrene where <50% was expected; an RPD of 109% for Benz(a)anthracene where <50% was expected; an RPD of 97% for Chrysene where <50% was expected; an RPD of 61% for Benzo(b)fluoranthene where <50% was expected; an RPD of 61% for Benzo(a)pyrene where <50% was expected; an RPD of 99% for Sum of polycyclic aromatic hydrocarbons where <30% was expected; an RPD of 64% for Benzo(a)pyrene TEQ (WHO) where <50% was expected; an RPD of 58% for Benzo(a)pyrene TEQ (half LOR) where <50% was expected; an RPD of 55% for Benzo(a)pyrene TEQ (LOR) where <50% was expected;**

Quality Control Blanks		Arsenic	Beryllium	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Vanadium	Zinc	Boron	Mercury	Benzene	Toluene	Ethylbenzene	meta- & para-Xylene	ortho-Xylene	Total Xylenes	Sum of BTEX	Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 Fraction	C6 - C10 Fraction minus BTEX (F1)	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	>C10 - C16 Fraction minus Naphthalene (F2)	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz[a]anthracene	Chrysene	Benzo[b+j]fluoranthene	Benzo[k]fluoranthene	Benzo[a]pyrene	Indeno(1,2,3-cd)pyrene	Dibenz[a,h]anthracene	Benzo[g,h,i]perylene	Sum of polycyclic aromatic hydrocarbons	Benzo[a]pyrene TEQ (zero)
Unit		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
LOR		0.001	0.001	0.001	0.0001	0.001	0.001	0.001	0.001	0.001	0.001	0.01	0.01	0.005	0.05	0.0001	1	2	2	2	2	1	3	20	50	100	50	50	50	20	20	100	100	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	0.5	1	1	1	0.5	0.5
Date	Sample																																																										
11/10/2019	Rinsate	<0.001	<0.001	<0.001	<0.0001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.01	<0.01	<0.005	<0.05	<0.0001	<1	<2	<2	<2	<2	<1	<3	<20	<50	<100	<50	<50	<50	<20	<20	<100	<100	<100	<100	<100	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<0.5	<0.5

ALS Environmental

QUALITY CONTROL REPORT

Work Order	: EM1917145	Page	: 1 of 11
Client	: GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	: Environmental Division Melbourne
Contact	: SARAH JOYCE	Contact	: Shirley LeCornu
Address	: 29 KIRKSWAY PLACE BATTERY POINT TASMANIA, AUSTRALIA 7004	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 6223 1839	Telephone	: +61386549 9630
Project	: New town	Date Samples Received	: 15-Oct-2019
Order number	: ---	Date Analysis Commenced	: 15-Oct-2019
C-O-C number	: ---	Issue Date	: 21-Oct-2019
Sampler	: JOHN PAUL CUMMING		
Site	: ---		
Quote number	: EN/222		
No. of samples received	: 6		
No. of samples analysed	: 6		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key : Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
RPD = Relative Percentage Difference
# = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting. Result < 10 times LOR, No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report					
				LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 2448319)									
EM1917090-001	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	90	90	0.00	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	12	12	0.00	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	5	5	0.00	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	9	9	0.00	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	27	26	5.32	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	7	7	0.00	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	7	7	0.00	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	90	91	0.00	0% - 50%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Vanadium	7440-62-2	5	mg/kg	21	22	0.00	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	8	7	0.00	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.00	No Limit
EM1917024-018	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	20	20	0.00	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	19	24	25.6	0% - 50%
		EG005T: Cobalt	7440-48-4	2	mg/kg	4	5	0.00	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	5	6	19.8	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	21	27	25.8	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	151	137	9.85	0% - 20%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit

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Work Order : EM1917149
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Sub-Matrix: SOIL

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EG035(ED093)T: Total Metals by ICP-AES (QC Lot: 2646318) - continued									
EM1917024-018	Anonymous	EG005T: Vanadium	7440-62-2	5	mg/kg	38	46	30.3	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	8	10	21.8	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.00	No Limit
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 2644135)									
EM1917145-001	BH01 0.25-0.35	EA055: Moisture Content	---	0.1	%	7.8	8.8	12.4	No Limit
EM1917153-002	Anonymous	EA055: Moisture Content	---	0.1	%	12.0	10.7	11.1	0% - 50%
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 2646320)									
EM1917024-018	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.00	No Limit
EM1917153-002	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.00	No Limit
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 2644436)									
EM1917088-001	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EM1917153-001	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit

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Work Order : EM1917149
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Sub-Matrix: SOIL

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 2644436) - continued									
EM1917153-001	Anonymous	EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2642018)									
EM1917122-001	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.00	No Limit
EM1917122-018	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2644435)									
EM1917088-001	Anonymous	EP071: C15 - C28 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C29 - C36 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C10 - C14 Fraction	---	50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	0.00	No Limit
EM1917153-001	Anonymous	EP071: C15 - C28 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C29 - C36 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C10 - C14 Fraction	---	50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2642018)									
EM1917122-001	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EM1917122-018	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2644435)									
EM1917088-001	Anonymous	EP071: >C16 - C34 Fraction	---	100	mg/kg	120	<100	15.0	No Limit
		EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction	---	50	mg/kg	<50	<50	0.00	No Limit
		EP071: >C10 - C40 Fraction (sum)	---	50	mg/kg	120	<50	82.4	No Limit
EM1917153-001	Anonymous	EP071: >C16 - C34 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction	---	50	mg/kg	<50	<50	0.00	No Limit
		EP071: >C10 - C40 Fraction (sum)	---	50	mg/kg	<50	<50	0.00	No Limit
EP080: BTEXN (QC Lot: 2642018)									
EM1917122-001	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit
EM1917122-018	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit

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Work Order : EM1917149
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Sub-Matrix: SOIL						Laboratory Duplicate (DUP) Report			
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP080: BTEXN (QC Lot: 2642016) - continued									
EM1917123-018	Anonymous	EP080: meta- & para-Xylene	106-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit

Sub-Matrix: WATER						Laboratory Duplicate (DUP) Report			
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EG028T: Total Metals by ICP-MS (QC Lot: 2646426)									
EM1917086-004	Anonymous	EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	0.0002	0.0002	0.00	No Limit
		EG020A-T: Arsenic	7440-38-2	0.001	mg/L	0.003	0.003	0.00	No Limit
		EG020A-T: Beryllium	7440-41-7	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Barium	7440-39-3	0.001	mg/L	0.140	0.137	2.40	0% - 20%
		EG020A-T: Chromium	7440-47-3	0.001	mg/L	0.002	0.002	0.00	No Limit
		EG020A-T: Cobalt	7440-48-4	0.001	mg/L	0.020	0.019	0.00	0% - 50%
		EG020A-T: Copper	7440-50-8	0.001	mg/L	0.004	0.004	0.00	No Limit
		EG020A-T: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Manganese	7439-96-5	0.001	mg/L	0.284	0.276	2.67	0% - 20%
		EG020A-T: Nickel	7440-02-0	0.001	mg/L	0.037	0.036	3.38	0% - 20%
		EG020A-T: Zinc	7440-66-6	0.005	mg/L	0.028	0.027	4.86	No Limit
		EG020A-T: Selenium	7782-49-2	0.01	mg/L	<0.01	<0.01	0.00	No Limit
		EG020A-T: Vanadium	7440-62-2	0.01	mg/L	<0.01	<0.01	0.00	No Limit
		EG020A-T: Boron	7440-42-8	0.05	mg/L	0.10	0.10	0.00	No Limit
EM1917145-006	Rinsate	EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
		EG020A-T: Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Beryllium	7440-41-7	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Barium	7440-39-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Cobalt	7440-48-4	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Copper	7440-50-8	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Manganese	7439-96-5	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Nickel	7440-02-0	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-T: Zinc	7440-66-6	0.005	mg/L	<0.005	<0.005	0.00	No Limit
		EG020A-T: Selenium	7782-49-2	0.01	mg/L	<0.01	<0.01	0.00	No Limit
		EG020A-T: Vanadium	7440-62-2	0.01	mg/L	<0.01	<0.01	0.00	No Limit
		EG020A-T: Boron	7440-42-8	0.05	mg/L	<0.05	<0.05	0.00	No Limit
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 2630113)									
EM1915591-226	Anonymous	EG035T: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
EM1917128-032	Anonymous	EG035T: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2642169)									
EM1917096-003	Anonymous	EP080: C6 - C9 Fraction	---	20	µg/L	<20	<20	0.00	No Limit

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Sub-Matrix: WATER						Laboratory Duplicate (DUP) Report			
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2642169) - continued									
EM1917151-027	Anonymous	EP080: C6 - C9 Fraction	---	20	µg/L	<20	<20	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2642169)									
EM1917096-003	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	0.00	No Limit
EM1917151-027	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	0.00	No Limit
EP080: BTEXN (QC Lot: 2642168)									
EM1917096-003	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	0.00	No Limit
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	0.00	No Limit
		EP080: meta- & para-Xylene	106-38-3 106-42-3	2	µg/L	<2	<2	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	2	µg/L	<2	<2	0.00	No Limit
		EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	0.00	No Limit
EM1917151-027	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	0.00	No Limit
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	0.00	No Limit
		EP080: meta- & para-Xylene	106-38-3 106-42-3	2	µg/L	<2	<2	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	2	µg/L	<2	<2	0.00	No Limit
		EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	0.00	No Limit

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Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Recovery Limits (%): Low	Recovery Limits (%): High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 2646319)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	21.7 mg/kg	96.2	78.5	107
EG005T: Barium	7440-39-3	10	mg/kg	<10	143 mg/kg	91.7	76.4	110
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	5.63 mg/kg	102	85.4	114
EG005T: Boron	7440-42-8	50	mg/kg	<50	33.2 mg/kg	116	84.4	129
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	4.44 mg/kg	90.2	76.2	108
EG005T: Chromium	7440-47-3	2	mg/kg	<2	43.9 mg/kg	93.1	77.7	110
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	16 mg/kg	91.1	79.1	112
EG005T: Copper	7440-50-8	5	mg/kg	<5	32 mg/kg	94.1	78.1	108
EG005T: Lead	7439-92-1	5	mg/kg	<5	40 mg/kg	99.0	78.4	106
EG005T: Manganese	7439-96-5	5	mg/kg	<5	130 mg/kg	94.5	80.6	110
EG005T: Nickel	7440-02-0	2	mg/kg	<2	55 mg/kg	95.0	79.9	109
EG005T: Selenium	7782-49-2	5	mg/kg	<5	5.37 mg/kg	103	82.0	110
EG005T: Vanadium	7440-62-2	5	mg/kg	<5	29.6 mg/kg	93.9	78.5	106
EG005T: Zinc	7440-66-6	5	mg/kg	<5	60.9 mg/kg	93.1	79.1	110
EG035T: Total Recoverable Mercury by FIMS (QCLot: 2646320)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	2.57 mg/kg	104	76.9	110
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 2644436)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	108	84.6	128
EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	3 mg/kg	124	76.9	127
EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	3 mg/kg	104	85.3	128
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	105	82.1	126
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	99.9	85.4	133
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	3 mg/kg	105	88.7	136
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	85.4	83.4	136
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	86.0	85.1	140
EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	99.1	80.7	130
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	105	85.2	141
EP075(SIM): Benzo[b+j]fluoranthene	205-99-2 205-82-3	0.9	mg/kg	<0.5	3 mg/kg	99.4	88.5	120
EP075(SIM): Benzo[k]fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	112	90.1	132
EP075(SIM): Benzo[a]pyrene	50-32-8	0.5	mg/kg	<0.5	3 mg/kg	103	87.4	120
EP075(SIM): Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	83.2	66.0	126
EP075(SIM): Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	91.6	65.4	127
EP075(SIM): Benzo[g,h,i]perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	86.5	67.8	127

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Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Recovery Limits (%): Low	Recovery Limits (%): High
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2642018)								
EP060: C6 - C9 Fraction	---	10	mg/kg	<10	36 mg/kg	101	61.2	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2644435)								
EP071: C10 - C14 Fraction	---	50	mg/kg	<50	688 mg/kg	96.2	71.8	129
EP071: C10 - C28 Fraction	---	100	mg/kg	<100	3100 mg/kg	90.1	83.8	125
EP071: C29 - C36 Fraction	---	100	mg/kg	<100	1490 mg/kg	88.8	77.5	119
EP071: C10 - C36 Fraction (sum)	---	50	mg/kg	<50	---	---	---	---
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2642018)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	98.7	59.5	125
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2644435)								
EP071: >C10 - C16 Fraction	---	50	mg/kg	<50	1050 mg/kg	91.3	72.2	126
EP071: >C16 - C34 Fraction	---	100	mg/kg	<100	3960 mg/kg	89.2	82.1	122
EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	280 mg/kg	97.3	55.1	131
EP071: >C10 - C40 Fraction (sum)	---	50	mg/kg	<50	---	---	---	---
EP080: BTEXN (QCLot: 2642018)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	91.0	62.7	119
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	92.9	66.6	126
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	92.2	66.3	124
EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	101	67.5	128
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	103	73.0	126
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	86.2	61.2	123

Sub-Matrix: **WATER**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Recovery Limits (%): Low	Recovery Limits (%): High
EG020T: Total Metals by ICP-MS (QCLot: 2646426)								
EG020A-T: Arsenic	7440-38-2	0.001	mg/L	<0.001	0.1 mg/L	102	89.2	113
EG020A-T: Beryllium	7440-41-7	0.001	mg/L	<0.001	0.1 mg/L	105	88.0	114
EG020A-T: Barium	7440-39-3	0.001	mg/L	<0.001	0.1 mg/L	102	87.2	113
EG020A-T: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	0.1 mg/L	100	88.4	112
EG020A-T: Chromium	7440-47-3	0.001	mg/L	<0.001	0.1 mg/L	109	86.9	110
EG020A-T: Cobalt	7440-48-4	0.001	mg/L	<0.001	0.1 mg/L	101	87.7	112
EG020A-T: Copper	7440-50-8	0.001	mg/L	<0.001	0.1 mg/L	97.7	86.9	109
EG020A-T: Lead	7439-92-1	0.001	mg/L	<0.001	0.1 mg/L	99.4	89.3	110
EG020A-T: Manganese	7439-96-5	0.001	mg/L	<0.001	0.1 mg/L	106	88.7	112
EG020A-T: Nickel	7440-02-0	0.001	mg/L	<0.001	0.1 mg/L	102	87.9	111
EG020A-T: Selenium	7782-49-2	0.01	mg/L	<0.01	0.1 mg/L	102	84.8	112
EG020A-T: Vanadium	7440-62-2	0.01	mg/L	<0.01	0.1 mg/L	109	87.1	112
EG020A-T: Zinc	7440-66-6	0.005	mg/L	<0.005	0.1 mg/L	107	86.7	114

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Sub-Matrix: WATER

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	LCS: Spike Recovery (%)	Recovery Limits (%): Low	Recovery Limits (%): High
EG020T: Total Metals by ICP-MS (QCLot: 2646420) - continued								
EG020A-T: Boron	7440-42-8	0.05	mg/L	<0.05	0.5 mg/L	110	90.4	118
EG035T: Total Recoverable Mercury by FIMS (QCLot: 2650113)								
EG035T: Mercury	7439-97-6	0.0001	mg/L	<0.0001	0.01 mg/L	93.1	72.6	115
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 2642154)								
EP075(SIM): Naphthalene	91-20-3	1	µg/L	<1.0	5 µg/L	85.4	41.1	116
EP075(SIM): Acenaphthylene	208-96-8	1	µg/L	<1.0	5 µg/L	94.0	47.2	121
EP075(SIM): Acenaphthene	83-32-9	1	µg/L	<1.0	5 µg/L	90.0	47.3	118
EP075(SIM): Fluorene	86-73-7	1	µg/L	<1.0	5 µg/L	93.6	49.4	121
EP075(SIM): Phenanthrene	85-01-8	1	µg/L	<1.0	5 µg/L	97.5	52.5	124
EP075(SIM): Anthracene	120-12-7	1	µg/L	<1.0	5 µg/L	96.2	52.3	125
EP075(SIM): Fluoranthene	206-44-0	1	µg/L	<1.0	5 µg/L	99.4	52.4	127
EP075(SIM): Pyrene	129-00-0	1	µg/L	<1.0	5 µg/L	99.7	51.3	130
EP075(SIM): Benz(a)anthracene	56-55-3	1	µg/L	<1.0	5 µg/L	104	50.0	130
EP075(SIM): Chrysene	218-01-9	1	µg/L	<1.0	5 µg/L	97.3	49.6	131
EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	1	µg/L	<1.0	5 µg/L	101	51.5	132
EP075(SIM): Benzo(k)fluoranthene	207-08-9	1	µg/L	<1.0	5 µg/L	107	54.0	131
EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	µg/L	<0.5	5 µg/L	111	52.3	133
EP075(SIM): Indeno(1,2,3-cd)pyrene	193-39-5	1	µg/L	<1.0	5 µg/L	96.4	50.4	127
EP075(SIM): Dibenz(a,h)anthracene	53-70-3	1	µg/L	<1.0	5 µg/L	95.0	50.0	127
EP075(SIM): Benzo(g,h,i)perylene	191-24-2	1	µg/L	<1.0	5 µg/L	95.6	50.8	129
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2642155)								
EP071: C10 - C14 Fraction	---	50	µg/L	<50	4000 µg/L	111	44.8	125
EP071: C15 - C28 Fraction	---	100	µg/L	<100	16000 µg/L	120	51.3	135
EP071: C29 - C36 Fraction	---	50	µg/L	<50	7800 µg/L	118	49.4	134
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2642169)								
EP080: C6 - C9 Fraction	---	20	µg/L	<20	360 µg/L	106	65.5	129
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2642155)								
EP071: >C10 - C16 Fraction	---	100	µg/L	<100	5690 µg/L	117	47.3	129
EP071: >C16 - C34 Fraction	---	100	µg/L	<100	20700 µg/L	119	50.4	133
EP071: >C34 - C40 Fraction	---	100	µg/L	<100	1510 µg/L	119	45.2	136
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2642169)								
EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	450 µg/L	105	64.3	126
EP080: BTEXN (QCLot: 2642169)								
EP080: Benzene	71-43-2	1	µg/L	<1	20 µg/L	102	69.8	124
EP080: Toluene	108-88-3	2	µg/L	<2	20 µg/L	106	73.6	126
EP080: Ethylbenzene	100-41-4	2	µg/L	<2	20 µg/L	104	72.0	126

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Sub-Matrix: WATER

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	LCS: Spike Recovery (%)	Recovery Limits (%): Low	Recovery Limits (%): High
EP080: BTEXN (QCLot: 2642169) - continued								
EP080: meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	40 µg/L	109	71.5	132
EP080: ortho-Xylene	95-47-6	2	µg/L	<2	20 µg/L	108	76.5	132
EP080: Naphthalene	91-20-3	5	µg/L	<5	5 µg/L	88.3	70.5	127

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: SOIL

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	Spike Recovery (%): MS	Recovery Limits (%): Low	Recovery Limits (%): High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 2646319)							
EM1917095-001	Anonymous	EG005T: Arsenic	7440-38-2	50 mg/kg	93.8	78.0	124
		EG005T: Barium	7440-39-3	50 mg/kg	102	71.0	135
		EG005T: Beryllium	7440-41-7	50 mg/kg	98.2	89.0	125
		EG005T: Cadmium	7440-43-9	50 mg/kg	89.8	84.0	116
		EG005T: Chromium	7440-47-3	50 mg/kg	92.7	79.0	121
		EG005T: Copper	7440-50-8	50 mg/kg	104	82.0	124
		EG005T: Lead	7439-92-1	50 mg/kg	103	76.0	124
		EG005T: Manganese	7439-96-5	50 mg/kg	# Not Determined	88.0	136
		EG005T: Nickel	7440-02-0	50 mg/kg	90.8	78.0	120
		EG005T: Selenium	7782-49-2	50 mg/kg	87.5	71.0	125
		EG005T: Vanadium	7440-62-2	50 mg/kg	91.1	78.0	124
		EG005T: Zinc	7440-66-6	50 mg/kg	125	74.0	128
EG035T: Total Recoverable Mercury by FIMS (QCLot: 2646320)							
EM1917095-001	Anonymous	EG035T: Mercury	7439-97-6	0.5 mg/kg	116	78.0	116
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 2644430)							
EM1917088-002	Anonymous	EP075(SIM): Acenaphthene	83-32-9	3 mg/kg	91.0	67.0	117
		EP075(SIM): Pyrene	129-00-0	3 mg/kg	57.2	52.0	148
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2642018)							
EM1917122-003	Anonymous	EP080: C6 - C9 Fraction	---	28 mg/kg	76.4	42.0	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2644435)							
EM1917079-002	Anonymous	EP071: C10 - C14 Fraction	---	688 mg/kg	97.8	53.0	123
		EP071: C15 - C28 Fraction	---	3100 mg/kg	91.9	70.0	124
		EP071: C29 - C36 Fraction	---	1490 mg/kg	90.1	64.0	118

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Sub-Matrix: SOIL

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	Matrix Spike (MS) Report: SpikeRecovery(%) MS	Recovery Limits (%) Low	Recovery Limits (%) High
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2642018)							
EM1917122-003	Anonymous	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	73.9	39.0	129
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2644435)							
EM1917078-002	Anonymous	EP071: >C10 - C16 Fraction	---	1050 mg/kg	92.8	65.0	123
		EP071: >C16 - C34 Fraction	---	3960 mg/kg	91.0	67.0	121
		EP071: >C34 - C40 Fraction	---	280 mg/kg	96.8	44.0	126
EP080: BTEXN (QCLot: 2642018)							
EM1917122-003	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	77.4	50.0	136
		EP080: Toluene	108-88-3	2 mg/kg	83.2	56.0	139

Sub-Matrix: WATER

Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	Matrix Spike (MS) Report: SpikeRecovery(%) MS	Recovery Limits (%) Low	Recovery Limits (%) High
EG020T: Total Metals by ICP-MS (QCLot: 2646426)							
EM1917086-004	Anonymous	EG020A-T: Arsenic	7440-38-2	1 mg/L	97.1	82.0	118
		EG020A-T: Beryllium	7440-41-7	1 mg/L	92.4	79.0	121
		EG020A-T: Barium	7440-39-3	1 mg/L	94.6	80.0	114
		EG020A-T: Cadmium	7440-43-9	0.25 mg/L	90.9	75.0	129
		EG020A-T: Chromium	7440-47-3	1 mg/L	93.2	80.0	118
		EG020A-T: Cobalt	7440-48-4	1 mg/L	91.7	82.0	120
		EG020A-T: Copper	7440-50-8	1 mg/L	86.3	81.0	115
		EG020A-T: Lead	7439-92-1	1 mg/L	94.6	83.0	121
		EG020A-T: Manganese	7439-96-5	1 mg/L	91.3	73.0	123
		EG020A-T: Nickel	7440-02-0	1 mg/L	93.3	80.0	118
		EG020A-T: Vanadium	7440-62-2	1 mg/L	98.0	81.0	119
		EG020A-T: Zinc	7440-66-6	1 mg/L	92.4	74.0	116
EG035T: Total Recoverable Mercury by FIMS (QCLot: 2650113)							
EM1915591-229	Anonymous	EG035T: Mercury	7439-97-6	0.01 mg/L	97.3	70.0	130
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2642169)							
EM1917096-004	Anonymous	EP080: C6 - C9 Fraction	---	250 µg/L	70.6	43.0	125
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2642169)							
EM1917096-004	Anonymous	EP080: C6 - C10 Fraction	C6_C10	330 µg/L	69.8	44.0	122
EP080: BTEXN (QCLot: 2642169)							
EM1917096-004	Anonymous	EP080: Benzene	71-43-2	30 µg/L	82.3	68.0	130
		EP080: Toluene	108-88-3	30 µg/L	84.6	72.0	132

ALS Environmental

QA/QC Compliance Assessment to assist with Quality Review

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Client	: GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	: Environmental Division Melbourne
Contact	: SARAH JOYCE	Telephone	: +61 3 8549 9630
Project	: New town	Date Samples Received	: 15-Oct-2019
Site	: ----	Issue Date	: 21-Oct-2019
Sampler	: JOHN PAUL CUMMING	No. of samples received	: 6
Order number	: ----	No. of samples analysed	: 6

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Duplicate outliers occur.**
- **NO Laboratory Control outliers occur.**
- **Matrix Spike outliers exist - please see following pages for full details.**
- **For all regular sample matrices, NO surrogate recovery outliers occur.**

Outliers : Analysis Holding Time Compliance

- **NO Analysis Holding Time Outliers exist.**

Outliers : Frequency of Quality Control Samples

- **Quality Control Sample Frequency Outliers exist - please see following pages for full details.**

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Outliers : Quality Control Samples

Duplicates, Method Blanks, Laboratory Control Samples and Matrix Spikes

Matrix: **SOIL**

Compound Group Name	Laboratory Sample ID	Client Sample ID	Analyte	CAS Number	Data	Limits	Comment
Matrix Spike (MS) Recoveries							
EG005(ED093)T: Total Metals by ICP-AES	EM1917095-001	Anonymous	**Manganese**	7439-96-5	Not Determined	---	**MS recovery not determined, background level greater than or equal to 4x spike level.**

Outliers : Frequency of Quality Control Samples

Matrix: **WATER**

Quality Control Sample Type	Count		Rate (%)		Quality Control Specification
Method	QC	Regular	Actual	Expected	
Laboratory Duplicates (DUP)					
PAH/Phenols (GC/MS - SIM)	0	3	0.00	10.00	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	0	8	0.00	10.00	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)					
PAH/Phenols (GC/MS - SIM)	0	3	0.00	5.00	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	0	8	0.00	5.00	NEPM 2013 B3 & ALS QC Standard

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarises extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach data with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days; mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for VOC in soils vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive re Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL** Evaluation: × = Holding time breach ; ✓ = Within holding time

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EA055: Moisture Content (Dried @ 105-110°C)							
Soil Glass Jar - Unpreserved (EA055)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	---	---	---	**16-Oct-2019**	25-Oct-2019	✓
EG005(ED093)T: Total Metals by ICP-AES							
Soil Glass Jar - Unpreserved (EG005T)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**17-Oct-2019**	08-Apr-2020	✓	**18-Oct-2019**	08-Apr-2020	✓

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Matrix: **SOIL** Evaluation: × = Holding time breach ; ✓ = Within holding time

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EG035T: Total Recoverable Mercury by FIMS							
Soil Glass Jar - Unpreserved (EG035T)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**17-Oct-2019**	08-Nov-2019	✓	**18-Oct-2019**	08-Nov-2019	✓
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons							
Soil Glass Jar - Unpreserved (EP075(SIM))							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**17-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	26-Nov-2019	✓
EP080/071: Total Petroleum Hydrocarbons							
Soil Glass Jar - Unpreserved (EP080)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**16-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	25-Oct-2019	✓
Soil Glass Jar - Unpreserved (EP071)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**17-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	26-Nov-2019	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Soil Glass Jar - Unpreserved (EP080)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**16-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	25-Oct-2019	✓
Soil Glass Jar - Unpreserved (EP071)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**17-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	26-Nov-2019	✓
EP080: BTEXN							
Soil Glass Jar - Unpreserved (EP080)							
BH01 0.25-0.35, BH02 0.25-0.35, BH03 0.25-0.35, BH04 0.25-0.35, Duplicate	**11-Oct-2019**	**16-Oct-2019**	25-Oct-2019	✓	**17-Oct-2019**	25-Oct-2019	✓

Matrix: **WATER** Evaluation: × = Holding time breach ; ✓ = Within holding time

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EG020T: Total Metals by ICP-MS							
Clear Plastic Bottle - Unfiltered; Lab-acidified (EG020A-T)							
Rinsate	**11-Oct-2019**	**17-Oct-2019**	08-Apr-2020	✓	**17-Oct-2019**	08-Apr-2020	✓
EG035T: Total Recoverable Mercury by FIMS							
Clear Plastic Bottle - Unfiltered; Lab-acidified (EG035T)							
Rinsate	**11-Oct-2019**	---	---	---	**19-Oct-2019**	08-Nov-2019	✓

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Matrix: **WATER** Evaluation: ✖ = Holding time breach ; ✓ = Within holding time

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Due for extraction	Evaluation	Analysis: Date analysed	Due for analysis	Evaluation
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons							
Amber Glass Bottle - Unpreserved (EP075(SIM))							
Rinsate	11-Oct-2019	15-Oct-2019	18-Oct-2019	✓	16-Oct-2019	24-Nov-2019	✓
EP080/071: Total Petroleum Hydrocarbons							
Amber Glass Bottle - Unpreserved (EP071)							
Rinsate	11-Oct-2019	15-Oct-2019	18-Oct-2019	✓	16-Oct-2019	24-Nov-2019	✓
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	11-Oct-2019	16-Oct-2019	25-Oct-2019	✓	16-Oct-2019	25-Oct-2019	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Amber Glass Bottle - Unpreserved (EP071)							
Rinsate	11-Oct-2019	15-Oct-2019	18-Oct-2019	✓	16-Oct-2019	24-Nov-2019	✓
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	11-Oct-2019	16-Oct-2019	25-Oct-2019	✓	16-Oct-2019	25-Oct-2019	✓
EP080: BTEXN							
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	11-Oct-2019	16-Oct-2019	25-Oct-2019	✓	16-Oct-2019	25-Oct-2019	✓

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Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was/were processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL** Evaluation: ✖ = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type / Analytical Methods	Method	Count: QC	Count: Reqmnt	Rate (%): Actual	Rate (%): Expected	Evaluation	Quality Control Specification
Laboratory Duplicates (DUP)							
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	16	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	19	10.53	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
PAH/Phenols (SIM)	EP075(SIM)	1	16	6.25	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
PAH/Phenols (SIM)	EP075(SIM)	1	16	6.25	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
PAH/Phenols (SIM)	EP075(SIM)	1	16	6.25	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

Matrix: **WATER** Evaluation: ✖ = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type / Analytical Methods	Method	Count: QC	Count: Reqmnt	Rate (%): Actual	Rate (%): Expected	Evaluation	Quality Control Specification
Laboratory Duplicates (DUP)							
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	3	0.00	10.00	✖	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	3	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-MS - Suite A	EG020A-T	2	12	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	0	3	0.00	10.00	✖	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	19	10.53	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	3	33.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Matrix: **WATER** Evaluation: ✖ = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Reader	Actual	Expected	Evaluation	
Laboratory Control Samples (LCS) - Continued							
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-MS - Suite A	EG020A-T	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	3	33.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-MS - Suite A	EG020A-T	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	3	0.00	5.00	✖	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-MS - Suite A	EG020A-T	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	0	8	0.00	5.00	✖	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	19	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM (2013) Schedule B(3) Section 7.1 and Table 1 (14 day holding time).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM (2013) Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM (2013) Schedule B(3).
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015A. Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM amended 2013.
PAH/Phenols (SIM)	EP075(SIM)	SOIL	In house: Referenced to USEPA SW 846 - 8270D. Extracts are analysed by Capillary GC/MS in Selective Ion Mode (SIM) and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM (2013) Schedule B(3) (Method 502 and 507)
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260B. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM amended 2013.
Total Metals by ICP-MS - Suite A	EG020A-T	WATER	In house: Referenced to APHA 3125; USEPA SW846 - 6020. ALS QWI-ENVEG020. The ICPMS technique utilizes a highly efficient argon plasma to ionize selected elements. Ions are then passed into a high vacuum mass spectrometer, which separates the analytes based on their distinct mass to charge ratios prior to their measurement by a discrete dynode ion detector.
Total Mercury by FIMS	EG035T	WATER	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCl2)(Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. A bromate/bromide reagent is used to oxidise any organic mercury compounds in the unfiltered sample. The ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM (2013) Schedule B(3)
TRH - Semivolatile Fraction	EP071	WATER	In house: Referenced to USEPA SW 846 - 8015A. The sample extract is analysed by Capillary GC/FID and quantification is by comparison against an established 5 point calibration curve of *n*-Alkane standards. This method is compliant with the QC requirements of NEPM (2013) Schedule B(3)
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	WATER	In house: Referenced to USEPA SW 846 - 8270D. Sample extracts are analysed by Capillary GC/MS in SIM Mode and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM (2013) Schedule B(3)

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Analytical Methods	Method	Matrix	Method Descriptions
TRH Volatiles/BTEX	EP080	WATER	In house: Referenced to USEPA SW 846 - 8260B. Water samples are directly purged prior to analysis by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. Alternatively, a sample is equilibrated in a headspace vial and a portion of the headspace determined by GC/MS analysis. This method is compliant with the QC requirements of NEPM (2013) Schedule B(3).
Preparation Methods	**Method**	**Matrix**	**Method Descriptions**
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion. 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM (2013) Schedule B(3) (Method 202)
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.
Digestion for Total Recoverable Metals	EN25	WATER	In house: Referenced to USEPA SW846-3005. Method 3005 is a Nitric/Hydrochloric acid digestion procedure used to prepare surface and ground water samples for analysis by ICPAES or ICPMS. This method is compliant with NEPM (2013) Schedule B(3)
Separatory Funnel Extraction of Liquids	ORG14	WATER	In house: Referenced to USEPA SW 846 - 3510B. 100 mL to 1L of sample is transferred to a separatory funnel and serially extracted three times using DCM for each extract. The resultant extracts are combined, dehydrated and concentrated for analysis. This method is compliant with NEPM (2013) Schedule B(3) . ALS default excludes sediment which may be resident in the container.
Volatiles Water Preparation	ORG16-W	WATER	A 5 mL aliquot or 5 mL of a diluted sample is added to a 40 mL VOC vial for sparging.

Appendix 5 Certificate of Analysis

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: EM1917145	Page	: 1 of 9
Client	: GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	: Environmental Division Melbourne
Contact	: SARAH JOYCE	Contact	: Shirley LeCornu
Address	: 29 KIRKSWAY PLACE BATTERY POINT TASMANIA, AUSTRALIA 7004	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 6223 1839	Telephone	: +6138549 9630
Project	: New town	Date Samples Received	: 15-Oct-2019 10:00
Order number	: ---	Date Analysis Commenced	: 15-Oct-2019
C-O-C number	: ---	Issue Date	: 21-Oct-2019 14:47
Sampler	: JOHN PAUL CUMMING		
Site	: ---		
Quote number	: EN/222		
No. of samples received	: 6		
No. of samples analysed	: 6		

ilac-MRA NATA Accreditation No. 825 Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER

Page : 2 of 9
Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

ALS

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
* = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero.
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.

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Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	BH01 0.25-0.35	BH02 0.25-0.35	BH03 0.25-0.35	BH04 0.25-0.35	Duplicate
				Client sampling date / time	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00
Compound	CAS Number	LOR	Unit		EM1917145-001	EM1917145-002	EM1917145-003	EM1917145-004	EM1917145-005
					Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	---	1.0	%		7.8	8.9	13.4	16.5	8.7
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		<5	<5	<5	<5	<5
Barium	7440-39-3	10	mg/kg		110	120	100	50	120
Beryllium	7440-41-7	1	mg/kg		<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg		<50	<50	<50	<50	<50
Cadmium	7440-43-9	1	mg/kg		2	2	<1	<1	3
Chromium	7440-47-3	2	mg/kg		7	6	6	13	6
Cobalt	7440-48-4	2	mg/kg		5	4	3	8	4
Copper	7440-50-8	5	mg/kg		35	31	22	20	36
Lead	7439-92-1	5	mg/kg		213	196	26	23	251
Manganese	7439-96-5	5	mg/kg		172	140	53	255	161
Nickel	7440-02-0	2	mg/kg		5	5	3	15	5
Selenium	7782-49-2	5	mg/kg		<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg		36	36	48	39	34
Zinc	7440-66-6	5	mg/kg		249	159	36	76	292
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		0.3	0.3	<0.1	<0.1	0.4
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg		0.5	0.5	<0.5	<0.5	3.1
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	1.2
Fluoranthene	206-44-0	0.5	mg/kg		1.8	1.9	<0.5	<0.5	7.0
Pyrene	129-00-0	0.5	mg/kg		1.8	2.0	<0.5	<0.5	6.6
Benz(a)anthracene	56-55-3	0.5	mg/kg		1.0	1.3	<0.5	<0.5	3.4
Chrysene	218-01-9	0.5	mg/kg		0.9	1.0	<0.5	<0.5	2.6
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		1.7	1.3	<0.5	<0.5	3.2
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		0.6	0.5	<0.5	<0.5	1.1
Benzo(a)pyrene	50-32-8	0.5	mg/kg		1.4	1.3	<0.5	<0.5	3.0
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		0.7	0.5	<0.5	<0.5	1.2
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5

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Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	BH01 0.25-0.35	BH02 0.25-0.35	BH03 0.25-0.35	BH04 0.25-0.35	Duplicate
				Client sampling date / time	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00
Compound	CAS Number	LOR	Unit		EM1917145-001	EM1917145-002	EM1917145-003	EM1917145-004	EM1917145-005
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		1.0	0.7	<0.5	<0.5	1.5
* Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg		11.4	11.0	<0.5	<0.5	33.9
* Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg		2.0	1.7	<0.5	<0.5	3.9
* Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg		2.3	1.9	0.6	0.6	4.2
* Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg		2.5	2.2	1.2	1.2	4.4
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	---	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	---	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	---	100	mg/kg		120	<100	<100	<100	180
C29 - C36 Fraction	---	100	mg/kg		110	<100	<100	<100	130
* C10 - C36 Fraction (sum)	---	50	mg/kg		230	<50	<50	<50	310
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
* C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	---	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	---	100	mg/kg		200	130	<100	<100	260
>C34 - C40 Fraction	---	100	mg/kg		<100	<100	<100	<100	<100
* >C10 - C40 Fraction (sum)	---	50	mg/kg		200	130	<50	<50	260
* >C10 - C16 Fraction minus Naphthalene (F2)	---	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
* Sum of BTEX	---	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
* Total Xylenes	---	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		91.5	92.4	96.0	95.4	100.0
2-Chlorophenol-D4	93951-73-6	0.5	%		70.9	68.2	81.5	72.6	74.6
2.4.6-Tribromophenol	118-79-6	0.5	%		99.6	73.0	76.8	78.0	86.8

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Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	BH01 0.25-0.35	BH02 0.25-0.35	BH03 0.25-0.35	BH04 0.25-0.35	Duplicate
				Client sampling date / time	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00	11-Oct-2019 00:00
Compound	CAS Number	LOR	Unit		EM1917145-001	EM1917145-002	EM1917145-003	EM1917145-004	EM1917145-005
					Result	Result	Result	Result	Result
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		110	110	112	110	105
Anthracene-d10	1719-06-8	0.5	%		92.4	98.3	89.8	90.5	96.8
4-Terphenyl-d14	1718-51-0	0.5	%		98.8	131	131	129	129
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		72.3	63.4	67.5	71.0	73.6
Toluene-D8	2037-26-5	0.2	%		70.6	80.1	68.9	67.5	74.2
4-Bromofluorobenzene	460-00-4	0.2	%		104	93.6	101	102	104

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Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	Rinsate	---	---	---	---
				Client sampling date / time	11-Oct-2019 00:00	---	---	---	---
Compound	CAS Number	LOR	Unit		EM1917145-006	-----	-----	-----	-----
					Result	---	---	---	---
EG020T: Total Metals by ICP-MS									
Arsenic	7440-38-2	0.001	mg/L		<0.001	---	---	---	---
Boron	7440-42-8	0.05	mg/L		<0.05	---	---	---	---
Barium	7440-39-3	0.001	mg/L		<0.001	---	---	---	---
Beryllium	7440-41-7	0.001	mg/L		<0.001	---	---	---	---
Cadmium	7440-43-9	0.0001	mg/L		<0.0001	---	---	---	---
Cobalt	7440-48-4	0.001	mg/L		<0.001	---	---	---	---
Chromium	7440-47-3	0.001	mg/L		<0.001	---	---	---	---
Copper	7440-50-8	0.001	mg/L		<0.001	---	---	---	---
Manganese	7439-96-5	0.001	mg/L		<0.001	---	---	---	---
Nickel	7440-02-0	0.001	mg/L		<0.001	---	---	---	---
Lead	7439-92-1	0.001	mg/L		<0.001	---	---	---	---
Selenium	7782-49-2	0.01	mg/L		<0.01	---	---	---	---
Vanadium	7440-62-2	0.01	mg/L		<0.01	---	---	---	---
Zinc	7440-66-6	0.005	mg/L		<0.005	---	---	---	---
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.0001	mg/L		<0.0001	---	---	---	---
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	1.0	µg/L		<1.0	---	---	---	---
Acenaphthylene	208-96-8	1.0	µg/L		<1.0	---	---	---	---
Acenaphthene	83-32-9	1.0	µg/L		<1.0	---	---	---	---
Fluorene	86-73-7	1.0	µg/L		<1.0	---	---	---	---
Phenanthrene	85-01-8	1.0	µg/L		<1.0	---	---	---	---
Anthracene	120-12-7	1.0	µg/L		<1.0	---	---	---	---
Fluoranthene	206-44-0	1.0	µg/L		<1.0	---	---	---	---
Pyrene	129-00-0	1.0	µg/L		<1.0	---	---	---	---
Benz(a)anthracene	56-55-3	1.0	µg/L		<1.0	---	---	---	---
Chrysene	218-01-9	1.0	µg/L		<1.0	---	---	---	---
Benzo(b+j)fluoranthene	205-99-2 205-82-3	1.0	µg/L		<1.0	---	---	---	---
Benzo(k)fluoranthene	207-08-9	1.0	µg/L		<1.0	---	---	---	---
Benzo(a)pyrene	50-32-8	0.5	µg/L		<0.5	---	---	---	---
Indeno(1,2,3-cd)pyrene	193-39-5	1.0	µg/L		<1.0	---	---	---	---
Dibenz(a,h)anthracene	53-70-3	1.0	µg/L		<1.0	---	---	---	---
Benzo(g,h,i)perylene	191-24-2	1.0	µg/L		<1.0	---	---	---	---
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	µg/L		<0.5	---	---	---	---

Page : 7 of 9
Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	Rinsate	—	—	—	—
				Client sampling date / time	11-Oct-2019 00:00	—	—	—	—
Compound	CAS Number	LOR	Unit	EM1917145-006	——	——	——	——	
				Result	—	—	—	—	
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
* Benzo(a)pyrene TEQ (zero)	----	0.5	µg/L	<0.5	—	—	—	—	
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	20	µg/L	<20	—	—	—	—	
C10 - C14 Fraction	----	50	µg/L	<50	—	—	—	—	
C15 - C28 Fraction	----	100	µg/L	<100	—	—	—	—	
C29 - C36 Fraction	----	50	µg/L	<50	—	—	—	—	
^ C10 - C36 Fraction (sum)	----	50	µg/L	<50	—	—	—	—	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	20	µg/L	<20	—	—	—	—	
* C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	20	µg/L	<20	—	—	—	—	
>C10 - C16 Fraction	----	100	µg/L	<100	—	—	—	—	
>C16 - C34 Fraction	----	100	µg/L	<100	—	—	—	—	
>C34 - C40 Fraction	----	100	µg/L	<100	—	—	—	—	
^ >C10 - C40 Fraction (sum)	----	100	µg/L	<100	—	—	—	—	
* >C10 - C16 Fraction minus Naphthalene (F2)	----	100	µg/L	<100	—	—	—	—	
EP080: BTEXN									
Benzene	71-43-2	1	µg/L	<1	—	—	—	—	
Toluene	108-88-3	2	µg/L	<2	—	—	—	—	
Ethylbenzene	100-41-4	2	µg/L	<2	—	—	—	—	
meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	—	—	—	—	
ortho-Xylene	95-47-6	2	µg/L	<2	—	—	—	—	
^ Total Xylenes	----	2	µg/L	<2	—	—	—	—	
^ Sum of BTEX	----	1	µg/L	<1	—	—	—	—	
Naphthalene	91-20-3	5	µg/L	<5	—	—	—	—	
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	1.0	%	35.7	—	—	—	—	
2-Chlorophenol-D4	93951-73-6	1.0	%	85.1	—	—	—	—	
2,4,6-Tribromophenol	118-79-6	1.0	%	85.6	—	—	—	—	
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	1.0	%	90.8	—	—	—	—	
Anthracene-d10	1719-06-8	1.0	%	97.3	—	—	—	—	
4-Terphenyl-d14	1718-51-0	1.0	%	99.2	—	—	—	—	

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Work Order : EM1917145
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : New town

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Client sample ID	Rinsate	—	—	—	—
				Client sampling date / time	11-Oct-2019 00:00	—	—	—	—
Compound	CAS Number	LOR	Unit	EM1917145-006	——	——	——	——	
				Result	—	—	—	—	
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	2	%	92.8	—	—	—	—	
Toluene-D8	2037-26-5	2	%	96.4	—	—	—	—	
4-Bromofluorobenzene	460-00-4	2	%	102	—	—	—	—	

Page	9 of 9
Work Order	EM1917145
Client	GEO-ENVIRONMENTAL SOLUTIONS
Project	New town

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	54	125
2-Chlorophenol-D4	93951-73-6	65	123
2,4,6-Tribromophenol	118-79-6	34	122
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	61	125
Anthracene-d10	1719-06-8	62	130
4-Terphenyl-d14	1718-51-0	67	133
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124

Sub-Matrix: WATER		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	10	46
2-Chlorophenol-D4	93951-73-6	23	104
2,4,6-Tribromophenol	118-79-6	28	130
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	36	114
Anthracene-d10	1719-06-8	51	119
4-Terphenyl-d14	1718-51-0	49	127
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	73	129
Toluene-D8	2037-26-5	70	125
4-Bromofluorobenzene	460-00-4	71	129

Application Referral Environmental Health - Response

From:	9/09/2019 - Initial Assessment - Andrew Choveaux - Environmental Health Officer 13/01/2020 - Assess ESA for PCL - Andrew Choveaux - Senior Environmental Health Officer
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	115 - 117 NEW TOWN ROAD, NEW TOWN
Proposal:	Partial Demolition, Landscaping, Public Art and Furniture
Application No:	PLN-19-558
Assessment Officer:	Michael McClenahan,

Referral Officer comments:

Code Application:

Code (delete that which does not apply)	Applicable (check that the Code applies to the use or development E2.2, E9.2 or E.23.2)	Exempt (check the exemptions E2.4, E9.4 or E23.4)	Permitted (the use or development is permitted if the relevant acceptable solutions are met)	Discretionary (identify the relevant acceptable solution which has not been met and which thus makes the application discretionary)
E2.0 Potentially Contaminated Land	E2.0 Potentially Contaminated Land Code applies due to excavation exceeding 1m2			

POTENTIALLY CONTAMINATED LAND CODE

Clause (delete that which does not apply)	**Discussion** (provide brief commentary on your assessment of the application in relation to the application of the Code)

E2.6 Development Standards E2.6.2 Excavation	Proposes "Landscaping" requires more than 1m2 excavation and possibly, removal of potentially contaminated soils. To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment, an Environmental Site Assessment (ESA) in accordance with the National Environmental Protection (Assessment of Site Contamination) Measure 1999, to satisfy P1, Section E2.6.2 Excavation, of the PCL Code will be required. The ESA Report should detail P1(b) a plan to manage contamination and associated risk to human health and the environment that includes: (i) an environmental site assessment (in accordance with the National Environmental Protection (Assessment of Site Contamination) Measure 1999); (ii) any specific remediation and protection measures required to be implemented before excavation commences; and (iii) a statement that the excavation does not adversely impact on human health or the environment.

Please Advise the EHO at any stage if:

Contaminated Land

• Changes to the original proposed use or development are made. Examples may include; excavation of greater than 1m3, sealed surfaces to be left unsealed, residential use proposed on ground floor.
• Requested reports are submitted.

13/01/2020 - The submitted ESA Titled 115-117 New Town Road, October 2019 by GES addresses the following:
E2.5 Use Standards
A1 - There were no acceptable solutions submitted.
P1 - Performance Criteria (c) applies - A plan to manage contamination and associated risks to human health and the environment was submitted, and it includes;
(i) The plan includes a Environmental Site Assessment (ESA) which complies with the requirements of the National Environment Protection Measure (NEPM). The ESA was conducted and prepared by a suitably qualified person/company,
(ii) The ESA outlines specific remediation and protection measures required to be implemented before any use commences, and;
(iii) The ESA states that the land is suitable for its intended use.

E2.6.2 Excavation
A1 - There are no acceptable solutions.
P1 - Performance Criteria (c) applies - A plan to manage contamination and associated risks to human health and the environment was submitted, and it includes:
(i) The plan includes a Environmental Health Assessment (ESA) which was conducted and prepared by a suitably qualified person/company and is in accordance with the National Environment Protection Measure (NEPM),
(ii) The ESA outlines specific remediation and protective measures required to be implemented before any excavation commences, and;
(iii) The ESA states that the excavation will not adversely impact on human health or the environment if the recommendations of the ESA are followed.

Application Referral Cultural Heritage - Response

From:	Megan Baynes
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	115 - 117 NEW TOWN ROAD, NEW TOWN
Proposal:	Partial Demolition, Landscaping, Public Art and Furniture
Application No:	PLN-19-558
Assessment Officer:	Michael McClenahan,

Referral Officer comments:

115-117 Newtown Road is a site with a collection of buildings which are setback from the road. The Salvation Army operates several activities from the site. During a site inspection people were sitting and chatting under the veranda. Nearby, items such as furniture and clothing were being dropped off to the sorting centre prior to sale. This centre is constantly busy with people accessing the social services and affordable goods provided by the Salvation Army.
In terms of historic heritage fabric, the former house is the only notable structure. It is double storey and has been painted. The building has a simple hip roof, chimney and single level verandah at the front, which is a latter addition. Council records indicate that the building dates back to at least 1924
Between the house and the street are several trees, which are a remnant of the former garden. This area is also used for car parking. The house is discombobulated in its setting: Lost in a sea of car parking and a fairly busy main street. At this location the precinct has a weak character. Vehicles dominate.

Proposal
Hobart City Council is proposing to insert a pocket park in the space between the original house and the street. Minor demolition of a portion of the wall is required in order to open up the space to invite pedestrians. Some trees are proposed to be removed and other landscaping (such as seats, planting and paving) is to be added to furnish the park. The notion is to create a convivial green space for the community to enjoy. Public Art is to be located prominently and strategically at the street edge.
The site is located in a heritage precinct and therefore the Historic Heritage Code needs to be considered:

Demolition
The demolition of a concrete kerb, wall and several trees is proposed. None of these items are understood to have significant cultural heritage value. The proposed demolition satisfies E 13 8 1 P1.

Works
The proposed works involve the creation of a park with art, trees, seats, paving and planting. This landscape strategy is entirely appropriate as this space would have originally been a garden. The proposed pocket park will be a welcome addition to an area which lacks green infrastructure. The proposed works satisfy E 13.8.2 P1 and P5.

Megan Baynes

Cultural Heritage Officer
13 9 2019

7.2.4 4 WOODLYN COURT, SOUTH HOBART - PARTIAL DEMOLITION, EXTENSION, ALTERATIONS AND ANCILLARY DWELLING PLN-19-541 - FILE REF: F20/15322

Address:	4 Woodlyn Court, South Hobart
Proposal:	Partial Demolition, Extension, Alterations and Ancillary Dwelling
Expiry Date:	25 February 2020
Extension of Time:	Not applicable
Author:	Tristan Widdowson

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, extension, alterations and ancillary dwelling at 4 Woodlyn Court, South Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-541 - 4 WOODLYN COURT SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice: Under section 23 of the Urban Drainage Act 2013 it is an

offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips,

including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the

Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to a Part 5 Agreement with
Hobart City Council (C935042) that requires the owner(s) to:

- Implement the approved Bushfire Management Plan in relation to the land; Refrain from removing any tree on the land which has a circumference of more than 400mm measured one metre above the adjacent ground level unless that tree is within three metres of the outer wall of any building on the land that is approved by the Planning Authority or removal of the tree is necessary for safety reasons as determined and approved in writing by the Planning

Authority; Ensure no habitable building development occurs below the High Terrace Embankment Area on the land; and

- Ensure that any dwelling or fence on the land is constructed in accordance with the guidelines and recommendations of the document *Minimising the Swift Parrot Collision Threat: Guidelines and recommendations for parrot-safe building design*.

Please note the bushfire management plan is now too old to be used to satisfy the building regulations relating to bushfire-prone areas and a new bushfire hazard management plan will be required for building approval.

There appear to be no trees on the site that would be affected by the development with a circumference of more than 400mm.

The dwelling is above the high terrace embankment area.

The proposed building design appears generally consistent with the Swift Parrot protection guidelines, however please note that clear glass balustrades are not considered consistent with the guidelines. Satisfactory performance may be achieved by:

- utilising translucent glass;
- utilising tinted glass (<70% light transmission);
- utilising glass with visible patterning such as etching;
- utilising glazing with ultraviolet properties specifically designed to be visible to birds; and/or
- substituting glass balustrade with another type of balustrade (e.g. tension wire for deck balustrades);

Please also ensure high reflectivity glass is not used for glazed elements of the building.

Copies of the Part 5 Agreement are available from The LIST website (www.thelist.tas.gov.au) via the ‘Scanned Dealings’ section.

Attachment A: PLN-19-541 - 4 WOODLYN COURT SOUTH HOBART TAS 7004 - Planning Committee or Delegated Report ⇩

Attachment B: PLN-19-541 - 4 WOODLYN COURT SOUTH HOBART TAS 7004 - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Committee:	24 February 2020
Expiry Date:	25 February 2020
Application No:	PLN-19-541
Address:	4 WOODLYN COURT , SOUTH HOBART
Applicant:	PINNACLE DRAFTING 2/2 KENNEDY DRIVE
Proposal:	Partial Demolition, Extension, Alterations and Ancillary Dwelling
Representations:	Three (3)
Performance criteria:	General Residential Zone Development Standards and Parking and Acces Code

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Extension, Alterations and Ancillary Dwelling at 4 Woodlyn Court, South Hobart.

1.2 The proposal is for the construction of a 60m2 ancillary dwelling to adjoin the western side of the existing dwelling at 4 Woodlyn Court, South Hobart. The two bedroom ancillary dwelling, sited parallel to the existing dwelling will be excavated into the slope of the site with a single vehicle carport created in the subfloor space below and an elevated 7.5m2 deck on the street elevation. Through the use of retaining walls, linked deck areas are to be created at the rear of the existing dwelling and proposed ancillary dwelling to provide access and additional usable space. The contemporary skillion roof design of the ancillary dwelling is to feature a mix of compressed sheet and timber cladding.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 General Residential Zone Development Standards - Privacy
1.3.2 Parking and Access Code - Number of Parking Spaces

1.4 Three (3) representations objecting to and supporting the proposal were received within the statutory advertising period between 9 January and the 23 January 2020.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the City Planning Committee.

2. Site Detail

2.1 The 754m2 subject site (CT161337/9) is steeply sloping and contains recently completed single dwelling. The property is sited centrally within the Woodlyn Court subdivision which is accessed via Strickland Avenue.

2.2



Figure 1: GIS Amp Image 1:2000

2.3



Figure 2: GIS Map Image 1:500

2.4



Figure 3: Subject Site

2.5



Figure 4: Subject site relative to adjoining property at 7 Erindale Place

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Extension, Alterations and Ancillary Dwelling at 4 Woodlyn Court, South Hobart.

3.2 The proposal is for the construction of a 60m2 ancillary dwelling to adjoin the western side of the existing dwelling at 4 Woodlyn Court, South Hobart. The two bedroom ancillary dwelling, sited parallel to the existing dwelling will be excavated into the slope of the site with a single vehicle carport created in the subfloor space below and an elevated 7.5m2 deck on the street elevation. Through the use of retaining walls, linked deck areas are to be created at the rear of the existing dwelling and proposed ancillary dwelling to provide access and additional usable space. The contemporary skillion roof design of the ancillary dwelling is to feature a mix of compressed sheet and timber cladding.

3.3

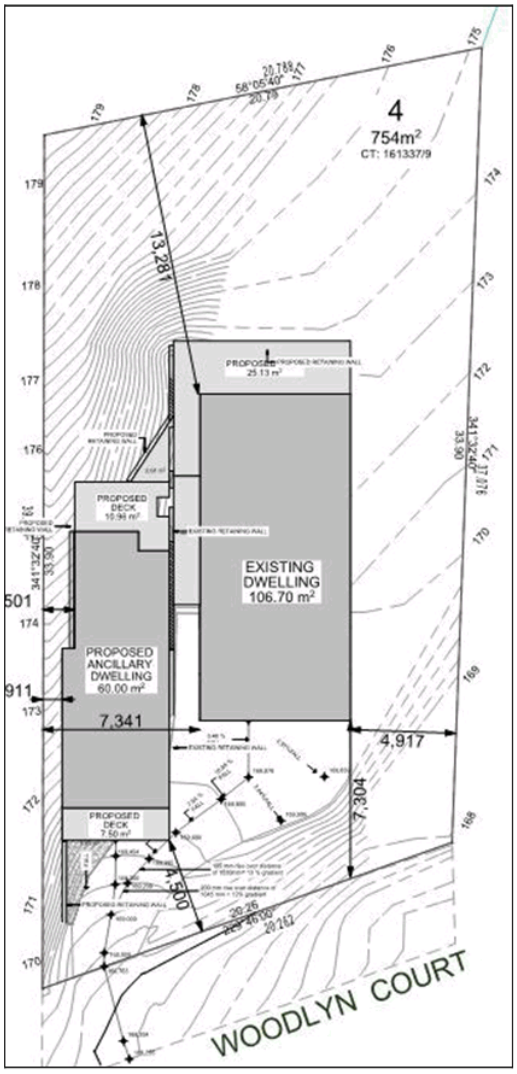


Figure 5: Proposed Site Plan

3.4



Figure 6: Proposed 3D Model of ancillary dwelling and existing dwelling

4. Background

4.1 The existing dwelling on the site was completed in 2018.

5. Concerns raised by representors

5.1 Three (3) representations objecting to and supporting the proposal were received within the statutory advertising period between 9 January and the 23 January 2020.

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Non-compliant setback. The developer is seeking a relaxation to the setback in south west corner.
Potential overshadowing but no solar diagrams provided.
Material impact on both the amount of direct sunlight and ambient light that the adjoining property receives.
The proposed setback doesn't create a large buffer zone between the house and the street to respond to the neighbourhood pattern. The development is a departure from the spatial semi-rural nature of the subdivision.
Visual and material impacts on the look and feel of the adjoining property.
The proposed deck will overlook both the adjoining properties.
Non-compliant carport openings will result in a significant visual impact on the street.
Scale of the combined buildings not in keeping with streetscape.
The sign notifying of the development application placed at 4 Woodlyn Court, was not on display within a week of being installed, there is no suggestion that the sign was removed on purpose, however the process of this application has been compromised.
Questionable whether the site coverage estimation is correct as the decks, stairs and eaves are not included.
Concerns in respect of erosion and damage from the excavation works.
Concern that the ancillary dwelling will be used as visitor accommodation as the dwelling has been used for temporary accommodation.
No objection to proposal provided the height of the building doesn't increase unless for solar panels.
The ancillary dwelling looks nice.
Concerns with planting due to impact on views as well as tree roots, overhanging branches and fire risks.
No objection but request that deliveries and no noisy activity before 8am as construction noise has been a problem for years in the area.
That the works be done efficiently and as quickly as possible.
The planning of vegetation be commenced and completed on the property due to the lack of screening.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing is a Single Dwelling which is a No Permit Required use in the zone. A Ancillary Dwelling is associated with the use of a Single Dwelling.

6.4 The proposal has been assessed against:

6.4.1 Part D - 10 General Residential Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Privacy – Part D 10.4.6 P1

6.5.2 Parking and Access – Part E E6.6.1 P1

6.6 Each performance criterion is assessed below.

6.7 Privacy – Part D 10.4.6 P1

6.7.1 The acceptable solution at clause Part D 10.4.6 A1 requires decks within 3m of a side boundary to have privacy screens of 1.7m above the floor level with a transparency of no more than 25%.

6.7.2 The proposed 7.5m2 deck is set 910mm from the side boundary and does not propose privacy screening.

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause Part D 10.4.6 P1 provides as follows:

P1

A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

(a) a dwelling on an adjoining lot or its private open space; or
(b) another dwelling on the same site or its private open space; or
(c) an adjoining vacant residential lot.

6.7.5 The proposed deck is sited in close proximity to the frontage of the property with a setback 4.5m from the front boundary. It is adjacent to the very front of the steeply sloping garden area of the adjoining dwelling at 7 Erindale Place which is setback approximately 10m from the frontage. The lands slopes up from the subject site and there are no private open spaces areas or aspects of the dwelling that could be overlooked from the proposed deck. Also due to the front garden area of 7 Erindale Place's exposure and proximity to the frontage as well as distance from the dwelling, it is unlikely that the area would be developed as private open space, particularly due to the required front boundary setbacks. In light of the location of the deck and the fact that there is no overlooking of private open space areas or of the dwelling itself from the proposed deck, the installation of screening on the 1.5m long elevation of the deck is viewed as an unnecessary requirement.

6.7.6 The proposal complies with the performance criterion.

6.8 Parking and Access – Part E E6.6.1 P1

6.8.1 The acceptable solution at clause Part E E6.6.1 A1 requires no more or less than the two car parking spaces for a Single Dwelling.

6.8.2 The proposal includes an additional car parking space to the two existing on the site.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause Part E E6.6.1 P1 provides as follows:

P1

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

(a) car parking demand;
(b) the availability of on-street and public car parking in the locality;
(c) the availability and frequency of public transport within a 400m walking distance of the site;
(d) the availability and likely use of other modes of transport;
(e) the availability and suitability of alternative arrangements for car parking provision;
(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
(g) any car parking deficiency or surplus associated with the existing use of the land;
(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
(j) any verified prior payment of a financial contribution in lieu of parking for the land;
(k) any relevant parking plan for the area adopted by Council;
(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;
(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

6.8.5 The additional car parking on site will allow for greater availability of car parking that may generated by the use of the ancillary dwelling. It will also reduce potential impacts on the existing on-street parking in the area by providing additional off-street parking. The design utilises the existing access and is contained within the footprint of the proposed ancillary dwelling above. The provision of an additional car parking space will not

compromise any aspect of the performance criteria.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Extension, Alterations and Ancillary Dwelling at 4 Woodlyn Court, South Hobart.

7.2 The application was advertised and received three (3) representations. Two of the representations were supportive of the proposal however wished to see appropriate planting on the property be undertaken as well as the works being carried out efficiently with consideration given to early deliveries and noisy activity. The works have to be undertaken in accordance with relevant noise regulations and within the required permit time frames, the efficiency of work is not something Council has control over. Also in this instance the Council has limited control over the planting of vegetation however it's suggested that the respective properties could discuss potential planting options to ensure an appropriate result for all parties.

The representor that objected to the proposal raised a building envelope discretion and concerns of overshadowing and visual impact. They also raised concerns regarding the siting of the building at the proposed proximity to the road, the width of the carport opening, and the total combined buildings being out character for the streetscape and subdivision.

The proposal is compliant with all the Acceptable Solutions for Setbacks and Building Envelope as it allows for minor encroachments outside the envelope of eaves up to 600mm. The building is also located down slope and south of the adjoining site with the section that aligns with developed area of the adjoining dwelling to be below the height of a paling fence. Therefore, and noting the the proposal compliance with the Acceptable Solution, there would be no unreasonable impact in respect of overshadowing or visual impact to the adjoining property. The carport opening is also compliant with the Acceptable Solution for the width of openings for garages and carports as the provision only relates to the proposed carport and also the fact that it is a separate carport (the Acceptable Solution doesn't stipulate a maximum cumulative width of all garage and carport openings on a site, it simply restricts the width of individual garages and carports on a site).

In respect of the privacy concern raised in relation to the deck, due to its location it

was assessed as not having an unreasonable impact on the privacy of the adjoining property. There was question raised over the measurement of site coverage as decks, stairs and eaves are not included. The required measurement of site coverage relates to roofed buildings only and in any case the proposed site coverage is well below the permitted site coverage of 50%.

There was also concern raised in respect of the required excavation. The proposed excavation is not uncommon, with appropriate engineering and documentation addressed at the building permit stage. Any issues that may arise is a civil matter for consideration between the relevant parties.

It was noted in a representation the advertising signage was only present though part of the advertising period. Unfortunately the installation of physical notices on sites is naturally going to be subject to issues, Council act as soon as they aware of such situations. However the physical notice is only part of the process with advertising in newspaper and importantly the notification of adjoining properties owners providing other avenues of creating awareness of proposals.

With respect to concern over the future and exiting use of the site for visitor accommodation it would be subject to the State Government provisions of *Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes*.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to meet the the performance criteria in respect of its discretions for the privacy relating to the the proximity of the proposed deck to the boundary and the proposed additional car parking space. The location and size of the deck was considered acceptable without the requirement of privacy screening and the inclusion of an additional car park on-site was viewed as improved outcome considering the additional habitable space proposed.

The Council's Environmental Development Planner also reviewed the proposal and confirmed that it is consistent with the requirements of the Part 5 Agreement on the tile and has provided advice accordingly.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Partial Demolition, Extension, Alterations and Ancillary Dwelling at 4 Woodlyn Court, South Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Extension, Alterations and Ancillary Dwelling at 4 Woodlyn Court, South Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-541 - 4 WOODLYN COURT SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to a Part 5 Agreement with Hobart City Council (C935042) that requires the owner(s) to:

- Implement the approved Bushfire Management Plan in relation to the land;
- Refrain from removing any tree on the land which has a circumference of more than 400mm measured one metre above the adjacent ground level unless that tree is within three metres of the outer wall of any building on the land that is approved by the Planning Authority or removal of the tree is necessary for safety reasons as determined and approved in writing by the Planning Authority;
- Ensure no habitable building development occurs below the High Terrace Embankment Area on the land; and
- Ensure that any dwelling or fence on the land is constructed in accordance with the guidelines and recommendations of the document *Minimising the Swift Parrot Collision Threat: Guidelines and recommendations for parrot-safe building design*.

Please note the bushfire management plan is now too old to be used to satisfy the building regulations relating to bushfire-prone areas and a new bushfire hazard management plan will be required for building approval.

There appear to be no trees on the site that would be affected by the development with a circumference of more than 400mm.

The dwelling is above the high terrace embankment area.

The proposed building design appears generally consistent with the Swift Parrot protection guidelines, however please note that clear glass balustrades are not considered consistent with the guidelines. Satisfactory performance may be achieved by:

- utilising translucent glass;
- utilising tinted glass (<70% light transmission);
- utilising glass with visible patterning such as etching;
- utilising glazing with ultraviolet properties specifically designed to be visible to birds; and/or
- substituting glass balustrade with another type of balustrade (e.g. tension wire for deck balustrades);

Please also ensure high reflectivity glass is not used for glazed elements of the building.

Copies of the Part 5 Agreement are available from The LIST website (www.thelist.tas.gov.au) via the 'Scanned Dealings' section.



(Tristan Widdowson)
Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 7 February 2020

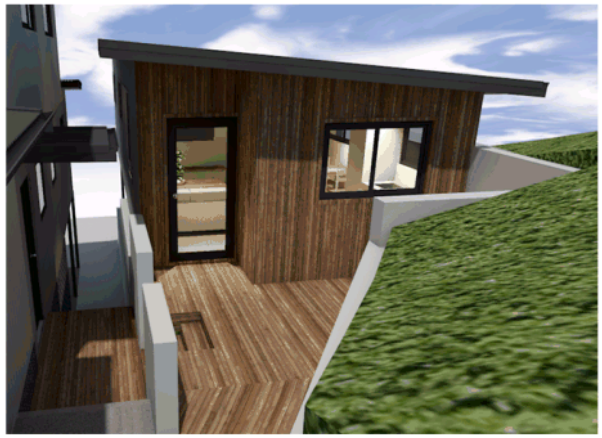
Attachment(s):

Attachment B - CPC Agenda Documents

4 Woodlyn Crt, South Hobart



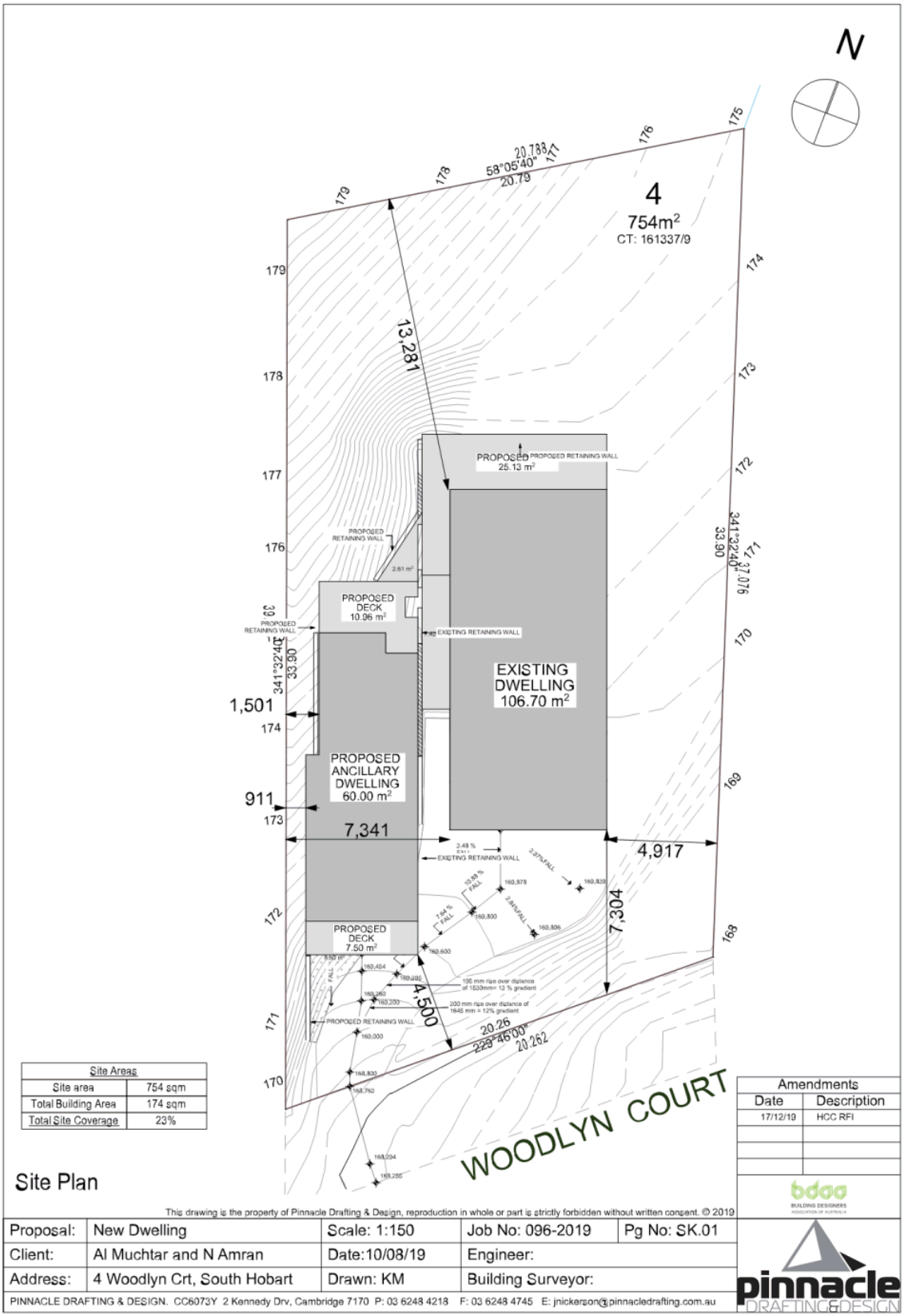




pinnacle DRAFTING&DESIGN

General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Al Muchtar and N Amran
Building Classification	1a
Title Reference	161337/9
Design Wind Speed	N2
Soil Classification	M
Climate Zone	7
BAL	
Corrosion Environment	Moderate
Zoning	General Residential

Drawing No:	Description
SK.01	Site Plan
SK.02	Driveway Plan
SK.03	Carport Floor Plan
SK.04	Lower Floor Plan
SK.05	Upper Floor Plan
SK.06	Elevations
SK.07	Elevations



Site Areas	
Site area	754 sqm
Total Building Area	174 sqm
Total Site Coverage	23%

Site Plan

Amendments	
Date	Description
17/12/19	HCC RFI

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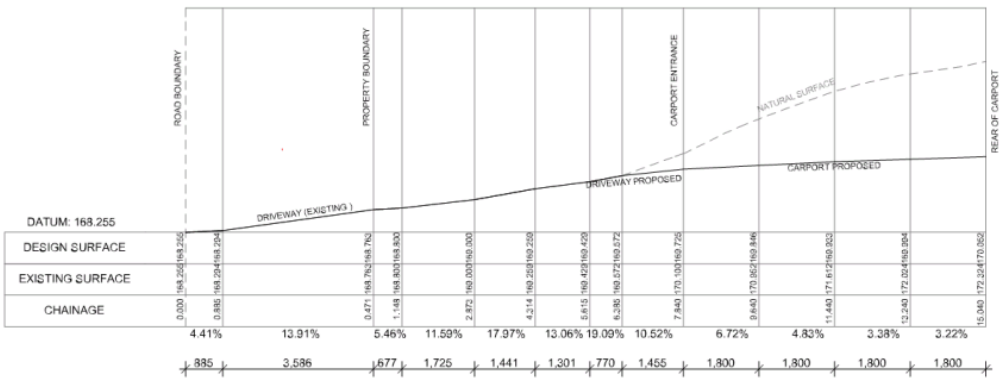
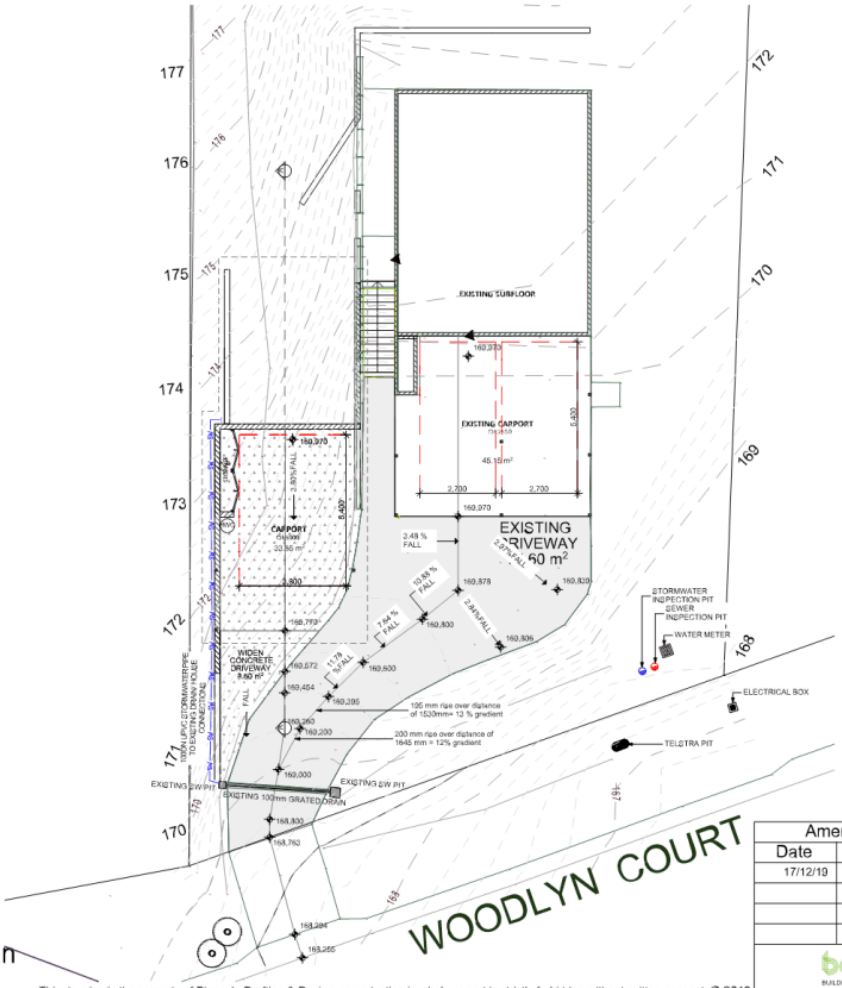
Proposal:	New Dwelling	Scale: 1:150	Job No: 096-2019	Pg No: SK.01
Client:	Al Muchtar and N Amran	Date:10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



Driveway long section - Proposed Carport



Driveway Plan

Amendments	
Date	Description
17/12/19	HCC RFI

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Proposal:	New Dwelling	Scale: 1:150, 1:100	Job No: 096-2019	Pg No: SK.02
Client:	Al Muchtar and N Amran	Date:10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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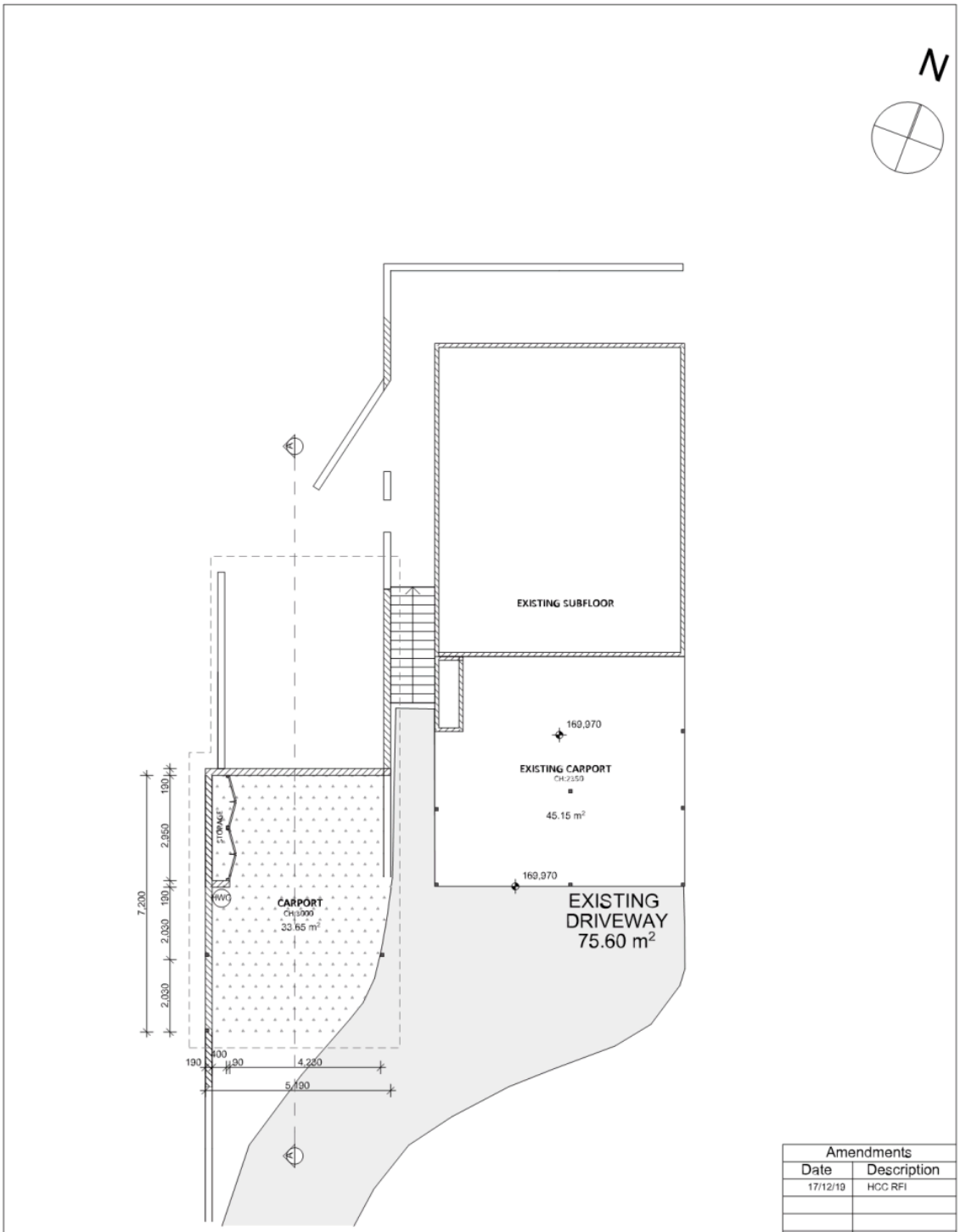

Carport Floor Plan

Ancillary dwelling Floor Areas	
Carport	34.63 sqm

Existing Dwelling Floor Areas	
Carport	45.15 sqm

Amendments	
Date	Description
17/12/19	HCC RFI

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Proposal:	New Dwelling	Scale: 1:100	Job No: 096-2019	Pg No: SK.03
Client:	Al Muchtar and N Amran	Date:10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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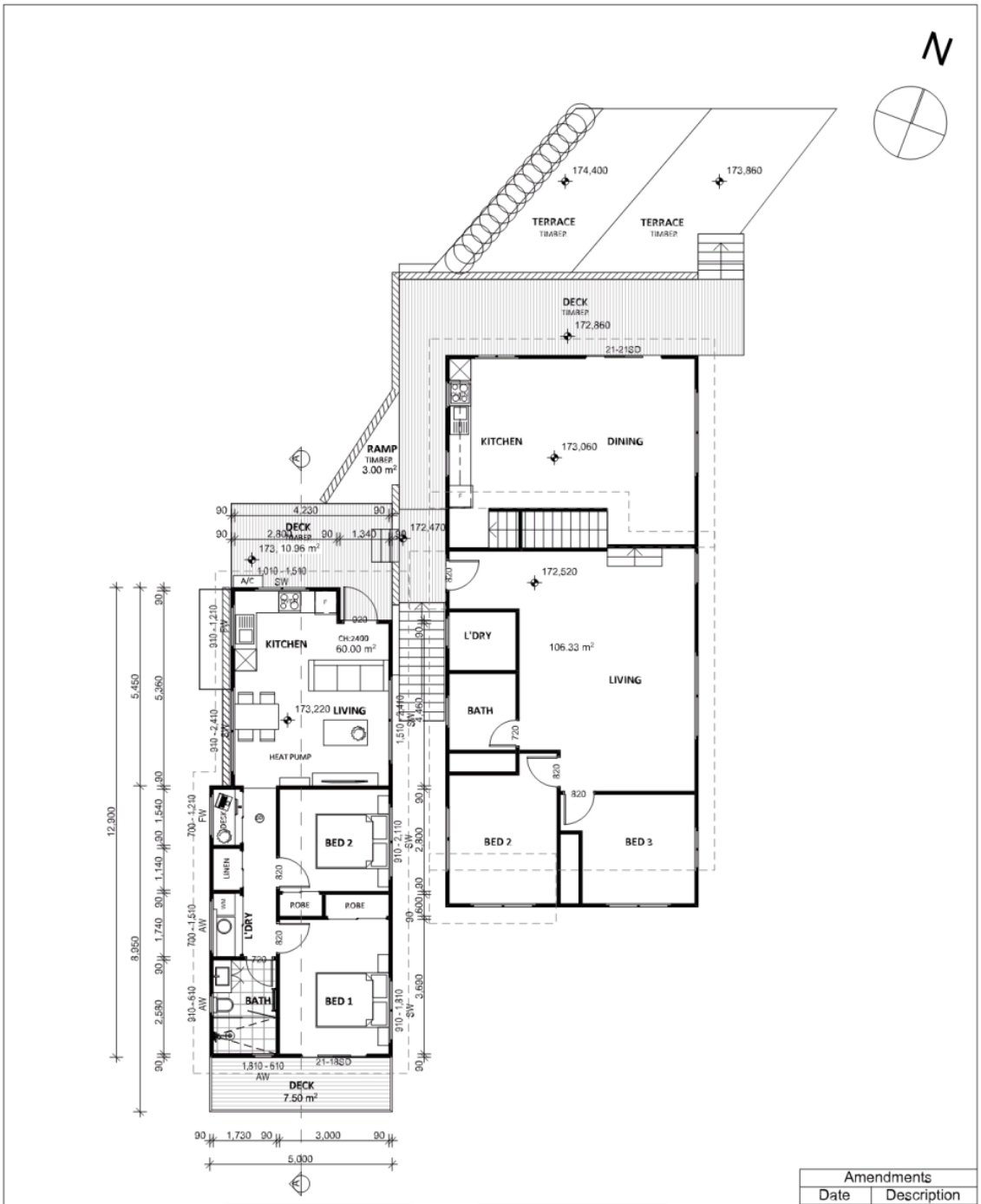
pinnacle DRAFTING&DESIGN



Ancillary dwelling Floor Areas	
Floor	60 sqm
Total	60 sqm
Deck	7.5 sqm
Deck and ramp	14.46 sqm

Existing Dwelling Floor Areas	
Lower Floor	106.33sqm

Amendments	
Date	Description
17/12/19	HCC RFI

Lower Floor Plan

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Proposal:	New Dwelling	Scale: 1:100	Job No: 096-2019	Pg No: SK.04
Client:	Al Muchtar and N Amran	Date:10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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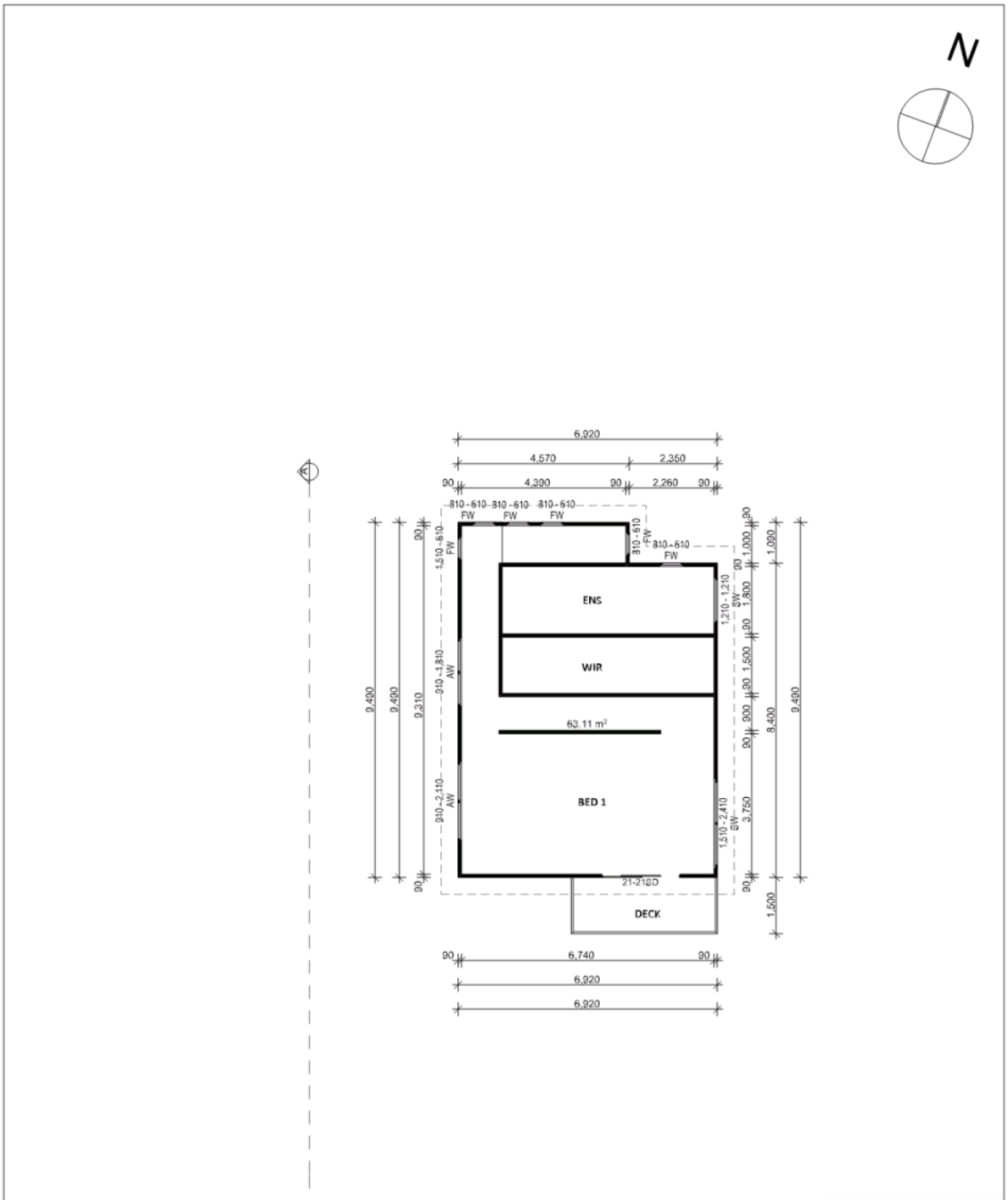

Upper Floor

Existing Dwelling Floor Areas	
Upper Floor	63.11 sqm

Amendments	
Date	Description
17/12/19	HCC RFI

Upper Floor Plan

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Proposal:	New Dwelling	Scale: 1:100	Job No: 096-2019	Pg No: SK.05
Client:	Al Muchtar and N Amran	Date:10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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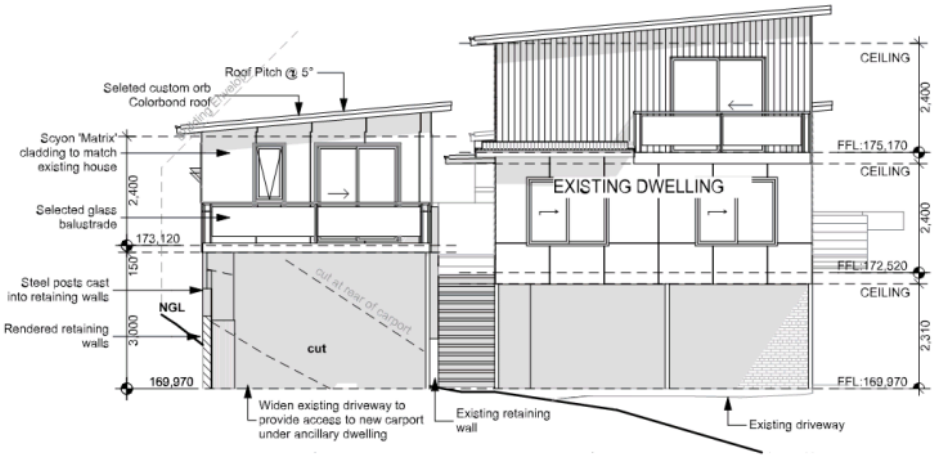
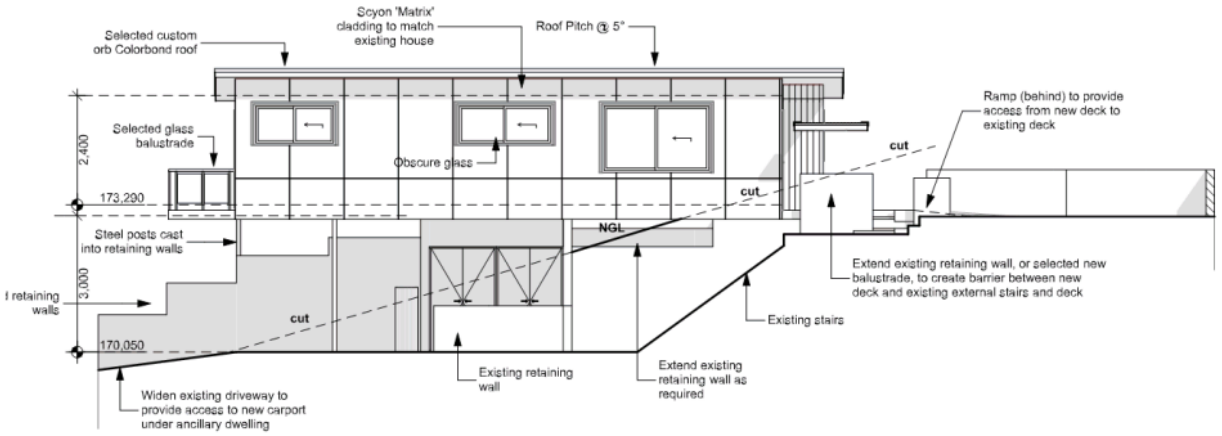
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

pinnacle DRAFTING&DESIGN



South Elevation



East Elevation (Existing dwelling not shown)

NOT FOR CONSTRUCTION

Amendments	
Date	Description
17/12/19	HCC RFI

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Elevations

0 1 2 3 4 5 6 7 8 9

Proposal:	Ancillary Dwelling	Scale: 1:100 @ A3	Job No: 096-2019	Pg No: SK.06
Client:	Al Muchtar and N Amran	Date: 10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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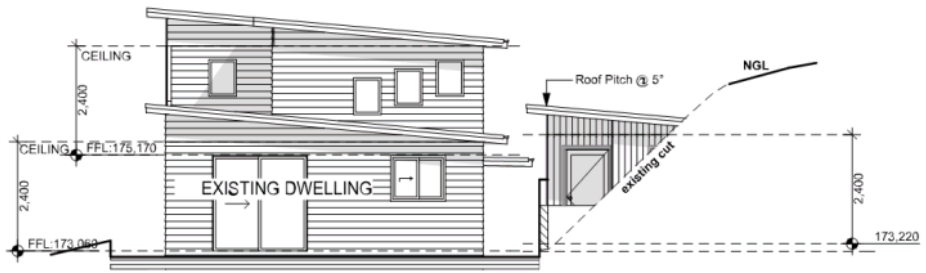
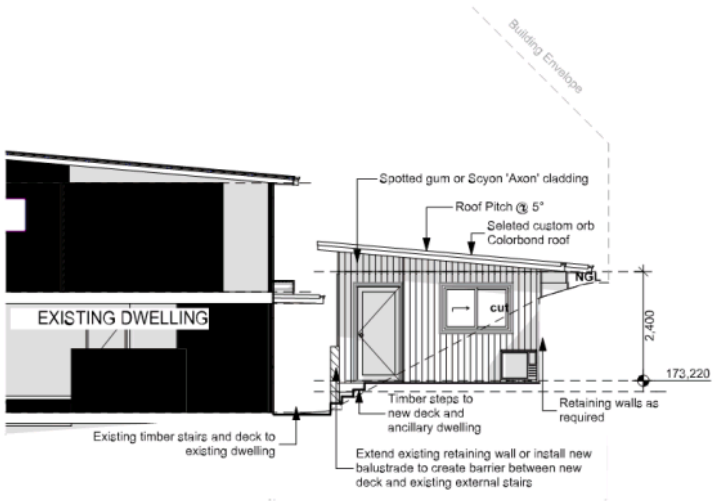
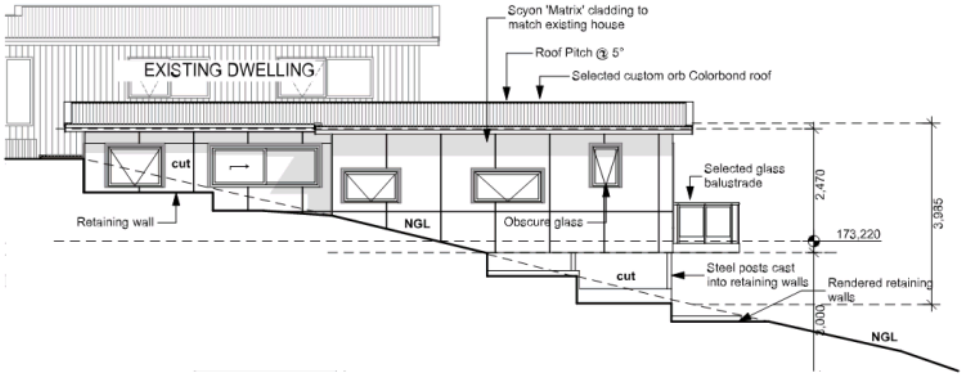


North Elevation from rear of existing dwelling



North Elevation (from deck behind proposed ancillary dwelling)



West Elevation

NOT FOR CONSTRUCTION

Amendments	
Date	Description
17/12/19	HCC RFI

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Elevations

0 1 2 3 4 5 6 7 8 9

Proposal:	Ancillary Dwelling	Scale: 1:100 @ A3	Job No: 096-2019	Pg No: SK.07
Client:	Al Muchtar and N Amran	Date: 10/08/19	Engineer:	
Address:	4 Woodlyn Crt, South Hobart	Drawn: KM	Building Surveyor:	

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pinnacle DRAFTING&DESIGN

10/08/2019

DEVELOPMENT APPLICATION FOR ANCILLARY DWELLING
4 WOODLYN CRT, SOUTH HOBART

PLANNING COMPLIANCE REPORT

ZONING	10.0 GENERAL RESIDENTIAL

10.2 USE TABLE: USE CLASS- RESIDENTIAL

10.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS	
A1	Compliant
A2	Compliant
P3	We are seeking a discretion for the south western corner of the proposed ancillary dwelling where it projects outside the building envelope. The corner of the proposed building is 900 mm from the side boundary at this point with a height of 3985 above natural ground. The natural surface slopes steeply to the north, and the building has been cut into the natural ground with retaining walls to be provided where required, so this is the only point where the building is outside the acceptable solution. The design is complementary to the design of the existing dwelling and subservient to it in terms of building height and scale. The dwelling on the neighbouring property located to the west at 7 Erindale Place is situated further back of the front boundary so the proposed ancillary dwelling will not cause unreasonable loss of amenity as it will not; i) significantly reduce the sunlight to habitable rooms of dwellings on adjacent properties, or ii) overshadow the private open space of dwellings on adjacent lots, or iii) overshadow the private open space of properties on adjacent vacant lots, and iv) the carport and ancillary dwelling are cut into the slope of the land and do not appear bulky or out of proportion or scale when viewed from the street or adjacent properties.
10.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS	
A1	a) Compliant – site coverage is 23%. c) Compliant 40% of the site area is free from impervious surfaces
A2	Compliant- private open space approved as part of DA for existing dwelling. A balcony outside Bedroom 1 and a small deck to rear provide additional space for recreation and operational needs and the owners intend to landscape the rear garden to provide additional levelled space for entertaining, recreation and gardening for occupants of both dwellings.
10.4.4 SUNLIGHT AND OVERSHADOWING FOR ALL DWELLINGS	
A1	Compliant
A2	NA
A2	NA
A1	Compliant
10.4.5 WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS	
P1	We are seeking a discretion for this element of the planning scheme. The proposed carport under the ancillary dwelling is 5 m wide including retaining walls. The existing carport is 7m wide, making the total the width of openings 12m. The width of the property measured horizontally to those structures is 19 metres and the width of the angled frontage is 20.26 metres. While these openings do exceed the acceptable solution, they are open carports located under the dwellings and the height of the dwellings, their balconies and stepped façades do reduce the dominance of the carport openings and bring attention to the dwellings themselves.
10.4.6 PRIVACY FOR ALL DWELLINGS	

P1	We are seeking a discretion for the requirement to screen the western side of the ancillary dwelling as the balcony does not overlook a dwelling on an adjacent lot, or another dwelling on the same lot or its private open space, or an adjoining vacant lot. We also seek a discretion for the need to screen the eastern side of the ancillary dwelling as the window of the habitable room of the dwelling on the same lot (Bedroom 2) is located over 4metres away and behind the proposed balcony. The balcony faces towards the southern view of bushland and does not directly overlook the existing dwelling on the same site. The balcony does not overlook a dwelling on an adjacent lot, or an adjoining vacant lot.
A2	Compliant; • The window to the living room of the ancillary dwelling is located 1.5 metres in the horizonal plane from the edge of the window of Bedroom 2 of the existing dwelling. • The window of Bedroom 2 of the ancillary dwelling will be glazed with obscure glass to prevent direct views into Bedroom 2 of the existing dwelling. • The window of Bedroom 1 of the ancillary dwelling is located 1.5 metres in the horizonal plane from the window of Bedroom 2 of the existing dwelling.
A3	NA
10.4.7	**FRONTAGE FENCES FOR ALL DWELLINGS**
A1	NA- front fence is not proposed

If you have any further questions or concerns regarding the application, please do not hesitate to contact me.

Yours sincerely,

Kristen Molhuysen
Building Designer
Pinnacle Drafting & Design

RESULT OF SEARCH

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
161337	9
EDITION	DATE OF ISSUE
6	26-Oct-2016

SEARCH DATE : 22-Aug-2019
SEARCH TIME : 04.13 PM

DESCRIPTION OF LAND

City of HOBART
Lot 9 on Sealed Plan 161337
Derivation : Part of 2000 Acres Gtd. to Peter Degraves
Prior CT 146939/2

SCHEDULE 1

M594576 TRANSFER to AL QAMAR DAENG SITUJU MUCHTAR and NUR FARRIANA AYU BINTE AMRAN Registered 26-Oct-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP161337 EASEMENTS in Schedule of Easements
SP161337 FENCING PROVISION in Schedule of Easements
C935042 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 14-Oct-2009 at noon
M593356 MORTGAGE to Members Equity Bank Limited Registered 26-Oct-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER TOOBER PTY LTD, STRATEGY PTY LTD & CASCADE BREWERY COMPANY PTY LTD
FOLIO REFERENCE C.T. 146930/2, C.T.149634/1 & C.T. 247207/96
GRANTEE PART OF 2000 ACRES GTD TO PETER DEGRAVES, ~~PART OF 2000 ACRES GTD TO JOSEPH ALLPORT & THOMAS YOUNG, PART OF 9A-1R-0P & WHOLE OF 9A-1R-36P GTD TO JOSEPH ALLPORT & HENRY STEVENSON HURST AND PART OF 9A-1R-16P & WHOLE OF 9A-0R-0P GTD TO HENRY DEGRAVES~~

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON & BIRCH SURVEYORS
UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK
PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796

LOCATION
CITY OF HOBART

SCALE 1: 1000 LENGTHS IN METRES

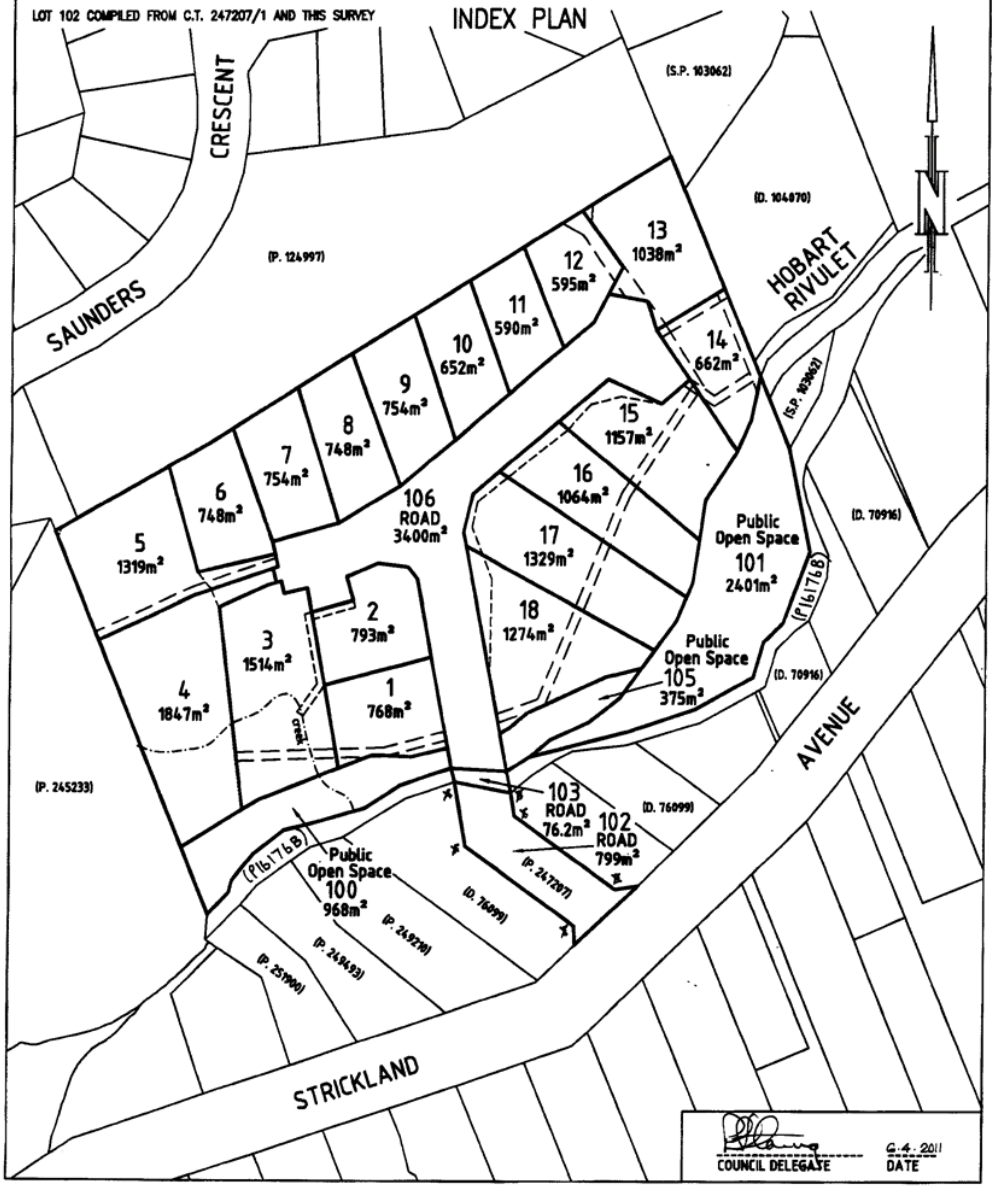
REGISTERED NUMBER
SP161337

APPROVED
EFFECTIVE FROM - 2 MAY 2011
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5224-11)
LAST UPI No. GPX17 GLCD6
LAST PLAN No. P.146930 P.149634
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 102 COMPILED FROM C.T. 247207/1 AND THIS SURVEY

INDEX PLAN



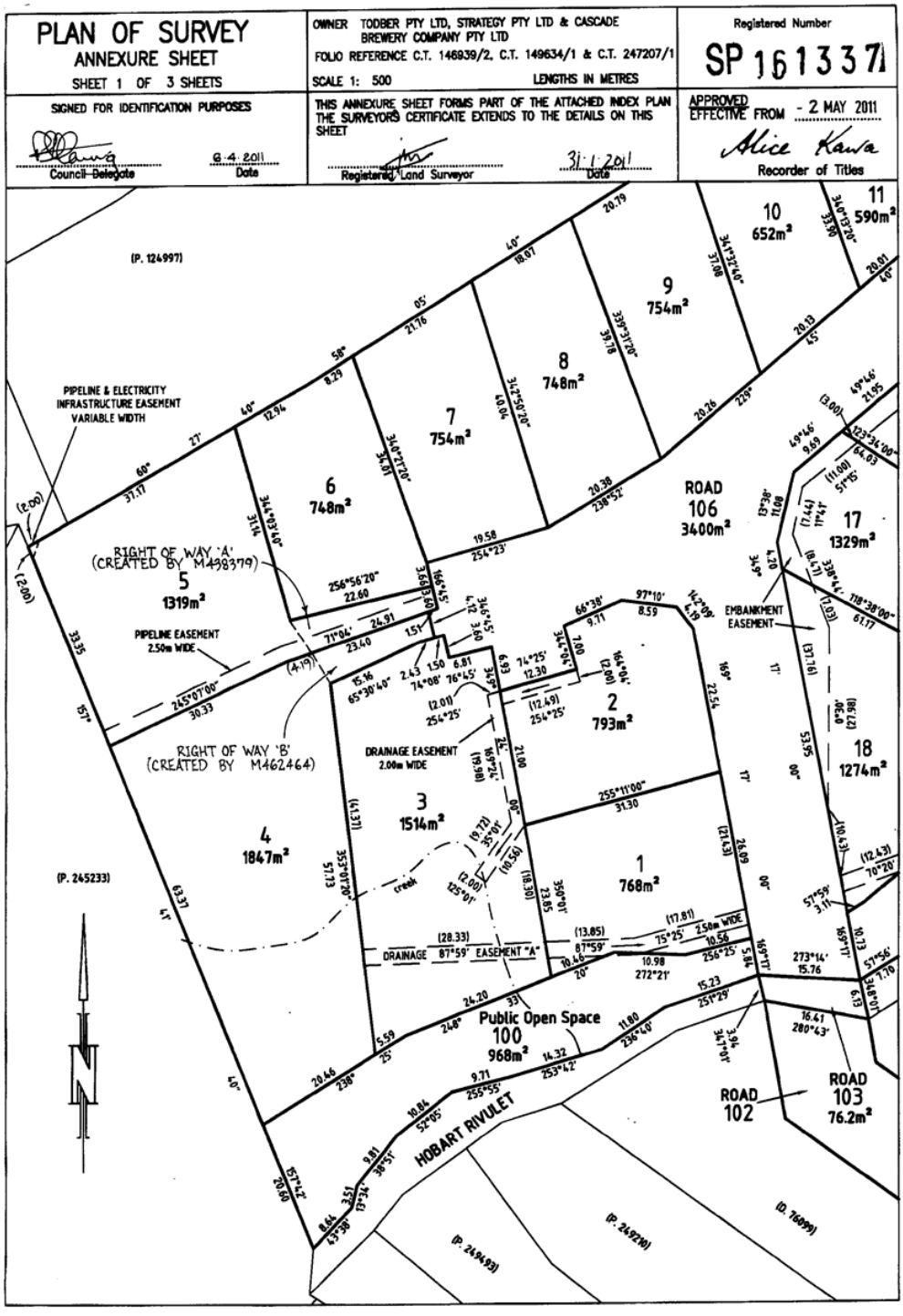
FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER TODBER PTY LTD, STRATEGY PTY LTD & CASCADE BREWERY COMPANY PTY LTD FOLIO REFERENCE C.T. 146939/2, C.T. 149634/1 & C.T. 247207/1 SCALE 1: 500 LENGTHS IN METRES	Registered Number SP 161337
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 6.4.2011 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 31.1.2011 Date	APPROVED EFFECTIVE FROM - 2 MAY 2011 Alice Kawa Recorder of Titles



FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 2 OF 3 SHEETS

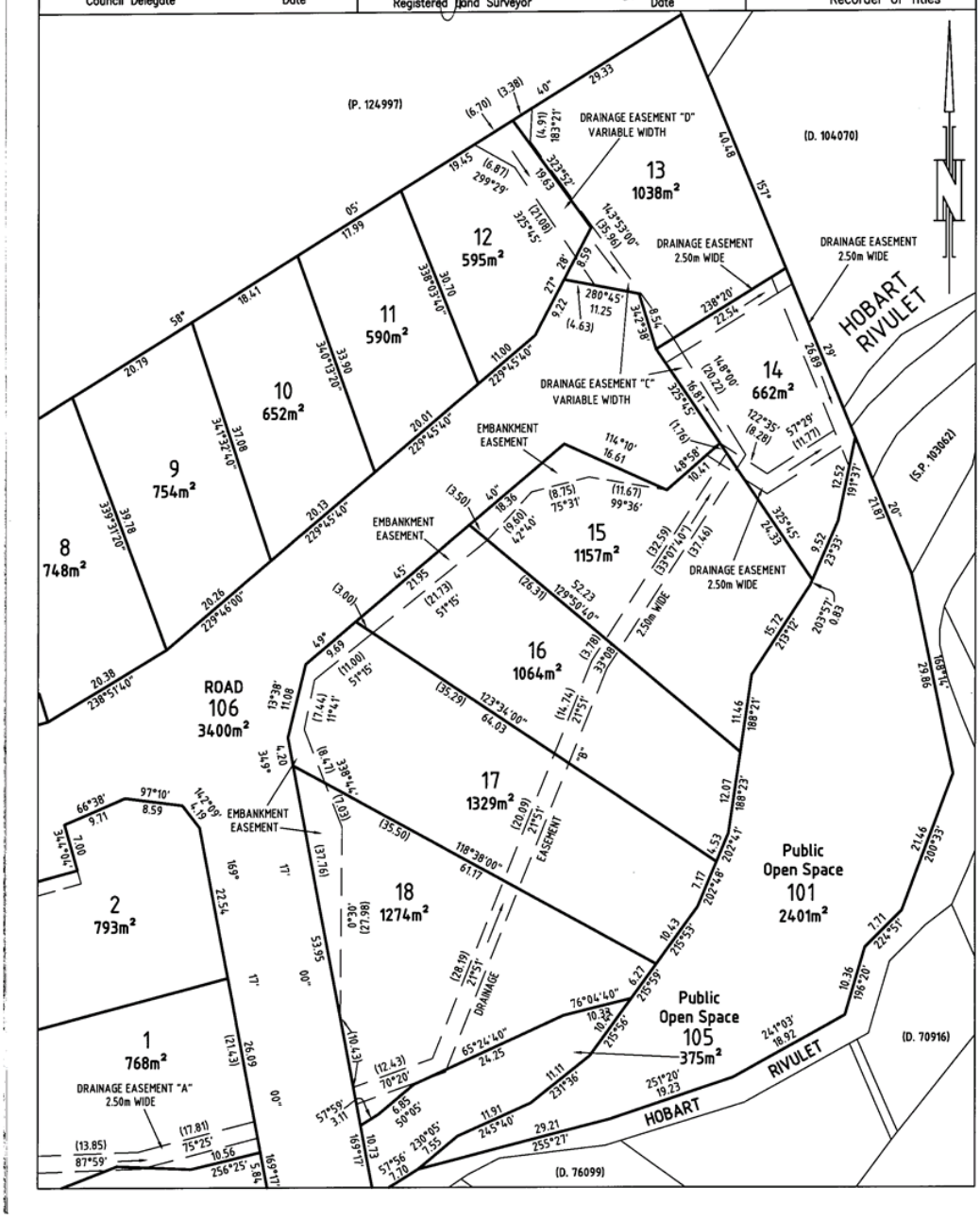
OWNER TODBER PTY LTD, STRATEGY PTY LTD & CASCADE BREWERY COMPANY PTY LTD
FOLIO REFERENCE C.T. 146939/2, C.T. 149634/1 & C.T. 247207/1
SCALE 1: 500 LENGTHS IN METRES

Registered Number
SP 161337

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 6·4·2011 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 31.1.2011 Date

APPROVED
EFFECTIVE FROM - 2 MAY 2011
Alice Kawa
Recorder of Titles



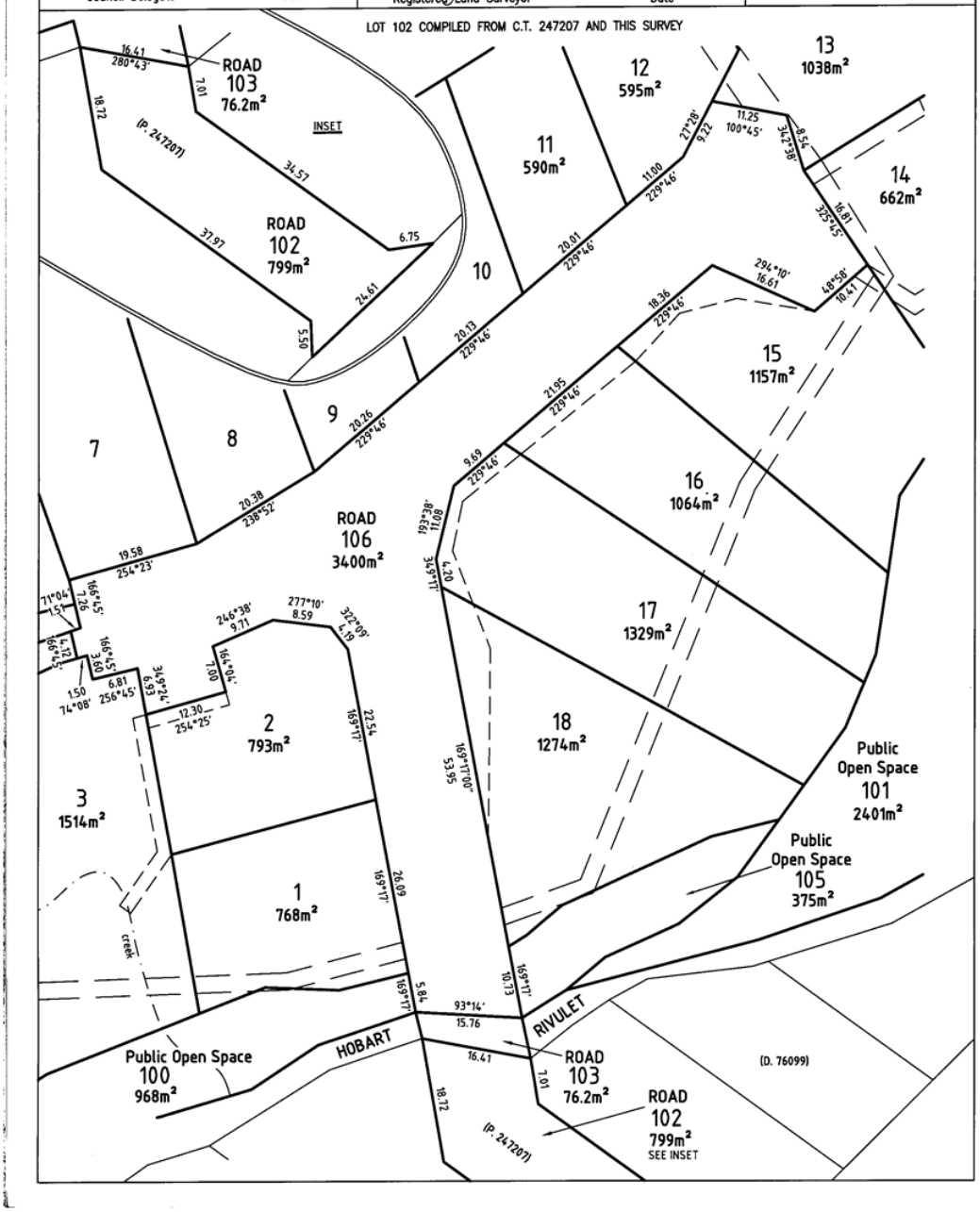
FOLIO PLAN

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER TODBER PTY LTD, STRATEGY PTY LTD & CASCADE BREWERY COMPANY PTY LTD FOLIO REFERENCE C.T. 146939/2, C.T. 149634/1 & C.T. 247207/1 SCALE 1: 500 LENGTHS IN METRES	Registered Number SP161337
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 6.4.2011 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 31.1.2011 Date	APPROVED EFFECTIVE FROM - 2 MAY 2011 Alice Kawa Recorder of Titles



SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 161337

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~**Right of Carriageway**~~

~~Each and every Lot on the Plan is together with a right of carriage way over the right of way marked "ABCDEF" on P. 146939.~~

Burdening Easement

Each and every Lot on the Plan is subject to a burdening easement (to the extent that the below mentioned pipe traverses across that Lot) being the right of the Cascade Brewery Company Limited to have their three inch water pipe which runs from the Hobart Rivulet to the Cascade Brewery and passes through the Lots on the Plan, and maintained as at present with full rights of ingress, egress and regress for the purposes of renewing the same.

Pipeline Easement

Lot 5 is subject to a Pipeline Easement (appurtenant to Southern Water) over "PIPELINE EASEMENT 2.50 WIDE" shown passing through **Lot 5** on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Todber Pty Ltd, Strategy Pty Ltd & Cascade Brewery Company Pty Ltd FOLIO REF: CT 146939/2, 247207/6 & 149634/1 SOLICITOR & REFERENCE: C Wootton - 094186CNW	PLAN SEALED BY: Hobart City Council DATE: 6.4.2011 843.27 REF NO. ~~Council Delegate~~ MANAGER SURVEYING SERVICES

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP161337
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Pipeline & Electricity Infrastructure Easement

Lot 5 is subject to a Pipeline Easement and Electricity Infrastructure Easement (appurtenant to Southern Water and Aurora Energy Pty Ltd) over 'PIPELINE & ELECTRICITY INFRASTRUCTURE EASEMENT VARIABLE WIDTH" shown on **Lot 5** on the Plan.

Drainage Easements

and **Lot 100**

Lot 1, ~~and~~ **Lot 3** on the Plan are subject to a right of drainage (appurtenant to Southern Water) over 'DRAINAGE EASEMENT "A" 2.50m WIDE' shown passing through the said lots on the Plan.

Lot 2 and **Lot 3** are subject to a right of drainage (appurtenant to the Hobart City Council) over "DRAINAGE EASEMENT 2.00m WIDE" shown passing through **Lot 2** and **Lot 3** on the Plan.

and **Lot 105**

Lots ~~**14**~~**, 15, 16, 17**, ~~and~~ **18** on the Plan are subject a right of drainage (appurtenant to Southern Water) over 'DRAINAGE EASEMENT "B" 2.50m WIDE' shown passing through the said lots on the Plan.

Lot 13 and **Lot 14** on the Plan are subject to a right of drainage (appurtenant to Southern Water and Hobart City Council) over 'DRAINAGE EASEMENT "C" VARIABLE WIDTH' shown passing through the said lots on the Plan.

Lot 12 and **Lot 13** on the Plan are subject to a right of drainage (appurtenant to Southern Water and Hobart City Council) over 'DRAINAGE EASEMENT "D" VARIABLE WIDTH' shown passing through the said lots on the Plan

Lot 14 on the Plan is subject to a right of drainage (appurtenant to Southern Water) over "DRAINAGE EASEMENT 2.50m WIDE" shown running parallel to boundary line between **Lots 13** and **14** on the Plan.

Lot 14 is subject to a right of drainage (appurtenant to Hobart City Council) over "DRAINAGE EASEMENT 2.50m WIDE" shown running parallel with the eastern boundary line of **Lot 14** on the Plan.

Lot 14 and **Lot 15** on the Plan are subject to a right of drainage (appurtenant to Hobart City Council) over "DRAINAGE EASEMENT 2.50m WIDE" shown passing from the north eastern corner of **Lot 15** to the eastern boundary of **Lot 14** on the Plan.

R K Dodgood

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SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

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Embankment Easement

Lots 15, 16 , 17 and **18** on the Plan are subject to an Embankment Easement (appurtenant to the Hobart City Council) over the areas marked 'EMBANKMENT EASEMENT' on the said lots on the Plan.

Restrictive Covenant

The owners of **Lots 1, 3, 4, 14, 15, 16 , 17** and **18** on the Plan covenant with the Hobart City Council to the intent that the burden of the covenant may run with and bind the covenantor's lot and any part thereof and the benefit shall be in favour of the Hobart City Council, to observe the following stipulation:

(1) Not without the written consent of the Hobart City Council to erect or permit to be erected on the said lots any building structure or carry out and landscaping that may change the contours of the land or restrict the free flow of water over the land or cause erosion within 10 metres of the top of the bank of the existing course of the Hobart Rivulet.

The owners of **Lot 100** and **Lot 105** on the Plan covenant with the Hobart City Council to the intent that the burden of the covenant runs with and binds the covenantor's Lot and any part thereof and the benefit shall be in favour of the Hobart City Council to observe the stipulation:

(1) Not to erect or permit to be erected any building or buildings on the said Lots.

The owners of **Lot 1** on the Plan covenant with the Hobart City Council to the intent that the burden of the covenant may run with and bind the covenantor's lot and any part thereof and the benefit shall be in favour of the Hobart City Council, to observe the following stipulation:

1. Not to erect or construct any building or structure on the said lot without first obtaining a geotechnical assessment of any works proposed over any area of the lot which may have formed a part of the tributary course of the Hobart Rivulet.

Fencing Provision

In respect of any Lot on the Plan, the Vendors (Todber Pty Ltd & Strategy Pty Ltd) shall not be required to fence.

R.K. Dunfield

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SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

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Tasmanian Government

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 9 PAGES	Registered Number SP161337
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Interpretation

"Southern Water" means Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited, trading as Southern Water, established under the provisions of the Water and Sewerage Corporations Act 2008 (Tas).

"Embankment Easement" means the full and free right and liberty for the dominant tenement for the time being having the benefit of the easement over the lot(s) shown on the Plan to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with a local highway as defined by the Local Government (Highways) Act 1982, but not precluding the servient tenement(s), subject to approval of the Local Authority, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient lot(s.)

"Aurora Energy Pty Ltd" means Aurora Energy Pty Ltd, ABN 85 082 464 622

PIPELINE EASEMENT

"Easement Land" means Lot 5 on the Plan

"Transferee means Southern Water

"Transferor" means the registered proprietor for the time being of Lot 5

"Pipeline Easement" means the full right and liberty for the Transferee at all times to:

a) enter upon the Easement Land with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment; and

b) open, break up and excavate the Easement Land to lay and maintain on or in the Easement Land, sewer pipes, water pipes, valves and fittings for any purposes the Transferee may deem necessary; and

c) run and pass sewerage and water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and

d) do all necessary works in connection with such activities or as may be authorised by any legislation:-

x R.K. Dwyfield

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SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP161337
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i) without doing unnecessary damage to the Easement Land; and

ii) leaving the Easement Land in a clean and tidy condition.

PROVIDED ALWAYS THAT:

e) The Transferor must not without the written consent of the Transferee first had and obtained and only in compliance with the conditions which form the consent (if any):-

i) alter or permit to be altered the ground level of the Easement Land;

ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Easement Land;

iii) remove any soil, rock or other matter that supports, protects or covers any works of the Transferee on or in the Easement Land;

iv) do or permit to be done any manner of thing which shall damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Easement Land; or

v) in any way prevent or interfere with the proper exercise and benefit of this easement by the Transferee or its employees, contractors, agents and all other persons duly authorised by it.

f) The Transferee is not required to fence any part of the Easement Land.

g) The Transferor shall be at liberty to erect any fence across the Easement Land wherever it may reasonably require the same provided that:

i) the Transferee shall be at liberty to provide in such a fence a gate suitable to its purposes; and

ii) the Transferor shall provide the Transferee with a key to any lock which would prevent the opening of any gate so provided.

x R.K.Dudfield x

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SCHEDULE OF EASEMENTS

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h) In the event that the Transferor causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by the Transferee such that the Transferee is required to repair such damage, the Transferor shall be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged.

i) The Transferee shall be at liberty without forfeiting any right of action, damages or otherwise against the Transferor to reinstate any alteration to the ground level and to remove from the Easement Land any building, structure, pipeline, paving, tree, shrub or other object or replace ant soil, rock or other matter that supported, protected or covered by works of the Transferee on or in the Easement Land which contravenes the provisions of this easement and shall not be required to replace or remove the same.

j) The Transferee with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment shall be at liberty to access and enter upon the Easement Land for the purposes of this Easement, such access to be from the road frontage or from any gate.

k) The Transferee shall be permitted to access the Easement land from the adjoining land of the Transferor provided that in doing so no damage or inconvenience is caused.

l) The Transferor shall not place any obstruction which would prevent access to the Easement Land.

x R.K. Dodfield x

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SCHEDULE OF EASEMENTS

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"Electricity Infrastructure Easement"

FIRSTLY the full and free right and liberty for Aurora Energy Pty Ltd and its successors and their servants agents and contractors at all times hereafter:-

(a) to clear the land marked "Pipeline and Electricity Infrastructure Easement' on the Plan (herein after called the Servient Land) and to erect construct, place, inspect, alter and repair, renew, maintain and use in upon and over and along and remove from the Servient Land towers poles, wires, cables, apparatus, appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;

(b) to cause or permit electrical energy to flow or be transmitted through and along the said lines;

(c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang, encroach or be in or on the Servient land and which may in any way endanger or interfere with the proper operation of the said lines; and

(d) To enter into and upon the Servient land for all or any of the above purposes with or without all necessary plant, equipment, machinery and vehicles of every kind, and making good all damage occasioned thereby.

SECONDLY the benefit of a covenant for Aurora Energy Pty Ltd and its successors with the registered proprietors for themselves and their successors in title of the Servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the Servient Land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

R.K. Dwyfield

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SUBDIVIDER: Todber Pty Ltd, Strategy Pty Ltd & Cascade Brewery Company Pty Ltd FOLIO REFERENCE: 146939/2, 149634/1 & 247207/6	

SIGNED BY Todber Pty Ltd, ACN 008 139 268, in accordance with Section 127 of the *Corporations Act* 2001:

Director/Secretary

GRAHAM WILLIAM HOBBS.
Print Full Name

Director/Secretary

CAROLINE BRESTON
Print Full Name

SIGNED BY Strategy Pty Ltd, ACN 007 943 839, in accordance with Section 127 of the *Corporations Act* 2001:

Director/Secretary

ROGER MICHAEL PITT
Print Full Name

Director/Secretary

Jeeanne Gloria Pitt
Print Full Name

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SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

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SIGNED BY Cascade Brewery Company Pty Ltd, ACN 058 152 195, in accordance with Section 127 of the *Corporations Act* 2001:

Director/Secretary

PAUL DAVID CONROY

Print Full Name

Director/Secretary

ROBERT KEITH DUDFIELD

Print Full Name

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7.2.5 4 DANVAL PLACE, WEST HOBART - PARTIAL DEMOLITION, EXTENSION AND ALTERATIONS PLN-19-818 - FILE REF: F20/15583

Address:	4 Danval Place, West Hobart
Proposal:	Partial Demolition, Extension and Alterations
Expiry Date:	27 March 2020
Extension of Time:	Not applicable
Author:	Michael McClenahan

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, extension and alterations at 4 Danval Place, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-818 - 4 DANVAL PLACE WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice:

Under section 23 of the Urban Drainage Act 2013 *it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

Designers are advised to consult the National Construction Code 2016 *to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or

the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.

If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to the commencement of use, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

Certification may be submitted to the Council as part of the Building Act 2016 *approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure the safety of users of the access driveway and parking

module and compliance with the relevant standards.

ENG 3a

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Advice:

It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3c

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the Another Perspective Drafting & Design documentation received by the Council on the 7th January 2020.

Prior to the commencement of use, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

Certification may be submitted to Council as part of the Building Act 2016 *approval process or via condition endorsement (see general*

advice on how to obtain condition endorsement)

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site, for use is two (2).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction**

of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENG r1

The footings (driveway deck) within the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings and structural certificates of the driveway deck footings within the Danval Place highway reservation must be submitted and approved, prior to the commencement of work and must:

1. **Be prepared and certified by a suitable qualified person and experienced engineer;**
2. **Not undermine the stability of the highway reservation;**
3. **Take into account any additional surcharge loadings as required by relevant Australian Standards;**
4. **Take into account and reference accordingly any Geotechnical findings;**
5. **Detail the design and location of the footing adjacent to**

Danval Place highway reservation; and

6. **Include a structure certificate which notes that the driveway deck footings will not undermine the highway reservation.**

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

Advice:

The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016*.*

Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development.

ENGR 3

Prior to the commencement of use, the proposed driveway crossover Danval Place highway reservation must be designed and constructed in accordance with engineering design plans submitted and approved by the City of Hobart's Road Services Engineer.

Design drawings must be submitted and approved prior to the commencement of work. The design drawing must:

1. **Show the cross and long sections (centreline and both edges) of the driveway crossover within the highway reservation and onto the property**
2. **Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover**

3. **Reinstatement of the redundant vehicle crossing to kerb**
4. **Show swept path templates in accordance with AS/NZS 2890.1 2004**
5. **Demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside**
6. **Be prepared and certified by a suitable qualified person, to satisfy the above requirement.**

All work required by this condition must be undertaken in accordance with the approved drawings.

Advice:

The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016*.*

A Permit to Carry out Works within the highway reservation is required prior to commencement of work within the highway

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

To ensure that works will comply with the Council’s standard requirements.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice:

For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's

Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:
Up to $20,000: $150 per application.
Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016.* Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click here for more information.

PLANNING

You are encouraged to plant and maintain screening vegetation above the height of the existing pailing fence between the existing dwelling and the rear boundaries with 10 Shannuk Drive and 9 Rennie Street. This vegetation would improve privacy and reduce overlooking between the deck and the neighbouring private outdoor space.

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click here for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A:	PLN-19-818 - 4 DANVAL PLACE WEST HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-19-818 - 4 DANVAL PLACE WEST HOBART TAS 7000 - - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Committee:	27 March 2020
Expiry Date:	27 March 2020
Application No:	PLN-19-818
Address:	4 DANVAL PLACE , WEST HOBART
Applicant:	Stuart French (Another Perspective) P.O. Box 21
Proposal:	Partial Demolition, Extension and Alterations
Representations:	Three
Performance criteria:	General Residential Zone Development Standards, Parking and Access Code

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Extension and Alterations, at 4 Danval Place.

1.2 More specifically the proposal includes:

- Removal and infill of existing ground floor entry door and garage door.
- Construction of upper floor extensions including new bedroom on western elevation, extension of existing concrete deck on the eastern elevation and new bedroom and internal two car garage on the northern elevation.
- Removal of existing crossover and driveway and reinstatement of footpath, kerb and gutter.
- Construction of new crossover in north west corner of Danval Place frontage.
- Construction of new driveway.

1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1 General Residential Zone Development Standards - Front Setback, Garage Setback, Building Envelope, Privacy

1.3.2 Parking and Access Code - Design of Vehicular Accesses, Layout of Parking Areas

1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 31/01/20 - 28/01/20.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the City Planning Committee.

2. Site Detail

2.1 The subject site is located at 4 Danval Place, West Hobart and is an irregular shaped block approximately 592m2 in area. The site presently contains a two storey brick dwelling and established gardens and the topography slopes downhill to the east, away from the Danval Place frontage. The surrounding area is characterised by residential uses, with a combination of single and multiple dwellings.



Figure 1: Aerial image of the subject site (bordered in blue) and surrounding area.

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Extension and Alterations.

3.2 More specifically the proposal is for:

- Removal and infill of existing ground floor entry door and garage door.
- Construction of upper floor extensions including new bedroom on western elevation, extension of existing concrete deck on the eastern elevation and new bedroom and internal two car garage on the northern elevation.
- Removal of existing crossover and driveway and reinstatement of footpath, kerb and gutter.
- Construction of new crossover in north west corner of Danval Place frontage.
- Construction of new driveway.

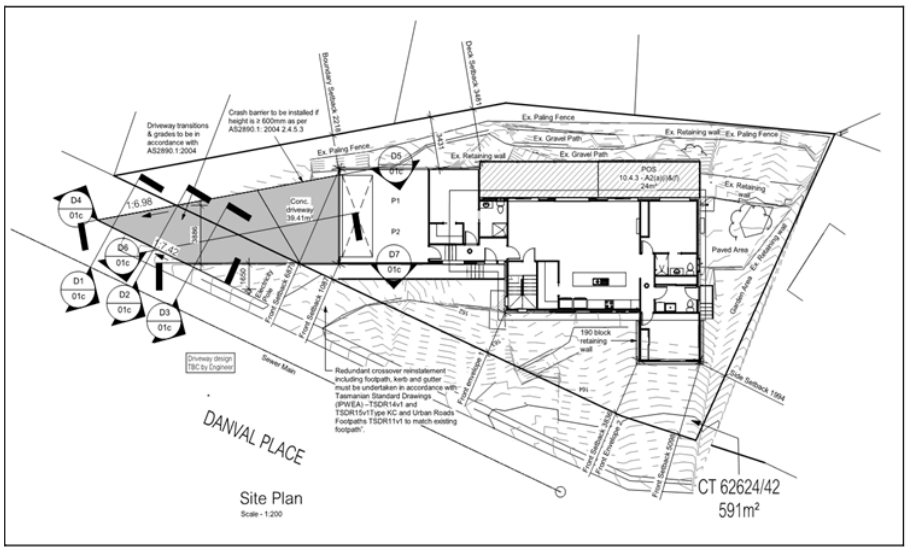


Figure 2: Site plan of proposed extension and alterations.

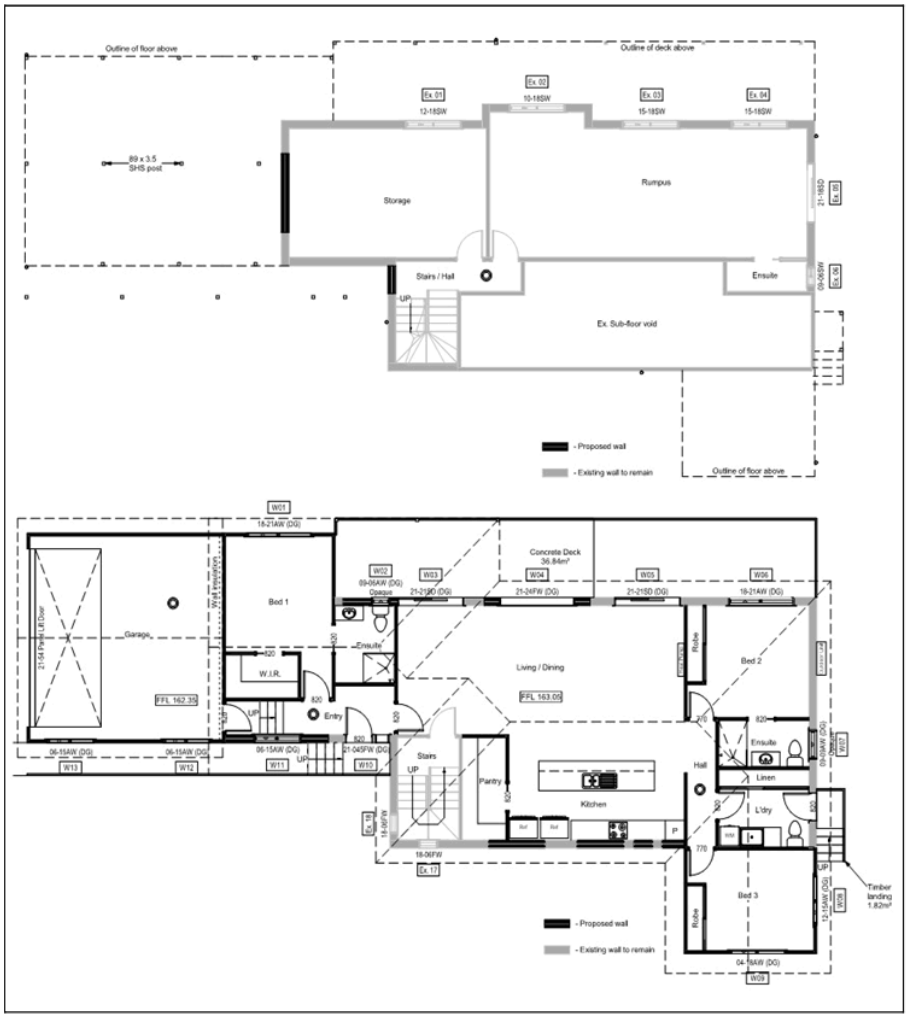


Figure 3: Proposed Ground and First floor plans

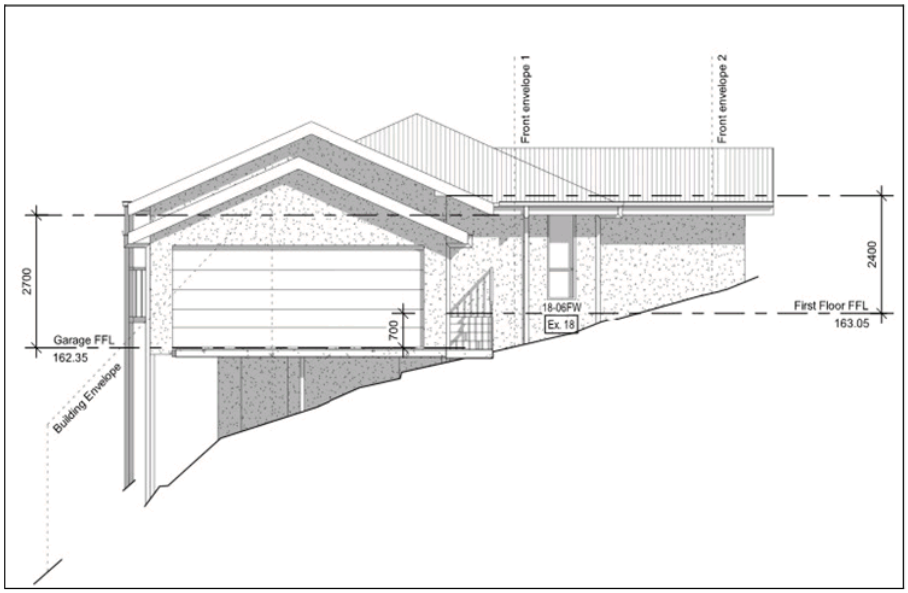


Figure 4: Proposed north elevation

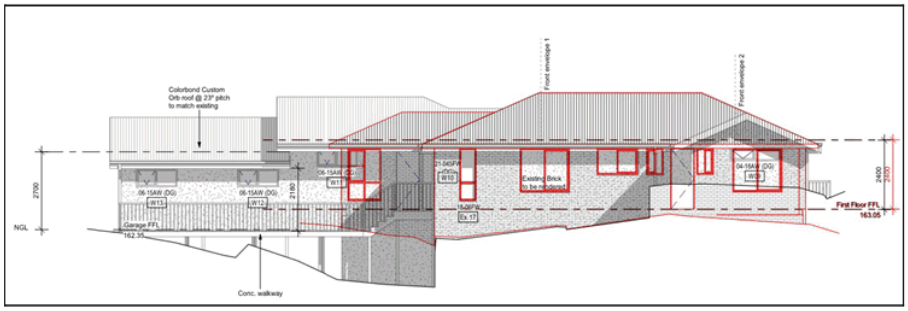


Figure 5: Proposed west elevation illustrating existing dwelling (red outline) and alterations and extensions (grey outline).

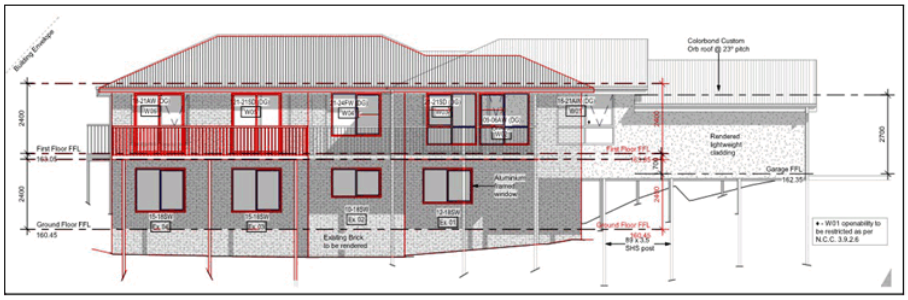


Figure 6: Proposed east elevation illustrating existing dwelling (red outline) and alterations and extensions (grey outline).

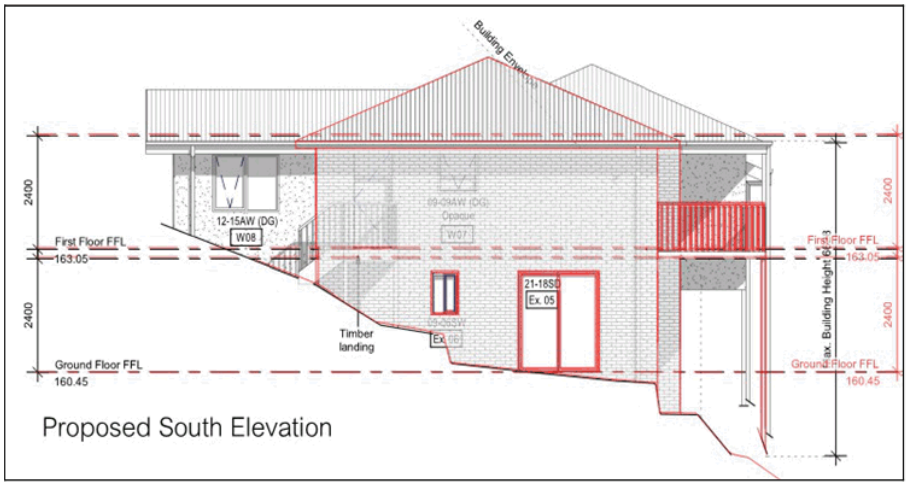


Figure 7: Proposed south elevation illustrating existing dwelling (red outline) and proposed alterations and extension (grey)



Figure 8: Perspectives of proposed alterations and extensions on existing dwelling from north west and south east.

4. Background

4.1 The dwelling was previously approved for partial demolition, alterations, extensions and carport under PLN-19-120. The application was for a modest proposal, and attracted two objections. It was approved under delegation. At the time of this assessment, the permit has not been acted on.

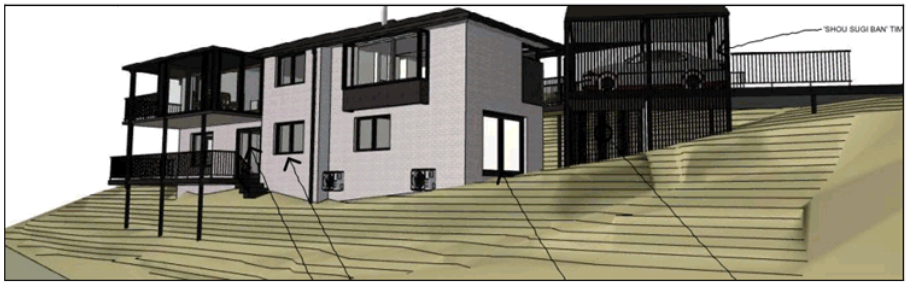


Figure 9: The proposal approved under PLN-19-120.

5. Concerns raised by representors

5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 13/01/20 - 28/01/20.

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

The overwhelming size of the proposed overall residence. The siting, scale and sheer bulk of the proposed additions will have a significant visual impact on all of the neighbouring dwellings resulting in a completely unreasonable loss of amenity. We believe the proposals do not comply with Performance Solution P3 of the Planning Directive 10.4.1.
The bulk of the proposed new dwelling is at odds with the standards relating to building envelopes as set in 10.4.2, A1 of the Planning Directive 10.4.1. The dwelling structures indicated in the North Elevation of Drawing Sheet 05/05 and South Elevation of Drawing Sheet 05a/05 are outside of the designated building envelopes.
The size of the garage and driveway - This will be a large and imposing structure facing the street. The elevated driveway will be built on a retaining wall and supporting fill, with a suspended slab, so it is quite a significant structure passing over and blocking what is now open ground. It represents an imposing structure in its own right as well adding to the overall length and bulk of the house.

The proximity of the garage, indeed the whole house, to the frontage - The proximity of the dwelling, particularly given its size, to the street line is a clear outlier in Danval Place where every house is set back a significant distance, most close to 8 metres or more, from the street.
The structural integrity of the existing electricity pole - We are concerned that the proposed elevated driveway will require extensive groundworks and its ultimate location will impact adversely on the integrity of the existing electricity pole. Notwithstanding the impact the groundworks would likely have, the cars driving in and reversing on the new driveway alongside the pole would increase the threat of a collision with that pole. Any damage to the integrity of the pole, either from groundworks or a collision, could potentially have serious consequences for the networks and power distribution in the street and possibly local area.
Building Setback - Represented boundary accuracy on proposed plans is inaccurate. The setback is measured from an arbitrary location and not the surveyed boundary. Developers are inaccurately representing lot boundary and subsequent setbacks without formal surveying which is enabling the building setback to appear greater than reality. On Sheet 1/05 the boundaries are actually the Ex Paling Fence unless surveyed otherwise. A Repeg is required to ensure boundary representations is accurate.
Potential lower retaining wall and damage caused from foundation works -With the proposed extension moving closer to the boundary, sufficient and adequate engineering is required to ensure lower dwellings are not effected from rock instabilities if works are approved.
Visual Amenity and reduction of privacy of lower properties – proposed development exceeding building envelope. - Significant reduction of outdoor privacy in the rear of both Units 1 & 2, 10 Shannuk Drive. Loss of privacy in to Kitchen and Living Areas
Being at a higher elevation so close to the boundary it will give the impression the deck, kitchen and master bedroom is ominously protruding into and on top of Shannuk Drive's rear yard. The existing Danval deck is conservative and respects the lower properties right to privacy however the extension of the dwelling and deck to become full length will negatively impact the property value of 2/10 Shannuk Drive by encroaching so close at the higher elevation.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning

scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Residential (single dwelling). There is no proposed change of use. The existing use is a no permit required use in the zone.

6.4 The proposal has been assessed against:

6.4.1 D10.0 General Residential Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 General Residential Zone Development Standards:-

Setbacks and Building Envelope – D 10.4.2 P1; P2; P3
Privacy – D 10.4.6 P1

6.5.3 Parking and Access Code: -

Design of Vehicular Accesses - E6.7.2 P1
Layout of Parking Area - E6.7.5 P1

6.6 Each performance criterion is assessed below.

6.7 Setback and Building Envelope Part D 10.4.2 P1

6.7.1 The acceptable solution at clause 10.4.2 A1 requires that a dwelling must have a setback from a frontage that is not less than the setback from the primary frontage of any existing dwelling on the site.

6.7.2 The proposal includes a garage extension to the dwelling which will have

a setback of 1.087m from the Danval Place frontage

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 10.4.2 P1 provides as follows:

A dwelling must:

(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and
(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

6.7.5 The proposed extension for a garage projects on the north elevation, which as a consequence of the angle of the existing dwelling and shape of the site, will see the structure further reduce the existing frontage setback, presently 2.9m, to a setback of 1.087m. The proposed garage intends to replace an existing ground floor internal garage which is accessed by a driveway that angles down from the Danval Place frontage and therefore allow for vehicle access roughly level with the road level on Danval Place.

The proposal to reduce this setback raised concerns for representors during the public notification period, most specifically that the proximity of the dwelling to the street frontage is an outlier in Danval Place "where every house is set back a significant distance, most close to 8 metres or more, from the street." It is noted that the prevailing structural trend within the Danval Place locality is for dwellings to be setback at least 6 metres or greater from the primary frontage, a setback that the existing dwelling does not presently provide. One important difference is that the majority of these dwellings sit either on land level with the Danval Place road or rise uphill from the frontage on the western side on deeper rectangular lots. In comparison the subject site is an irregular shaped lot that narrows as the lot approaches the northern boundary with a depth within the dwelling location ranging from 21m to 14m and a steep topography which falls away from the Danval Place frontage to the east. Such a difference in size and land topography has allowed for these other lots to build further back from the frontage, and subsequently engage in further alterations and extensions without compromising the frontage setback.

In what is a difficult site for any further extensions or alterations, the

proposed garage extension is assessed as remaining compatible with the setbacks of existing dwellings in the street by taking into account the topographical constraints. The steep fall of land and narrowing shape of the boundaries has influenced the placement of the garage which provides for a safer and easier access for vehicles, and is located closer to the primary frontage so as to not compromise the amenity of adjoining dwellings to the east at 10 Shannuk Drive which may occur if the existing frontage setback is maintained. The majority of other sites on the street are not subject to similar constraints and therefore whilst the proposal may be assessed as inappropriate on an uphill lot on the western side of Danval Place, the proposal on the subject site is deemed compliant with the performance criterion.

6.7.6 The proposal complies with the performance criterion.

6.8 Setback and Building Envelope Part D 10.4.2 P2

6.8.1 The acceptable solution at clause 10.4.2 A2 requires that a garage or carport must have a setback from a primary frontage of at least 5.5m or alternatively 1m behind the facade of the dwelling; or 1m if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

6.8.2 The proposal includes a garage extension to the dwelling which will have a setback of 1.087m from the Danval Place frontage and the gradient is 1 in 5 for a distance of 1m from the frontage (exactly).

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause 10.4.2 P2 provides as follows:

A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.

6.8.5 The majority of dwellings on the street have internal garages which are built into the existing dwelling structure on the ground floor. The subject site has an existing internal garage which is proposed to be walled in an converted to habitable rooms. In conjunction with clause D10.4.2 P1 above, it is considered reasonable that the location of the proposed garage, taking into account the topographical constraints of the site, is compatible with the existing garage or carports in the street.

6.8.6 The proposal complies with the performance criterion.

6.9 Setback and Building Envelope Part D 10.4.2 P3

6.9.1 The acceptable solution at clause 10.4.2 A3 requires a dwelling must be contained within a building envelope determined by a distance equal to the frontage setback; and projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level

6.9.2 The proposal includes part of the garage within 2.9m of the primary frontage (as assessed above in sections 6.7 and 6.8) and an upper floor extension to the rear of the dwelling and extension to the rear deck within 4m of the rear boundary.

6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause 10.4.2 P3 provides as follows:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
(ii) overshadowing the private open space of a dwelling on an adjoining lot; or
(iii) overshadowing of an adjoining vacant lot; or
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

6.9.5 Recent Tribunal decisions, including The House Family Office Pty Ltd v Hobart City Council, have determined that when assessing an application against the performance criterion, reference must not be had to the building envelope authorised by the acceptable solution. That is, the permitted building envelope does not provide the test of 'reasonableness' against which a discretionary application is assessed. Instead, the

development must be assessed on its merits against the provisions of the performance criterion; that is, (a) does the development cause an unreasonable loss of amenity to neighbours by reduction in sunlight to a habitable room (other than a bedroom), overshadowing of private open space, or visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot, and (b) does the development provide separation between dwellings on adjoining lots that is compatible with that prevailing in the vicinity?

The applicant has supplied hourly shadow diagrams from 9:00am to 3:00pm on the winter solstice, extracts of which are provided below in Figure 10. These shadows indicate that the proposed alterations and extension will create shadows onto an adjoining property to a greater extent than existing, as shown between 12:00pm and 3:00pm on the adjoining multiple dwellings at 6 Danval Place. This change in overshadowing will neither extend the duration or overshadow previously un-impacted windows. Similarly, the shadows as a result of the proposed alterations and extension will not result in any substantial change in impacts to overshadowing of private open space of the adjoining dwellings at 6 Danval Place. There will be a marginal increase in overshadowed land on the western corner of the adjoining property at 9 Rennie Street but this is presently garden area and will only be from 3:00pm until the end of the day. The impacts as a result of this change are assessed as not being to a degree that would result in an unreasonable loss of amenity to the adjoining dwelling.

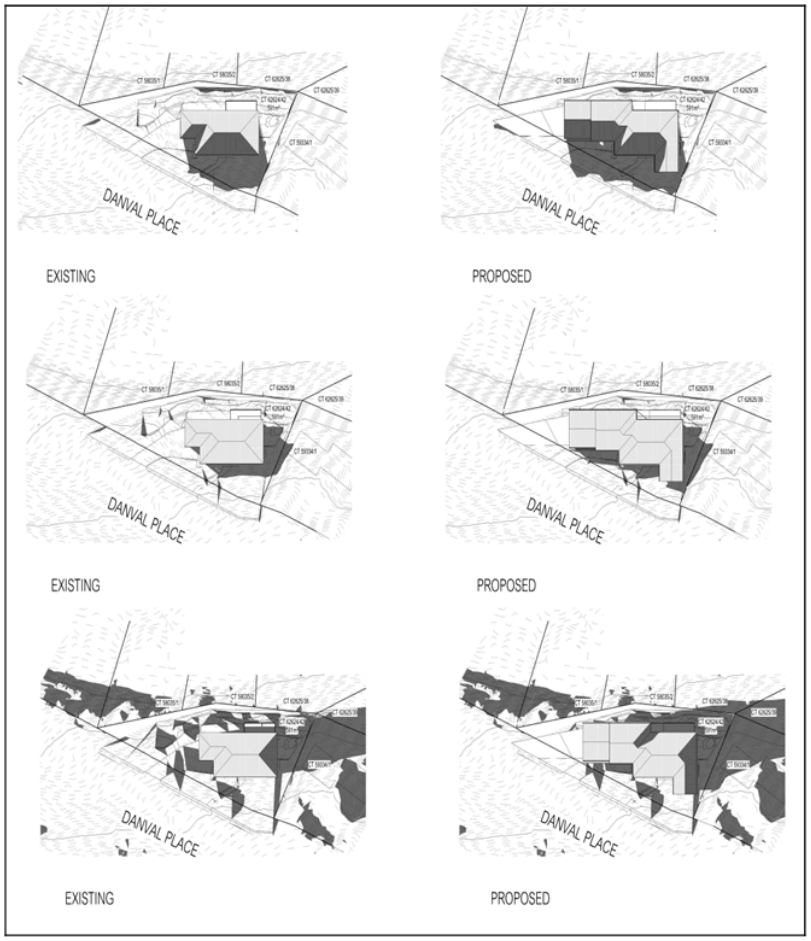


Figure 10: Existing and proposed shadow diagrams on the winter solstice at 9:00am, 12:00pm and 3:00pm (top to bottom).

With respect to clause (a)(iv), several representations were received with direct reference to concerns and impacts as a result of projection beyond the building envelope on the rear and front boundaries. Two representors raised concern with the construction of the dwelling and garage within the frontage setback that it would "be a large and imposing structure facing the street". The proposed design will include two new gable roof structures projecting on the northern elevation and angled in a north western direction. The first portion of the structure, above the entrance and bedroom 1, will represent an increase in height above the existing roof line of 0.53m although this still will remain lower than the existing maximum roof line height. The second portion of the new structure will feature a lowered gable roof above the garage and will sit 0.7m lower again. Overall, this extension will remain lower in form than the existing

dwelling and given the topography of the site where the dwelling is built at a lower level than the street frontage, the overall form of the proposed dwelling will not present a unacceptably significant form with respect to bulk or scale when viewed either from the street or from a lot on the higher western side of Danval Place. Whilst representations raised concerns for the proposal to extend into space presently left empty on the subject site (presently occupied by a driveway and gardens) and thus remove views to both the CBD and the river beyond, the planning scheme does not provide any explicit protection of existing views.

Due to the irregular shape of the block the differentiation between side and rear boundaries is determined by the deviation of the boundary and is marked below in Figure 11. Despite these differing designations, the extension against both boundaries has been assessed as projecting beyond the envelope set out in the acceptable solution A3 of this clause.

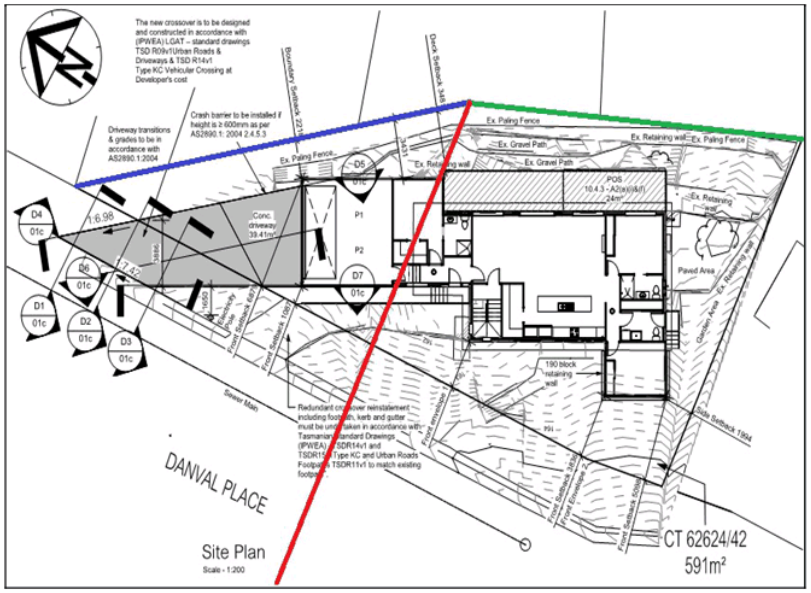


Figure 11: Site plan illustrating side differentiation between side (blue) and rear (green) boundaries on the north and eastern sides.

A third representor raised concerns with the impact to visual amenity as a result of the alterations and extension to the rear and its impacts to properties to the east of the subject site. Due to the topography, the existing dwelling presents a significant structure when viewed from an adjoining dwellings to the east where both 10 Shannuk Drive and 10 Rennie Street have roof levels that sit either below or roughly level with the ground floor level of the subject site. The proposal will see the an extension of the rear deck as well as extension to the northern elevation

which will also reduce the existing setback on the eastern side of the site. There will be a setback of 2.22m at the closest point to the side boundary and 3.2m at the closest point to the rear boundary.

Where an increase in visual impact is to amount to a loss of amenity, there is required to be a comparison of existing visual impacts before and after the proposal. If there is an increase, then the question is whether that increase is unreasonable. On the available information, and supported by representations, the dwelling already presents a degree of visual impact to adjoining dwellings by virtue of its large size and positioning on land relative to other surrounding dwellings. The proposed extension and alterations would see this setback decrease whilst maintaining the height of the dwelling. This would certainly represent an increase in visual impact by virtue of the reduction in setback. Efforts have been made by the applicant to reduce these impacts, most notable by the reduction in form on the lower level of the dwelling extension. As illustrated in the eastern elevation of Figure 6 the proposed extension will be built on elevated stilts with no new ground floor walls or structures. This will ensure a significant reduction in bulk on the elevation facing the adjoining properties at Shannuk Drive.

On balance, it is assessed that the proposal will not present a significant change to the already present level of visual impact in the form of bulk, scale or proportions. Furthermore, such a change is not considered unreasonable as efforts to mitigate the degree of visual intrusion, by reducing the level of bulk and form of the ground level, has been proposed by the applicant. The proposal is therefore considered to not create a loss of amenity through visual impact when when viewed from an adjoining lot that would be to an extent that could be deemed unreasonable..

The representor also raised concern with the accuracy of boundary lines and subsequently the true setbacks of the proposal. Discussions were undertaken with the applicant and confirmation was given that title boundaries on the plan were compiled from S.P.1616. The above assessment of the proposal has been on the basis that the plans provided by the applicant therefore accurately reflect the true boundaries.

6.9.6 The proposal complies with with the performance criterion.

6.10 Privacy for all Dwellings - D10.4.6 P1

6.10.1 The acceptable solution at clause 10.4.6 A1 requires a balcony or deck that has a finished surface level more than 1m above natural ground level

must have a permanently fixed screen to a height of at least 1.7m above the finished surface level, with a uniform transparency of no more than 25% along the sides face a rear boundary, unless the balcony or deck has a setback of at least 4m from the rear boundary.

6.10.2 The proposal includes an extension to an existing rear balcony which have a finished surface level more than 1m above natural ground level, will have a setback of less than 4m from the rear boundary, and will have a balustrade approximately 1m in height.

6.10.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.10.4 The performance criterion at clause 10.4.6 P1 provides as follows:

A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

(a) a dwelling on an adjoining lot or its private open space; or
(b) another dwelling on the same site or its private open space; or
(c) an adjoining vacant residential lot.

6.10.5 The existing upper level deck would already presents some overlooking impact to the properties at both 9 Rennie Street and 10 Shannuk Street and has a setback of between 2.7m and 3.2m . The extension of this existing deck will see the length extend along the eastern elevation although due to the direction of the rear boundary, the proposed deck will see an increase in setbacks to between 3.4m and 3.9m, illustrated below in Figure 12.

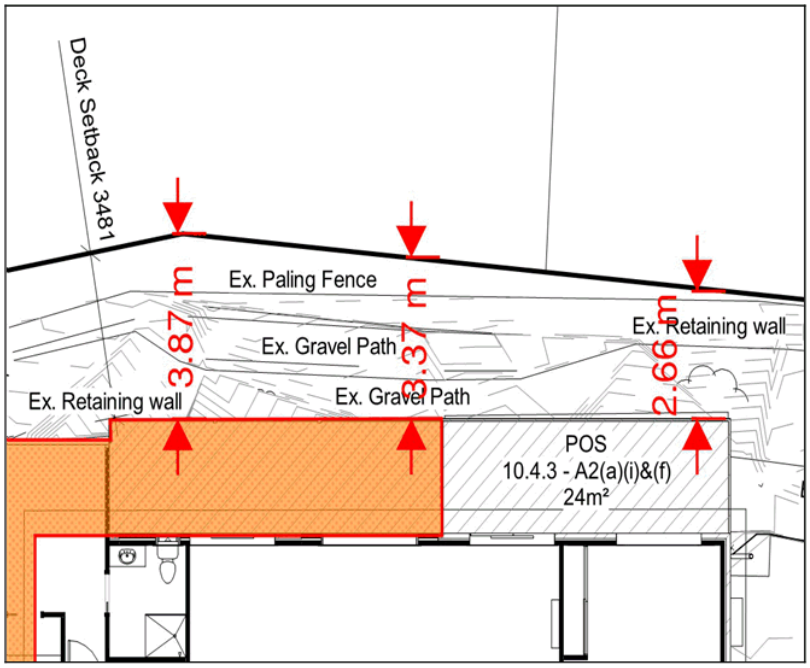


Figure 12: Excerpt from proposed site plan illustrating proposed extension (in orange) and setbacks of existing and proposed decks from the rear boundary of the site.

One representation received raised concerns that the proposed development would result in a reduction of outdoor privacy to the dwellings at 10 Shannuk Drive as well as loss of privacy into the dwellings bedroom, kitchen and living areas. The adjoining property at Shannuk Drive sits at a considerably lower position than the subject site and is separated by a large retaining wall and fence. On the available documentation it is estimated that the difference in height between the finished floor level of the deck and the windows of the adjoining dwelling is in the order of 5m and distance of at least 8m. The adjoining dwelling at 2/10 Shannuk Drive has windows to a dining room, kitchen and laundry that will directly face the subject site. This dwelling will also have a covered patio and grassed area that will sit between both dwellings.

It is understood that a degree of overlooking will exist due to the proposal's height relative to all adjoining dwellings but this will not unreasonably increase beyond what is already available from the existing deck. The extension will maintain the same design and height of balustrades. The extension of the footprint of the existing deck close to the dwelling structure is considered an appropriate response in design to minimise the degree of overlooking given that the setbacks from the rear

boundary are increasing to almost 4m and is assessed as providing a reasonable opportunity for privacy for dwellings. The degree of potential overlooking can be minimised further by vegetation screening and advice is recommended that the subject lot developers plant and maintain greater screening vegetation along the shared boundaries.

6.10.6 The proposal complies with the performance criterion.

6.11 Design of Vehicular Accesses - E6.7.2 P1

6.11.1 The acceptable solution at clause 6.7.2 A1 requires in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking

6.11.2 The proposed driveway access has been deemed non compliant with AS/NZS 2890.1:2004 as documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.2 (a) [sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility].

6.11.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.11.4 The performance criterion at clause 6.7.2 P1 provides as follows:

Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;
(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;
(c) suitability for the type and volume of traffic likely to be generated by the use or development;
(d) ease of accessibility and recognition for users.

6.11.5 Referral was made to Council's Development Engineer who has provided the following assessment:

Design of vehicle access points must be safe, efficient and convenient,

having regard to all of the following:
(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; - Feasible
(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; - Feasible
(c) suitability for the type and volume of traffic likely to be generated by the use or development; - Feasible
(d) ease of accessibility and recognition for users. - Feasible

Based on the above assessment and given the submitted documentation, sight lines that may be accepted under Performance Criteria P1:E6.7.2 of the Planning Scheme. Given the location of the access and driveway, and the low volume of traffic on the road from which the property gains access.

6.11.6 The proposal complies with the performance criterion.

6.12 Layout of Parking Area - E6.7.5 P1

6.12.1 The acceptable solution at clause 6.7.5 A1 requires that the layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.

6.12.2 Documentation submitted does not satisfy the acceptable solution.

6.12.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.12.4 The performance criterion at clause 6.7.5 P1 provides as follows:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.

6.12.5 Referral was made to Council's Development Engineer who has provided the following assessment:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site. - Feasible

Submitted documentation appears to meet these parameters and therefore may be accepted under Performance Criteria P1:E6.7.5 given the driveway configuration.

6.12.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Extension and Alterations.

7.2 The application was advertised and no representations were received.

7.3 The application was advertised and received three (3) representations. The representations raised concerns including objections to the size and form of the proposed extension relative to the front and rear boundaries, objections to the overshadowing, objections to visual amenity impacts, objections to privacy impacts concerns of impacts to TasNetworks electricity pole, concerns regarding the accuracy of the provided boundaries.

- Concerns regarding the size and form of the proposal with respect to setbacks and visual impact as well as privacy impacts have been addressed in Section 6 of this report. Concerns regarding the structural integrity of the existing electricity pole on Danval Place were investigated by TasNetworks and an email from their Strategic Asset Management Unit dated 27 November 2019, and included in the advertised documents, advised that "we recommend that the same distance is maintained that current (sic) exists...and any development within the vicinity of the pole should not compromise the structural integrity of the pole."
- With respect to the concerns of the accuracy of boundaries further discussion was undertaken with the applicant and assurances were given that the provided boundaries accurately reflected the boundary locations and were compiled from S.P.1661.
- Concerns as to potential damage to an existing retaining wall cannot be assessed under the Planning Scheme. Owners performing building work have obligations under the *Building Act 2016* to protect adjoining properties from potential damage. Concerns regarding potential impacts to adjoining properties and their occupants as a result of works are regulated under the *Building Regulations 2016*.

7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.

7.5 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.

7.6 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Partial Demolition, Extension and Alterations at 4 Danval Place, West Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Extension and Alterations at 4 Danval Place, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-818 - 4 DANVAL PLACE WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm

and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

- *If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.*
  If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to the commencement of use, vehicular barriers must be inspected by a

qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

- *Certification may be submitted to the Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 3a

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3c

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the Another Perspective Drafting & Design documentation received by the Council on the 7th January 2020.

Prior to the commencement of use, documentation by a suitably qualified

engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

- *Certification may be submitted to Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5

The number of car parking spaces approved on the site, for use is two (2).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**

2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENG r1

The footings (driveway deck) within the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings and structural certificates of the driveway deck footings within the Danval Place highway reservation must be submitted and approved, prior to the commencement of work and must:

1. **Be prepared and certified by a suitable qualified person and experienced engineer;**
2. **Not undermine the stability of the highway reservation;**
3. **Take into account any additional surcharge loadings as required by relevant Australian Standards;**
4. **Take into account and reference accordingly any Geotechnical findings;**
5. **Detail the design and location of the footing adjacent to Danval Place highway reservation; and**
6. **Include a structure certificate which notes that the driveway deck footings will not undermine the highway reservation.**

All work required by this condition must be undertaken in accordance with the

approved select design drawing and structural certificates.

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development.

ENGR 3

Prior to the commencement of use, the proposed driveway crossover Danval Place highway reservation must be designed and constructed in accordance with engineering design plans submitted and approved by the City of Hobart's Road Services Engineer.

Design drawings must be submitted and approved prior to the commencement of work. The design drawing must:

1. **Show the cross and long sections (centreline and both edges) of the driveway crossover within the highway reservation and onto the property**
2. **Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover**
3. **Reinstatement of the redundant vehicle crossing to kerb**
4. **Show swept path templates in accordance with AS/NZS 2890.1 2004**
5. **Demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside**
6. **Be prepared and certified by a suitable qualified person, to satisfy the above requirement.**

All work required by this condition must be undertaken in accordance with the approved drawings.

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *A Permit to Carry out Works within the highway reservation is required prior to commencement of work within the highway*
- *Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations,

codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

- Up to $20,000: $150 per application.
- Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click here for more information.

PLANNING

You are encouraged to plant and maintain screening vegetation above the height of the existing pailing fence between the existing dwelling and the rear boundaries with 10 Shannuk Drive and 9 Rennie Street. This vegetation would improve privacy and reduce overlooking between the deck and the neighbouring private outdoor space.

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click here for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.



(Michael McClenahan)
Assistant Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)
Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 6 February 2020

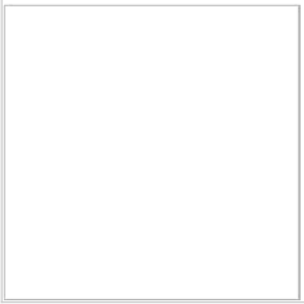
Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #192067

Property

4 DANVAL PLACE WEST HOBART TAS 7000



People

Applicant
*
Another Perspective
Stuart French
P.O. Box 21
NEW TOWN TAS 7008
0362314122
stuart.french@anotherperspective.com.au

Owner
*

Gwyneth Jenkinson
4 Danval Place
WEST HOBART TAS 7000
0403 254 996
gwyneth777@hotmail.com

Owner
*

Linda Young
4 Danval Place
WEST HOBART TAS 7000
0403 254 996
gwyneth777@hotmail.com

Entered By
STUART FRENCH
0417 33 356
stuart.french@anotherperspective.com.au

Use

Single dwelling

Details

Have you obtained pre application advice?

- ▫ Yes

If YES please provide the pre application advice number eg PAE-17-xx

Spoke with Michelle Foale

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
*

- No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the number of signs under Other Details below.
*

- No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)?
*

Residence

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)
*

Garage, Bedroom x2 Additions. Internal Alterations

Estimated cost of development
*

160000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
207.68	274.53	591

Carparking on Site

Total parking spaces	Existing parking spaces	N/A
2	2	Other (no selection chosen)

Other Details

Does the application include signage?
*

No

How many signs, please enter 0 if there are none involved in this application?
*

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

- No

Documents

Required Documents
Title (Folio text and Plan and Schedule of Easements) *
Title - 4 Danval Place, West Hobart.pdf
Plans (proposed, existing) *
1681 DA PLANS - A - 081119 - 4 Danval Place, West Hobart.pdf

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
62624	42
EDITION	DATE OF ISSUE
6	02-Sep-2019

SEARCH DATE : 14-Nov-2019
SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

City of HOBART
Lot 42 on Sealed Plan 62624 (formerly being SP1616)
Derivation : Part of 9A-3R-10Ps. Gtd. to C.A.W. Rocher Part of 10 Acres Gtd. to R. Cleburne
Prior CT 2330/66

SCHEDULE 1

M775034 TRANSFER to LINDA MARY YOUNG and GWYNETH PATRICIA JENKINSON Registered 02-Sep-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage easement marked A.B. and passing through Lot 41 on Sealed Plan No. 62624.
BENEFITING EASEMENT: a right of carriage way over the roadway 7 feet wide passing through Lot 12 on Sealed Plan No. 1549.
SP 62624 COVENANTS in Schedule of Easements
SP 62624 FENCING COVENANT in Schedule of Easements
A29817 FENCING PROVISION in Transfer
E192778 MORTGAGE to B & E LTD Registered 02-Sep-2019 at 12.02 PM

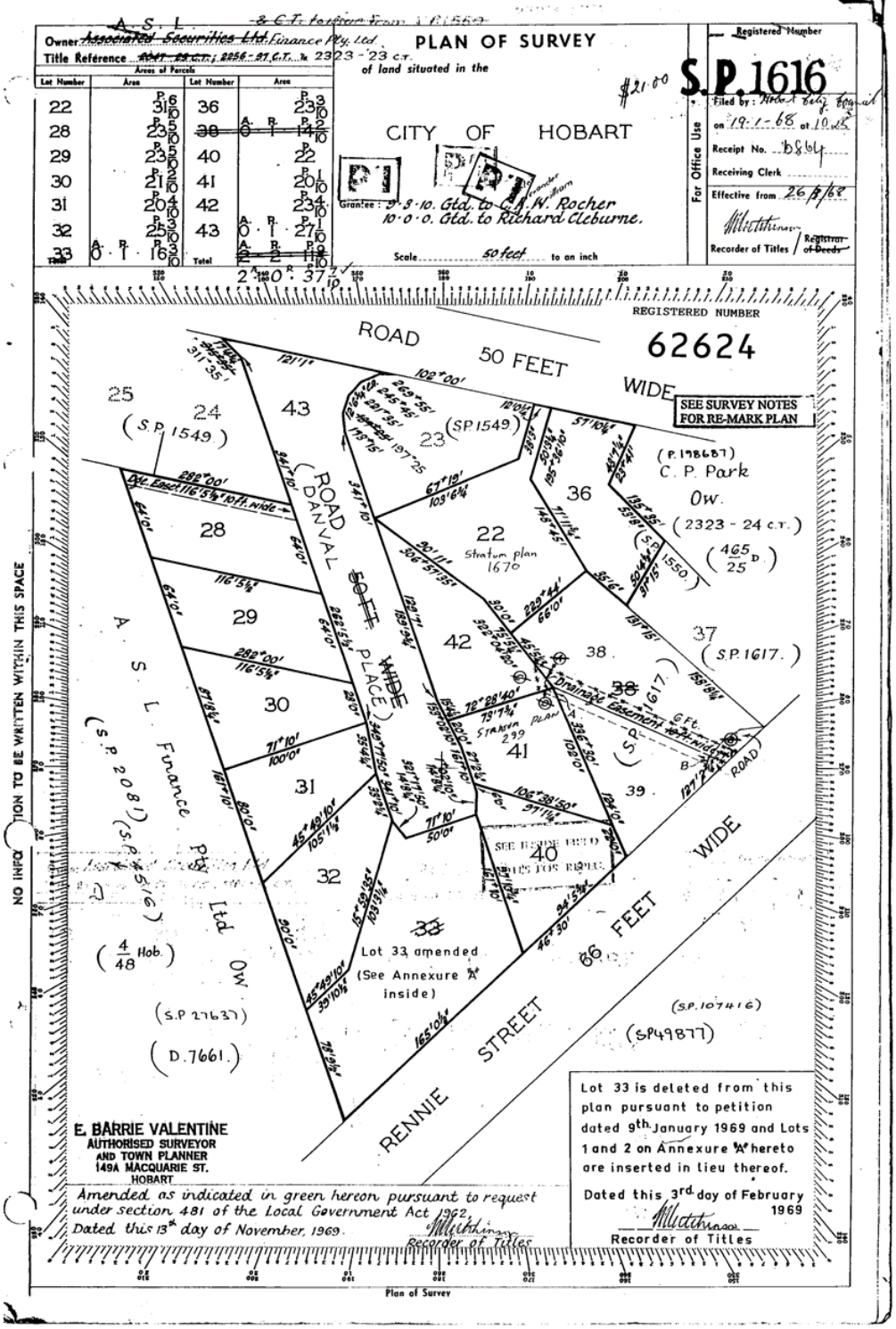
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

ANNEXURE "A" to S.P. 1616
AMENDMENT TO S.P. NUMBER 1616

Owner A.S.L. FINANCE PTY. LTD.
Title Reference C.T. 2330/62

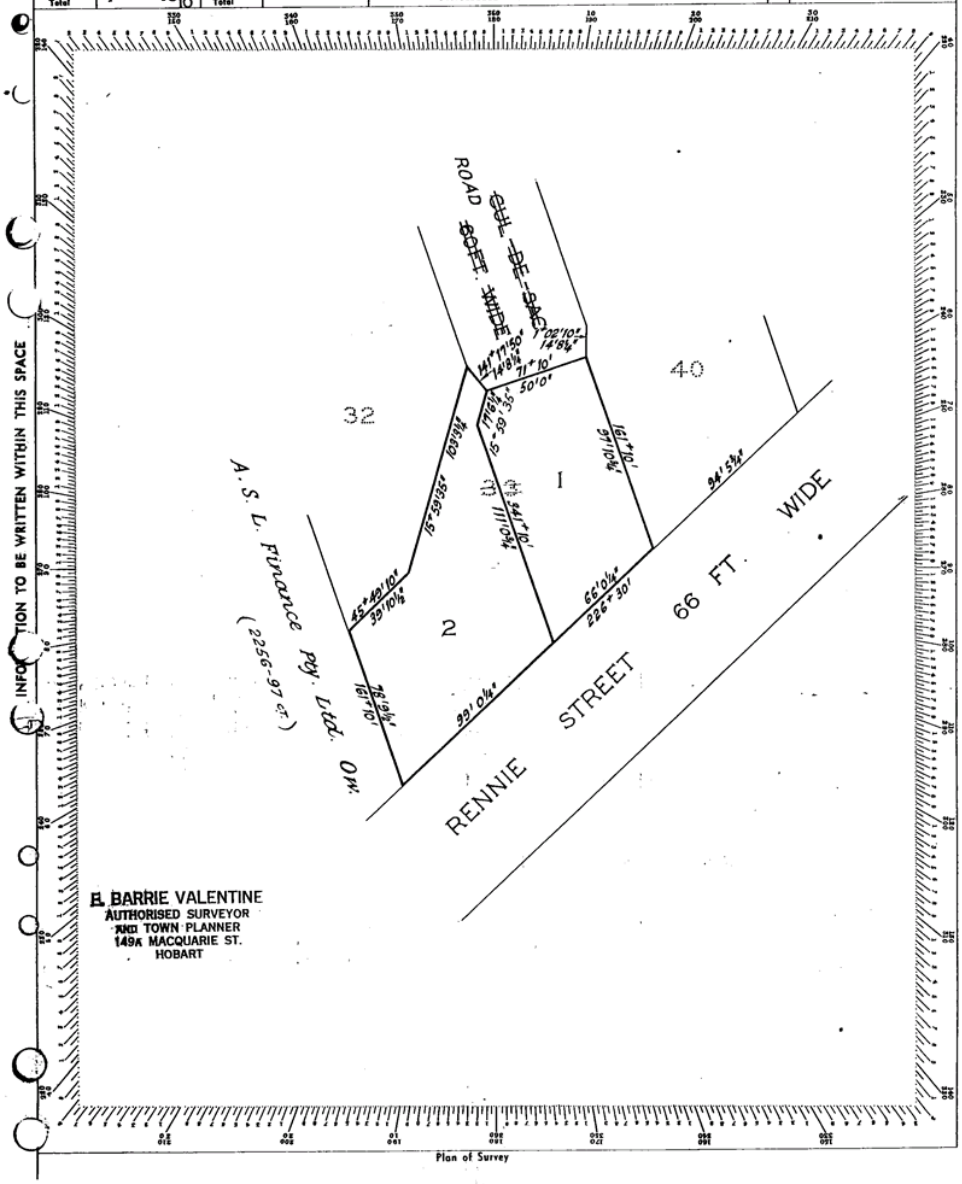
Areas of Parcels			
Lot Number	Area	Lot Number	Area
1	P 24 3/10		
2	32		
Total	R. 1 P. 16 3/10	Total	

PLAN OF SURVEY
by Surveyor E.M. LILLEY
of land situated in the
CITY OF HOBART
Grantee: 9·3·10. Gtd. to Charles A. W. Rocher.
Scale 40 feet to an inch

S.P. 1616

Registered Number
Filed by: H.F.E.
on 4 at 10.00
3260 .00 0010.00
Receipt No.
Receiving Clerk
Effective from
Recorder of Titles / Registrar of Deeds

For Office Use



the List...

SCHEDULE OF EASEMENTS
DEPUTY RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS **PLAN NO.**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

S. P.1616

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

Each of the Lots in Column A is :

(i) TOGETHER WITH a right of drainage over the drainage easement shown on the plan passing through the lots and land specified opposite thereto in Column B.

(ii) SUBJECT TO a right of drainage over the drainage easement shown passing through that lot as appurtenant to the lots ~~and land~~ shown hereon and other land specified opposite thereto in Column C.

Column A	Column B	Column C.
Lot 41 ~~Lot 41~~ Lot 42 ~~Lot 42~~	AB ~~Lots 42 and 39 AB~~ Lot 41 and AB ~~Lots 39 AB~~	Lot 42 ~~Nil~~ ~~Lot 41~~
Lot 28	Nil	The balance
~~Lot 39~~	~~Nil~~	~~Lots 41 and 42.~~

All the Lots (except Lot 43) ~~allotments~~ are together with a right of carriageway over the ~~right of way~~ 7 feet wide passing through lot 12 ~~as shown~~ on Sealed Plan No. 1549.

INTERPRETATION of "Balance" means: The land remaining in the Certificate of Title Volume 2256 Folio 97 after excepting thereout the lots on this plan.

COVENANTS: The owner of each lot shown on the plan except Lot 43 covenants with the Vendor A.S.L.Finance Pty.Ltd. of Hobart in Tasmania that A.S.L.Finance Pty.Ltd. shall not be required to fence.

FURTHER COVENANTS: The owner of each lot shown on the plan except Lot 43 covenants with the said A.S.L.Finance Pty.Ltd. and the owners for the time being of every other lot shown on the plan except Lot 43 to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit therefor may be annexed to and devolve with each and every part of every other lot shown on the plan except Lot 43 (and with the residue of the land comprised in Certificate of Title Volume 2256 Folio 97 Volume 2323 Folio 23 and also in Certificate of Title Registered Volume 2047 Folio 25.

and each and every part thereof) to observe the following stipulations ~~that he she they or it~~

~~(a) Will~~ not To erect any building other than a dwelling house with appurtenances thereto on ~~any~~ THE lot.

~~(b) Will~~ not To erect any building of a cost of less than $9000.00. unless the plans and specifications of the proposed building shall have been approved by A.S.L.Finance Pty.Ltd. in writing.

(b) Not to use the dwelling house for any other purpose than a private dwelling house.

(d) Not to set up or carry on, in or upon the ~~land~~ LOT any trade, manufacture or business of any kind but the letting of residential flats shall not be deemed to be a trade or business within the meaning of these covenants.

(e) Not to erect any building unless the exterior walls thereof are constructed of brick, concrete block or stone.

(f) No hoarding or other structure shall at any time be erected or placed or suffered to be upon any part of ~~any~~ THE lot for the purpose of exhibiting any advertisement or unless other than as to relate to the selling or letting of any portion of the property but A.S.L. Finance Pty.Ltd. reserves the right for it and its assigns to sell, lease or otherwise deal with any lot either subject to the above conditions and/or restrictive covenants or any one of them or not and subject to such modifications thereof as it may think fit or to waive any such conditions and restrictive covenants as it may think fit. The exercise of the said right in relation to any ~~allotment~~ LOT shall not release the owners of any other ~~allotment~~ LOT from any of the conditions or covenants effected or imposed upon such other ~~allotments~~ LOTS or give to the owner of any lot any right of action against A.S.L.Finance Pty.Ltd. or any other persons.

SIGNED by the Registered Proprietor COMPRISED IN CERTIFICATES OF TITLES VOLUME 2256 Folio 97 and VOLUME 2325 Folio 23 of the ~~said~~ land A.S.L.Finance Pty.Ltd. in the presence of

Blandwell

by its attorneys who declare that they have not received any notice of the revocation of the said Power of Attorn

the List...

SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SP. 1616

Amended as indicated in green hereon pursuant to request under section 481 of the Local Government Act 1962 Dated this 13th day of November 1969.

J.L. Hutchinson

Recorder of Titles

the List

SCHEDULE OF EASEMENTS

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

This is the schedule of easements attached to the plan of lot 22, lots 28-33 incl lot 36, ~~lot 38~~ and lots 40-43 incl. comprising part of the land in Certificates of Title 2256/97 and ~~2047/25~~ 2323/27

(Insert Title Reference)

Sealed by Corporation of the City of Hobart on 12 / 1 1968

Council Clerk/Town Clerk

another perspective drafting&design

AP2019-1681 - PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

01	E	SITE PLAN
01a		DRAINAGE PLAN
01b	C	MANOEUVRING PLAN
01c	E	DRIVEWAY SECTIONS
02		EXISTING GROUND FLOOR PLAN
02a		EXISTING FIRST FLOOR PLAN
03		EXISTING ELEVATIONS SHEET 1
03a		EXISTING ELEVATIONS SHEET 2
04		PROPOSED GROUND FLOOR PLAN
04a	A	PROPOSED FIRST FLOOR PLAN
05	A	PROPOSED ELEVATIONS SHEET 1
05a	A	PROPOSED ELEVATIONS SHEET 2
05b	A	PERSPECTIVES

No.	Amendment	Date	Drawn	Checked	Sheet
E	Council RFI: Provide further cross sections & create Driveway Section sheet	07 Jan. 20	JM	PJ	01 & 01c
D	Council RFI: Provide additional cross section and correct previous cross sections.	29 Dec. 19	ST	PJ	01
C	Council RFI: Provide cross sections of the footpath either side of the driveway and provide manoeuvring plan	17 Dec. 19	ST	PJ	01, 01b
B	Council RFI: Provide Shadow Diagrams and demonstrate proposed crossover and driveway won't change existing footpath and slopes comply	26 Nov. 2019	ST	CK	01
	DA Set	8 Nov. 2019	ST	JM	01 - 05
A	Modify proposed addition to be rendered lightweight cladding and render existing brickwork, provide porch roof and modify driveway shape. Update all relevant plans	8 Nov. 2019	ST	JM	01, 04a - 05b

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Designer:
ANOTHER PERSPECTIVE PTY LTD
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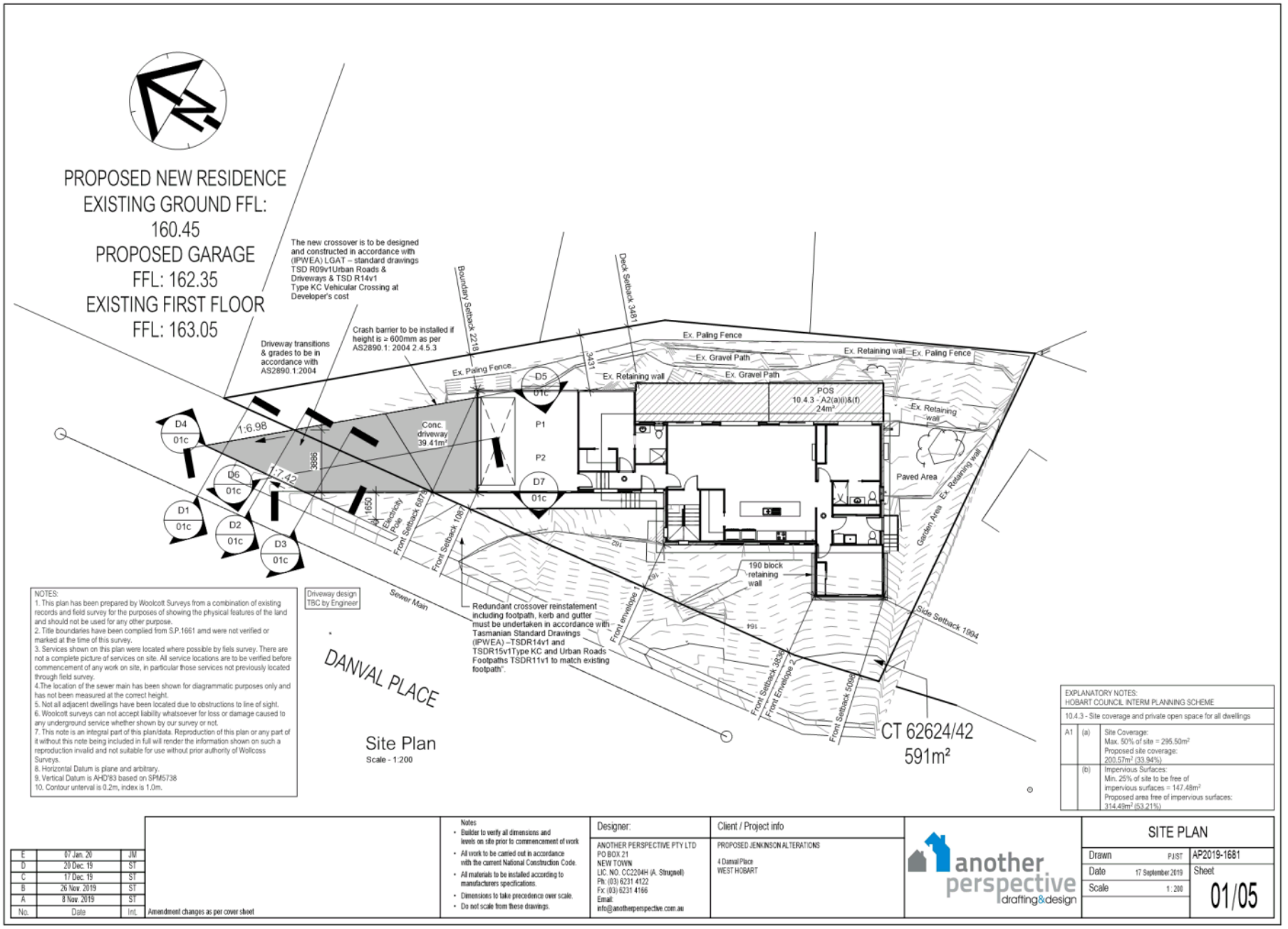
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

Soil Classification:	Refer to Drainage Plan
Title Reference:	CT6262/42
Floor Areas:	Refer to Floor Plans
Porch / Deck Areas:	Refer to Floor Plans
Wind Speed:	TBC
Climate Zone:	7
Apline Zone:	N/A
Corrosion Environment:	Moderate
Certified BAL:	TBC
Designed BAL:	TBC
(Refer to Standard Notes for Explanation)	

COVER SHEET
AP2019-1681
Date 8 November 2019
Scale
Sheet 00/05


PROPOSED NEW RESIDENCE
EXISTING GROUND FFL: 160.45
PROPOSED GARAGE
FFL: 162.35
EXISTING FIRST FLOOR
FFL: 163.05
The new crossover is to be designed and constructed in accordance with (IPWEA) LGAT – standard drawings TSD R09v1Urban Roads & Driveways & TSD R14v1 Type KC Vehicular Crossing at Developer's cost
Driveway transitions & grades to be in accordance with AS2890.1:2004
Crash barrier to be installed if height is ≥ 600mm as per AS2890.1: 2004 2.4.5.3
Boundary Setback 2218
Deck Setback 3481
Ex. Paling Fence
Ex. Gravel Path
Ex. Retaining wall
POS 10.4.3 - A2(a)(i)&(f) 24m²
Conc. driveway 39.41m²
1:6.98
1:7.42
3886
1650
Electricity Pole
Front Setback 6879
Front Setback 1087
Paved Area
Garden Area
Ex. Retaining wall
190 block retaining wall
Sewer Main
Redundant crossover reinstatement including footpath, kerb and gutter must be undertaken in accordance with Tasmanian Standard Drawings (IPWEA) –TSDR14v1 and TSDR15v1Type KC and Urban Roads Footpaths TSDR11v1 to match existing footpath".
Front envelope 1
Front Setback 3836
Front Envelope 2
Front Setback 5098
Side Setback 1994
DANVAL PLACE
Site Plan
Scale - 1:200
CT 62624/42
591m²
Driveway design TBC by Engineer
NOTES:
1. This plan has been prepared by Woolcott Surveys from a combination of existing records and field survey for the purposes of showing the physical features of the land and should not be used for any other purpose.
2. Title boundaries have been complied from S.P.1661 amd were not verified or marked at the time of this survey.
3. Services shown on this plan were located where possible by fiels survey. There are not a complete picture of services on site. All service locations are to be verified before commencement of any work on site, in particular those services not previously located through field survey.
4.The location of the sewer main has been shown for diagrammatic purposes only and has not been measured at the correct height.
5. Not all adjacent dwellings have been located due to obstructions to line of sight.
6. Woolcott surveys can not accept liability whatsoever for loss or damage caused to any underground service whether shown by our survey or not.
7. This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such a reproduction invalid and not suitable for use without prior authority of Wollcoss Surveys.
8. Horizontal Datum is plane and arbitrary.
9. Vertical Datum is AHD'83 based on SPM5738
10. Contour unterval is 0.2m, index is 1.0m.
EXPLANATORY NOTES:
HOBART COUNCIL INTERM PLANNING SCHEME
10.4.3 - Site coverage and private open space for all dwellings
A1 (a) Site Coverage: Max. 50% of site = 295.50m² Proposed site coverage: 200.57m² (33.94%)
(b) Impervious Surfaces: Min. 25% of site to be free of impervious surfaces = 147.48m² Proposed area free of impervious surfaces: 314.49m² (53.21%)
E 07 Jan. 20 JM
D 20 Dec. 19 ST
C 17 Dec. 19 ST
B 26 Nov. 2019 ST
A 8 Nov. 2019 ST
No. Date Int.
Amendment changes as per cover sheet
Notes
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Designer:
ANOTHER PERSPECTIVE PTY LTD
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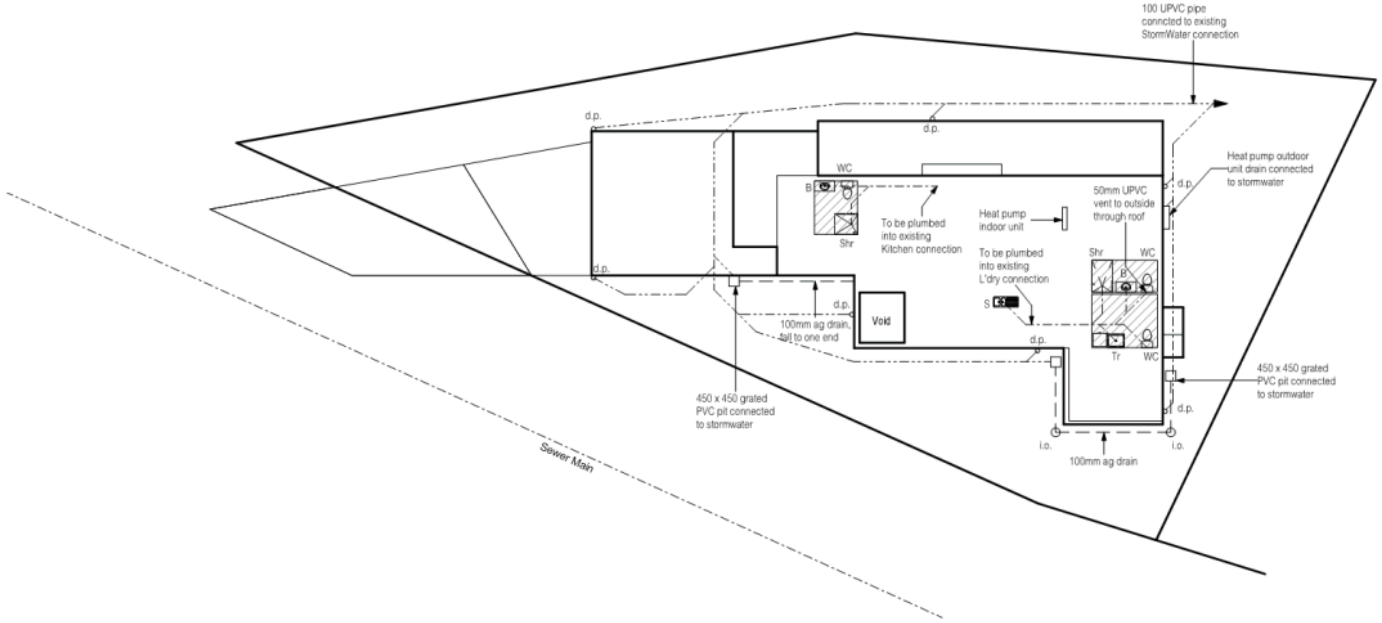
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART
another perspective drafting&design
SITE PLAN
Drawn PJ/ST
AP2019-1681
Date 17 September 2019
Scale 1 : 200
Sheet 01/05

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø
Shr	Shower	40Ø
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	



Refer to Roof Plan for downpipe calculations

Soil Classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003

- Wet areas to comply with NCC 3.8.1.2 and AS3740

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PROPOSED JENKINSON ALTERATIONS

4 Danval Place
WEST HOBART

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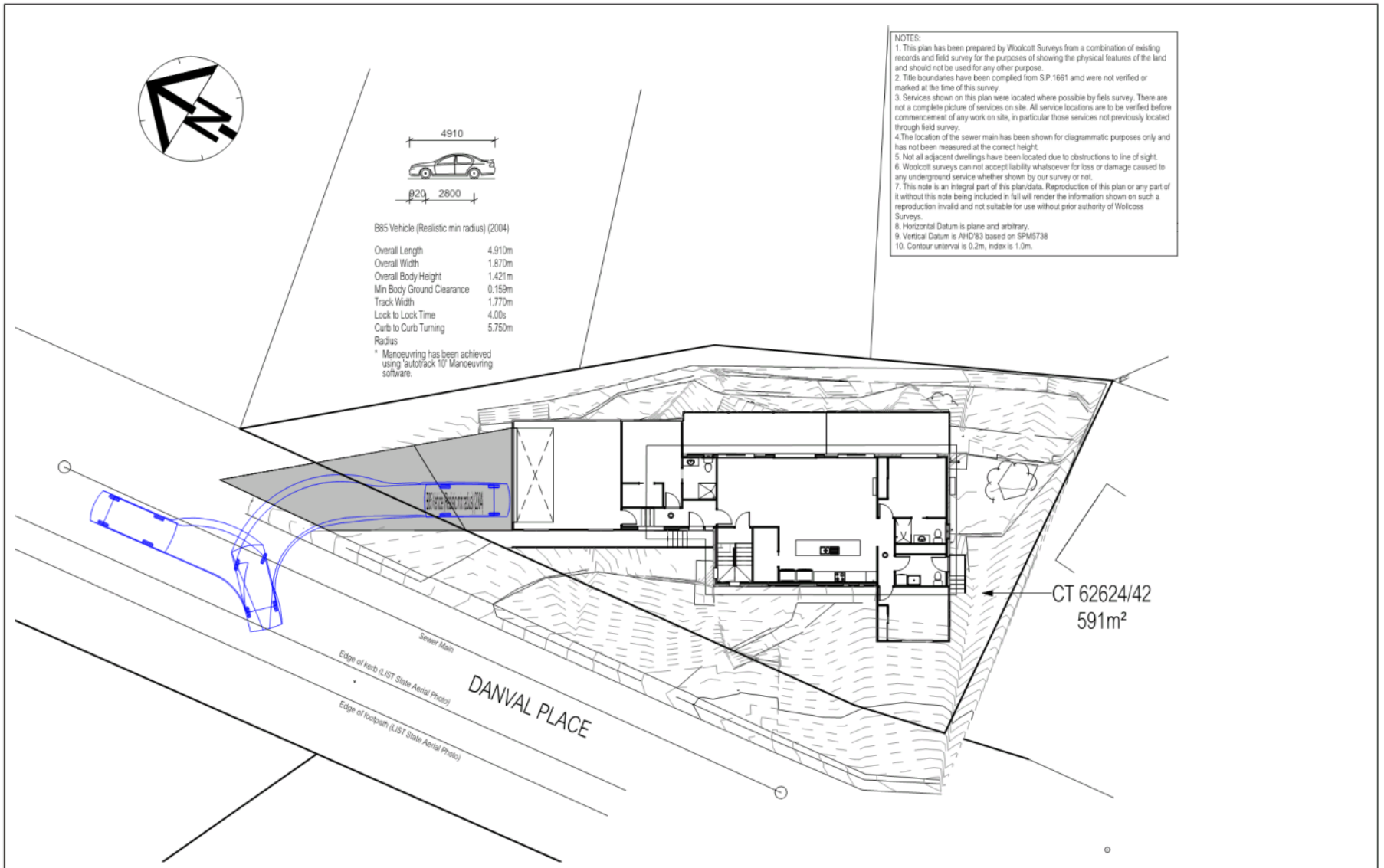
DRAINAGE PLAN

Drawn	ST	AP2019-1681
Date	5 November 2019	Sheet
Scale	1: 200	01a/05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8. Horizontal Datum is plane and arbitrary.
9. Vertical Datum is AHD'83 based on SPM5738
10. Contour unterval is 0.2m, index is 1.0m.
4910
820
2800
B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock to Lock Time 4.00s
Curb to Curb Turning Radius 5.750m
* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.
CT 62624/42
591m²
Sewer Main
Edge of kerb (LIST State Aerial Photo)
Edge of footpath (LIST State Aerial Photo)
DANVAL PLACE
C 17 Dec. 19 ST
No. Date Int. Amendment changes as per cover sheet
Notes
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4 Danval Place
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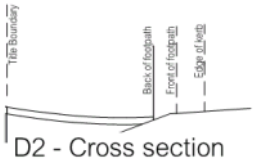
another perspective drafting&design
MANOEUVRING PLAN
Drawn ST
AP2019-1681
Date 17 December 2019
Scale 1:200
Sheet
01b/05



D1 - Cross section



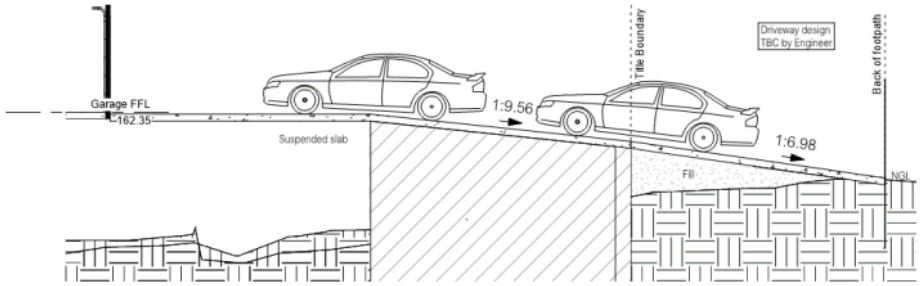
D2 - Cross section



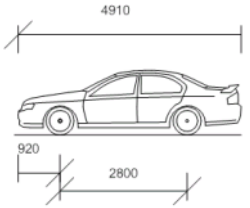
D3 - Cross section



D4 - Crossover



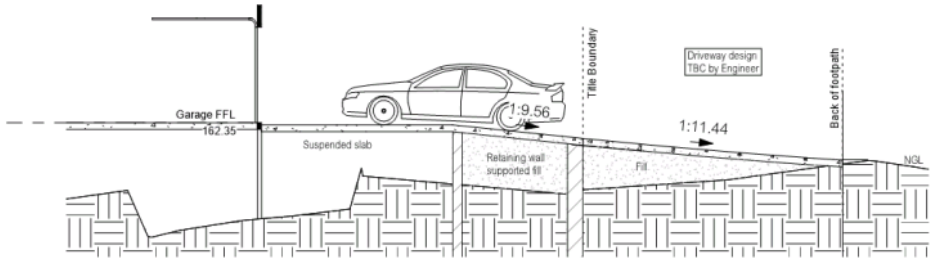
D5 - Driveway Long Section



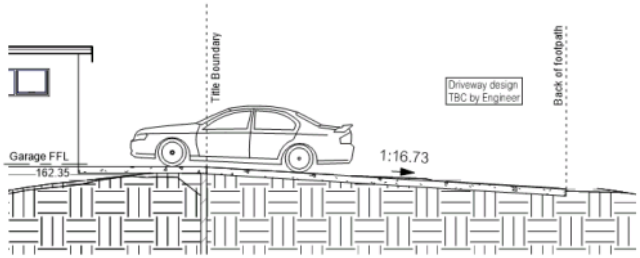
B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



D6 - Driveway Long Section



D7 - Driveway Long Section

No.	Date	Int.	Amendment changes as per cover sheet
E	07 Jan. 20	JM	

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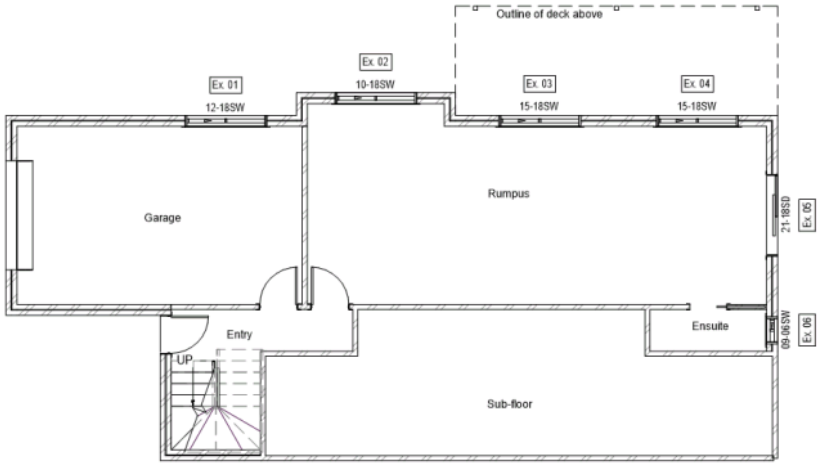
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

DRIVEWAY SECTIONS

Drawn	JM	AP2019-1681	
Date	06 January 2020	Sheet	01c/05
Scale	1 : 100		



Existing house floor plan drawn up from sale plan.

Floor Area = 87.61m²
Not including sub-floor

No.	Date	Int.	Amendment changes as per cover sheet

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Client / Project info

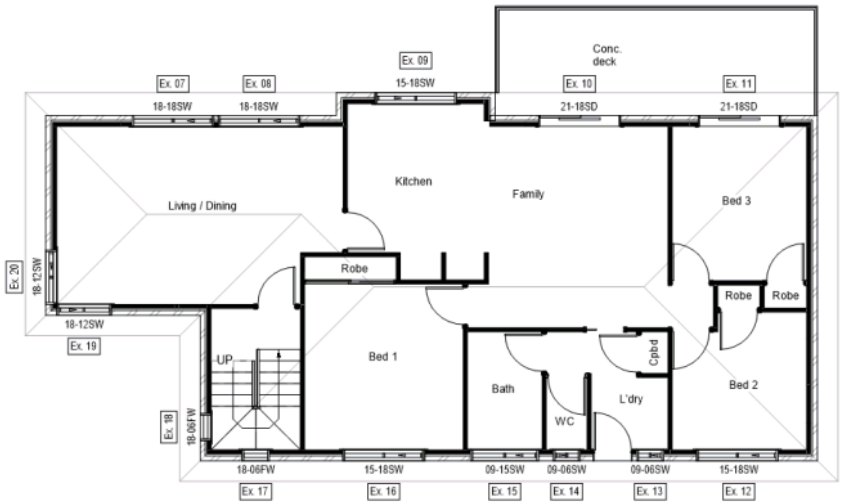
PROPOSED JENKINSON ALTERATIONS

4 Danval Place
WEST HOBART

another perspective drafting&design

EXISTING GROUND FLOOR PLAN

Drawn	ST
Date	5 November 2019
Scale	1 : 100
	AP2019-1681
Sheet	02/05



Existing house floor plan drawn up from sale plan.

Floor Area = 120.07m²

No.	Date	Int.	
			Amendment changes as per cover sheet

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PROPOSED JENKINSON ALTERATIONS

4 Danvail Place
WEST HOBART

another perspective drafting&design

EXISTING FIRST FLOOR PLAN

Drawn	ST	AP2019-1681	
Date	5 November 2019	Sheet	02a/05
Scale	1 : 100		



Existing North Elevation



Existing East Elevation

No.	Date	Int.	Amendment changes as per cover sheet

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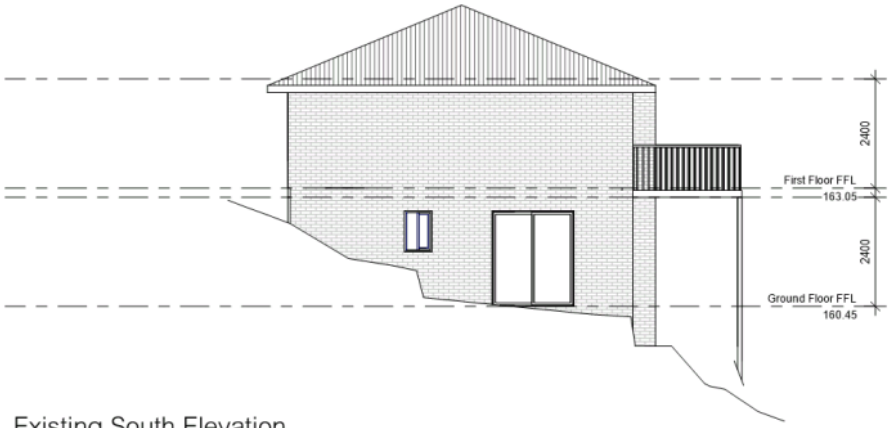
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

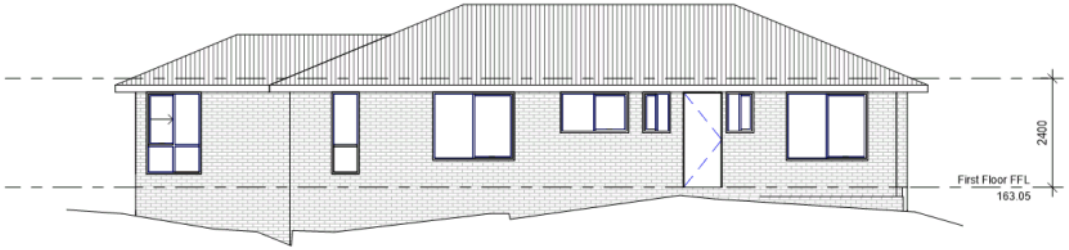
another perspective drafting&design

EXISTING ELEVATIONS SHEET 1

Drawn	ST	AP2019-1681	
Date	5 November 2019	Sheet	03/05
Scale	1 : 100		



Existing South Elevation



Existing West Elevation

No.	Date	Int.	Amendment changes as per cover sheet

Notes
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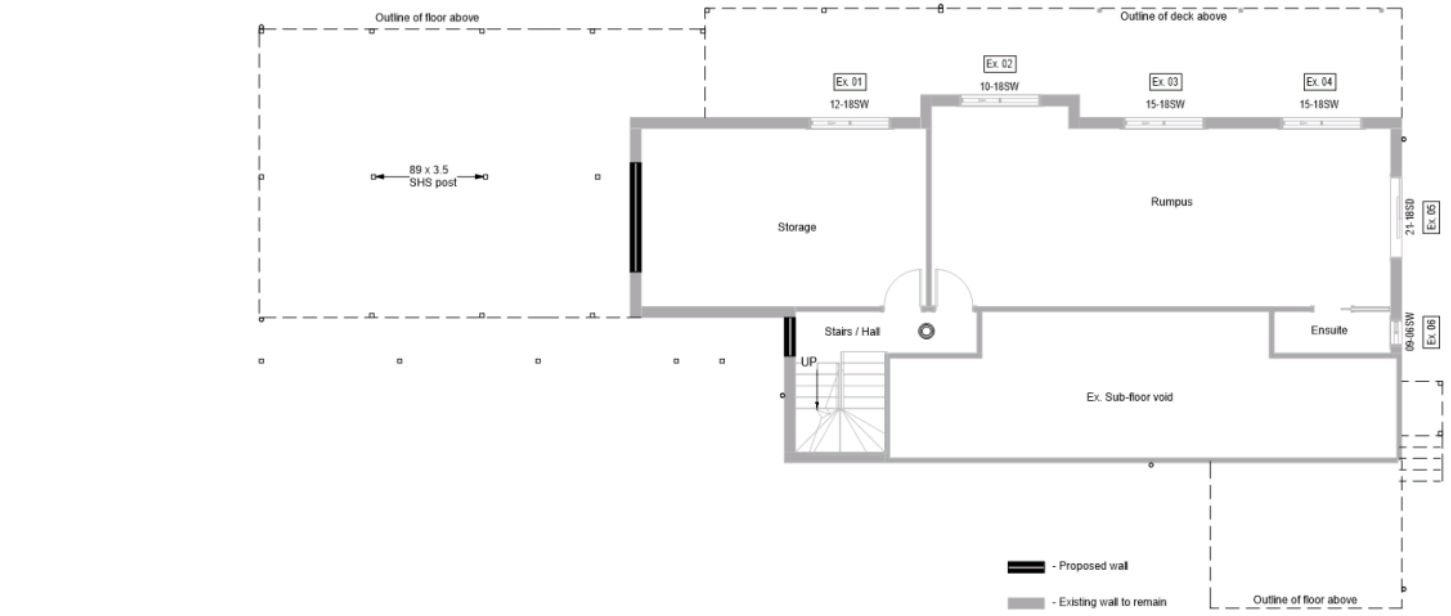
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

EXISTING ELEVATIONS SHEET 2

Drawn	ST
Date	5 November 2019
Scale	1 : 100
	AP2019-1681
Sheet	03a/05



Floor Area = 87.61m²

No.	Date	Int.	Amendment changes as per cover sheet

Notes
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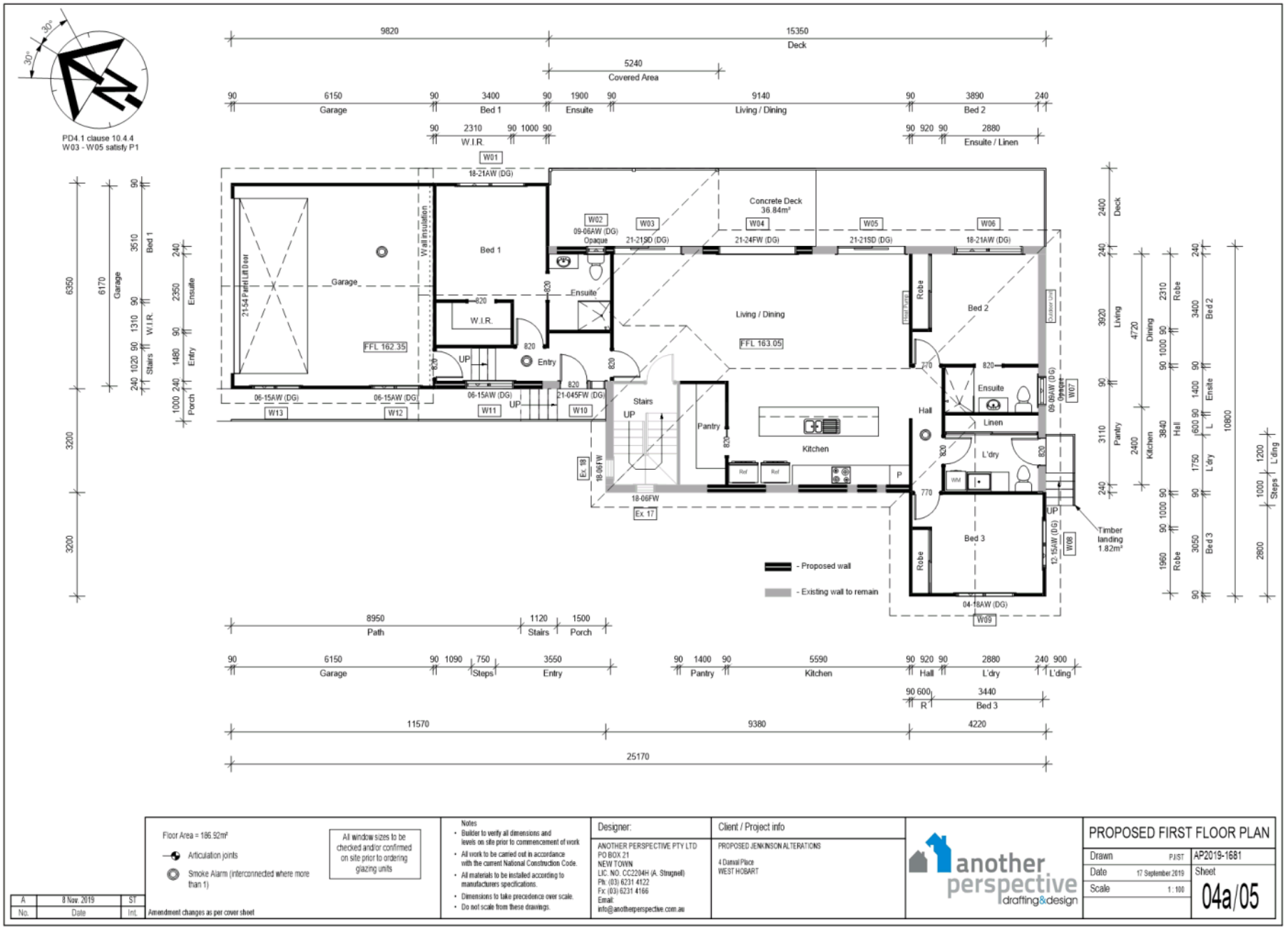
PROPOSED JENKINSON ALTERATIONS

4 Danval Place
WEST HOBART

another perspective drafting&design

PROPOSED GROUND FLOOR PLAN

Drawn	ST
Date	5 November 2019
Scale	1 : 100
	AP2019-1681
Sheet	04/05


PD4.1 clause 10.4.4
W03 - W05 satisfy P1
Garage
Bed 1
Ensuite
Living / Dining
Bed 2
Ensuite / Linen
W.I.R.
Deck
Covered Area
Concrete Deck
36.84m²
Wall insulation
21-54 Pattel Lift Door
FFL 162.35
FFL 163.05
Entry
Stairs
Pantry
Kitchen
Hall
Linen
L'dry
Bed 3
Porch
Path
Steps
L'ding
Timber landing
1.82m²
- Proposed wall
- Existing wall to remain
Floor Area = 186.92m²
Articulation joints
Smoke Alarm (interconnected where more than 1)
All window sizes to be checked and/or confirmed on site prior to ordering glazing units
Amendment changes as per cover sheet
Designer:
ANOTHER PERSPECTIVE PTY LTD
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NEW TOWN
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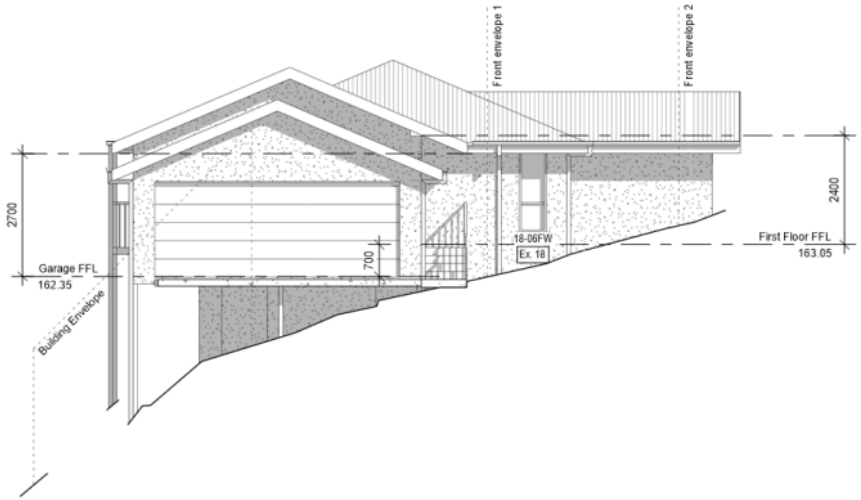
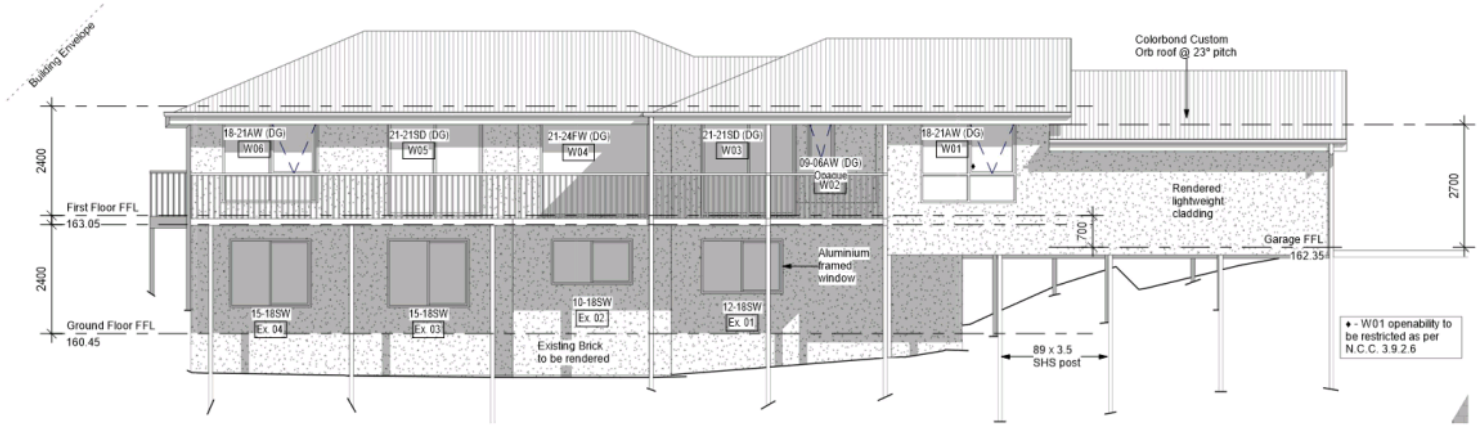
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danvai Place
WEST HOBART
another perspective drafting&design
PROPOSED FIRST FLOOR PLAN
Drawn PJST
Date 17 September 2019
Scale 1:100
AP2019-1681
Sheet
04a/05

Material	Colour
Rendered Brick	tbc
Colorbond Roof	tbc
FC Sheet	tbc



Proposed North Elevation



Proposed East Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

No.	Date	Int.	Amendment changes as per cover sheet
A	8 Nov. 2019	ST	

Notes
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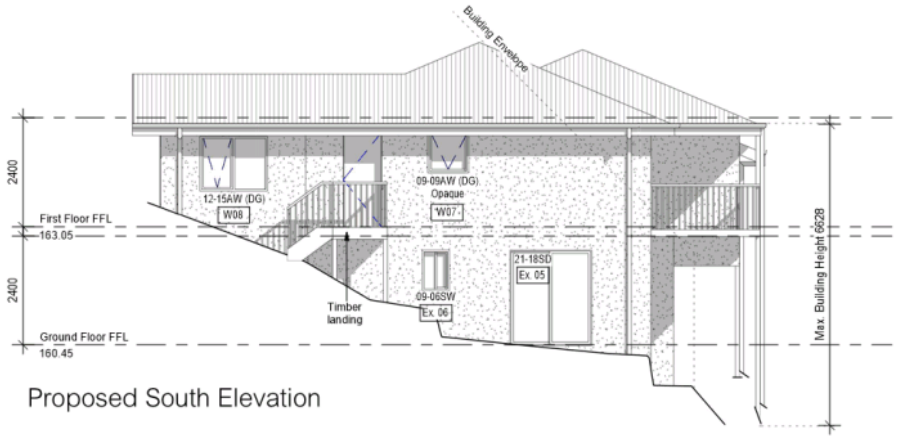
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

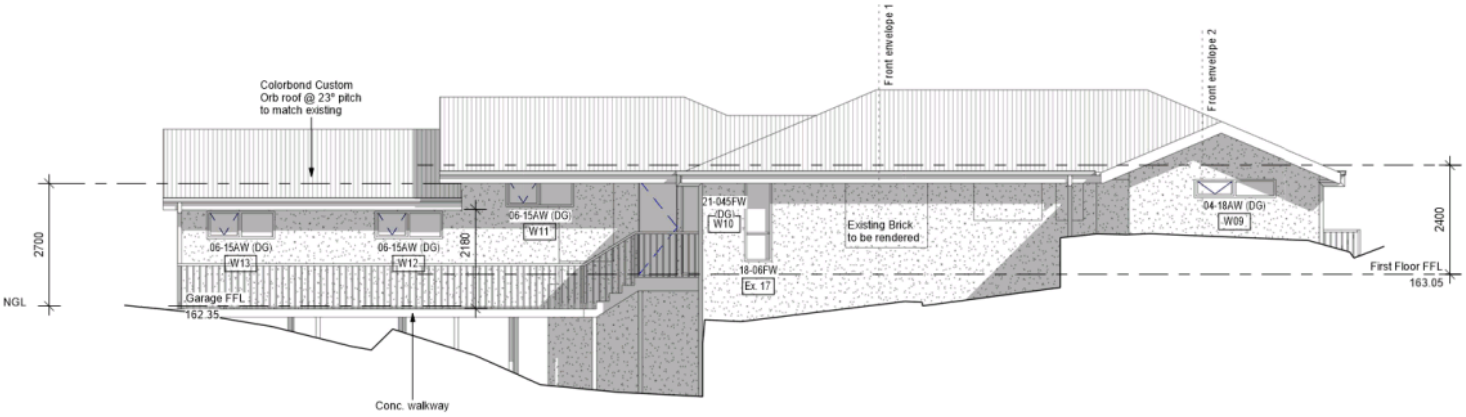
another perspective drafting&design

PROPOSED ELEVATIONS
SHEET 1

Drawn	PJST
Date	2 October 2019
Scale	1 : 100
	AP2019-1681
Sheet	05/05



Proposed South Elevation



Proposed West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes
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- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
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NEW TOWN
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Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

PROPOSED ELEVATIONS
SHEET 2

Drawn	PJST
Date	2 October 2019
Scale	1 : 100
	AP2019-1681
Sheet	05a/05

No.	Date	Int.	Amendment changes as per cover sheet
A	8 Nov. 2019	ST	





No.	Date	Int.	Amendment changes as per cover sheet
A	8 Nov. 2019	ST	

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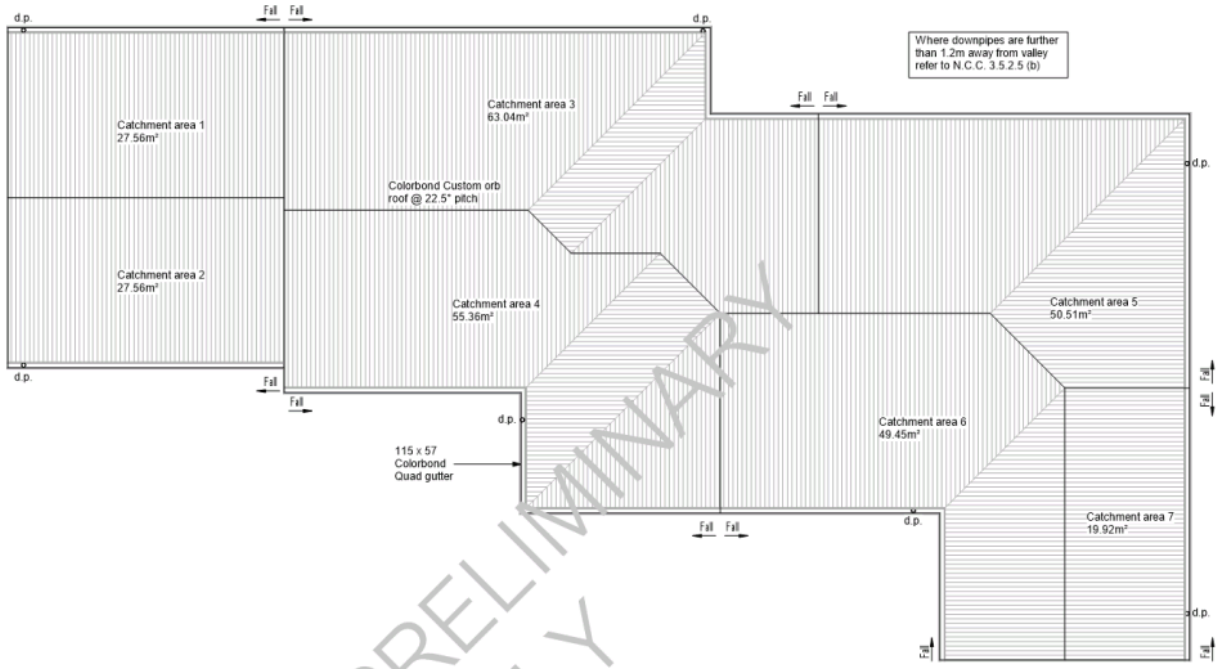
PROPOSED JENKINSON ALTERATIONS

4 Danval Place
WEST HOBART

another perspective drafting&design

PERSPECTIVES

Drawn	ST	AP2019-1681
Date	17 September 2019	Sheet
Scale		05b/05



PRELIMINARY ONLY

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah	242.47	Area of Roof (including 115mm Quad gutter) (m²)
Ac	293.39	Ah x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	100	Design Rainfall Intensity (determined from Figure E8 from AS/NZS 3500.3)
ACDP	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3) (m²)
Required Downpipes	4.59	Ac ÷ Acdp
Downpipes Provided	7	

No.	Date	Int.	Amendment changes as per cover sheet

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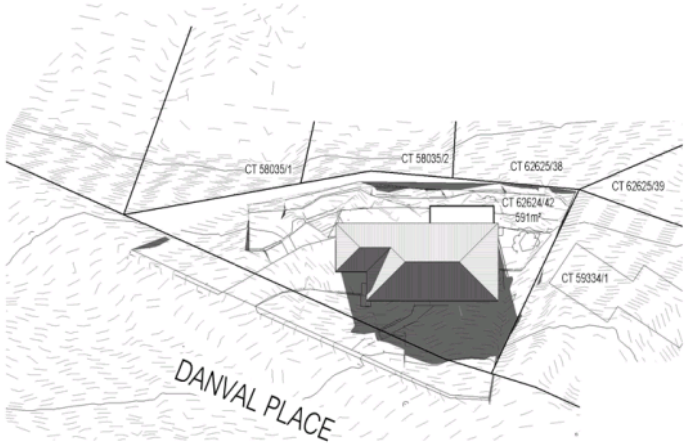
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

ROOF PLAN

Drawn	ST	AP2019-1681	
Date	5 November 2019	Sheet	11/05
Scale	1 : 100		

NOTES:
- LATITUDE: -42°88'
  LONGITUDE: 147°31'
- No allowance for surrounding topography, trees, structures or fences.
- Terrain surface derived from detail survey and LIDAR data.



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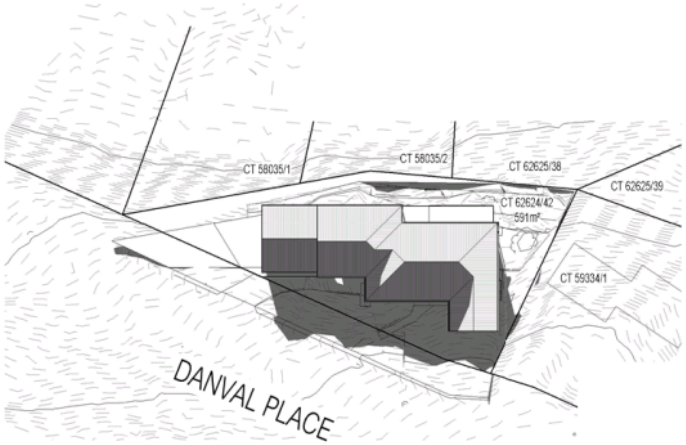

PROPOSED

No.	Date	Int.	Amendment changes as per cover sheet

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Client / Project info

PROPOSED JENKINSON ALTERATIONS

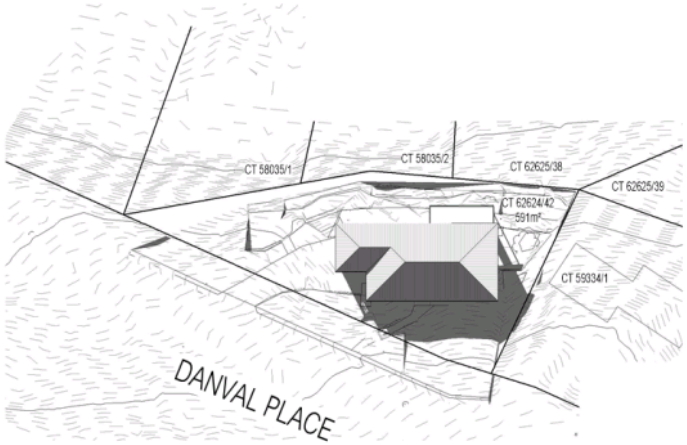
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 9AM

Drawn	ST	AP2019-1681	
Date	28 November 2019	Sheet	SD1/07
Scale	1 : 500		

NOTES:
- LATITUDE: -42°88'
  LONGITUDE: 147°31'
- No allowance for surrounding topography, trees, structures or fences.
- Terrain surface derived from detail survey and LIDAR data.



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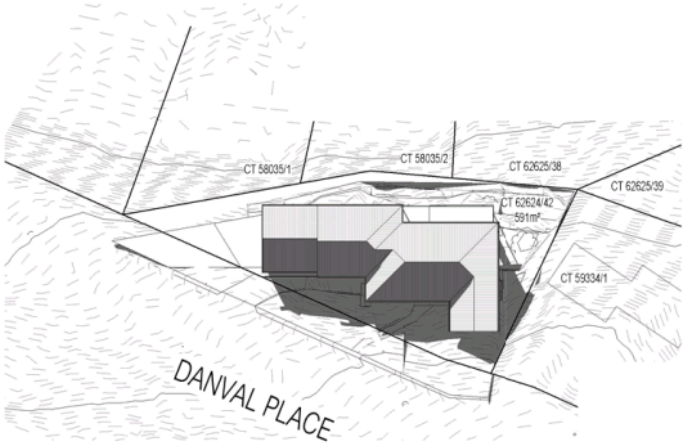

PROPOSED

No.	Date	Int.	Amendment changes as per cover sheet

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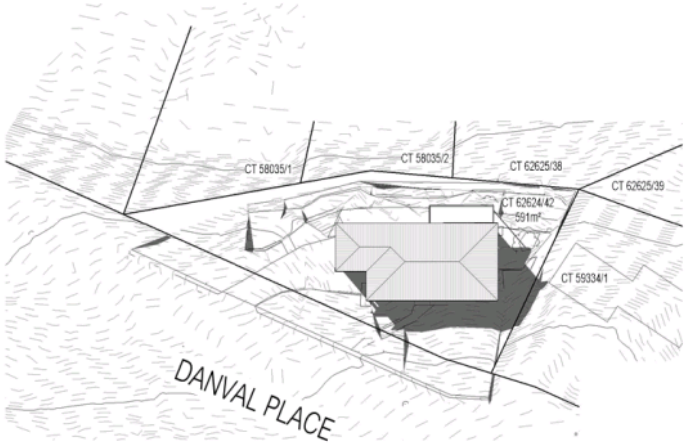
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 10AM

Drawn	ST	AP2019-1681
Date	28 November 2019	Sheet
Scale	1 : 500	SD2/07

NOTES:
- LATITUDE: -42°88'
  LONGITUDE: 147°31'
- No allowance for surrounding topography, trees, structures or fences.
- Terrain surface derived from detail survey and LIDAR data.



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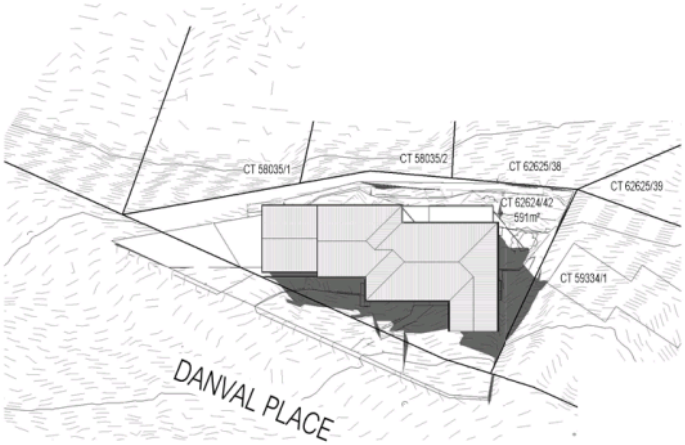

PROPOSED

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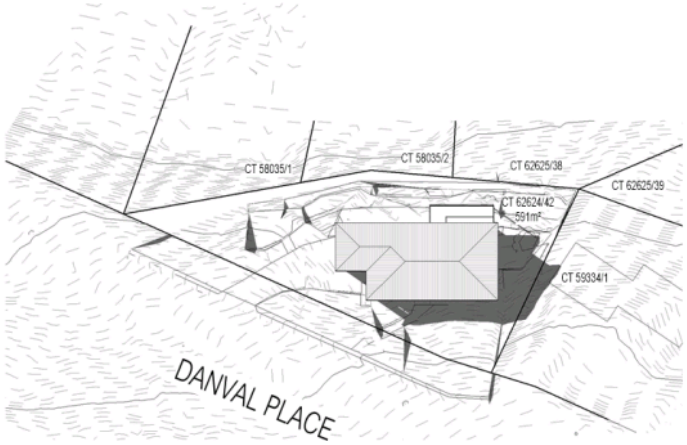
Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 11AM

Drawn	ST	AP2019-1681
Date	28 November 2019	Sheet
Scale	1 : 500	SD3/07

NOTES:
- LATITUDE: -42°88'
  LONGITUDE: 147°31'
- No allowance for surrounding topography, trees, structures or fences.
- Terrain surface derived from detail survey and LIDAR data.



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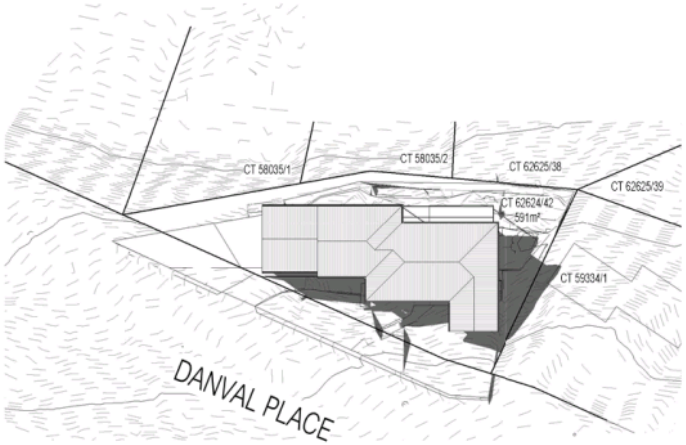

PROPOSED

No.	Date	Int.	Amendment changes as per cover sheet

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Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 12PM

Drawn	ST	AP2019-1681
Date	28 November 2019	Sheet
Scale	1 : 500	SD4/07

NOTES:
- LATITUDE: -42°88'
  LONGITUDE: 147°31'
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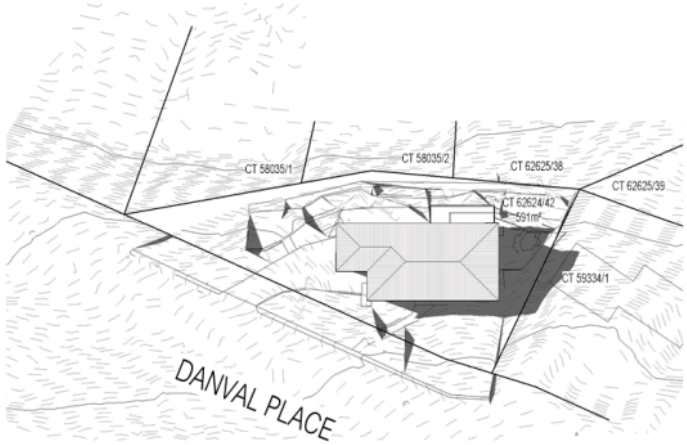
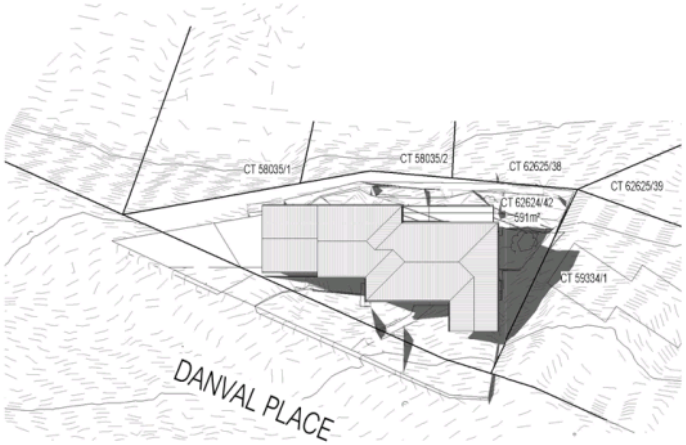
- Terrain surface derived from detail survey and LIDAR data.



EXISTING



PROPOSED

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Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 1PM

Drawn	ST	AP2019-1681
Date	28 November 2019	Sheet
Scale	1 : 500	SD5/07

NOTES:
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  LONGITUDE: 147°31'
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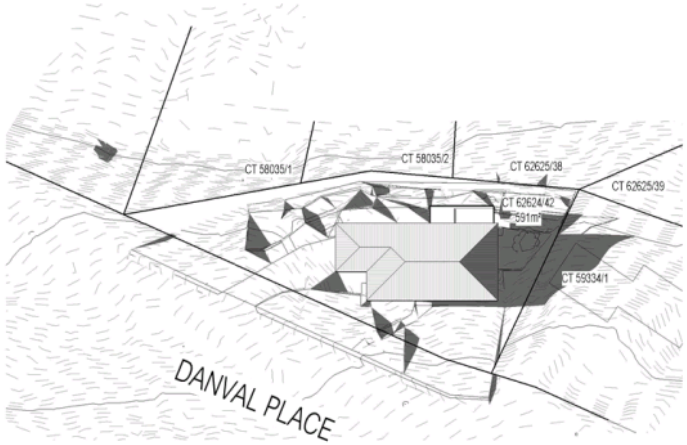

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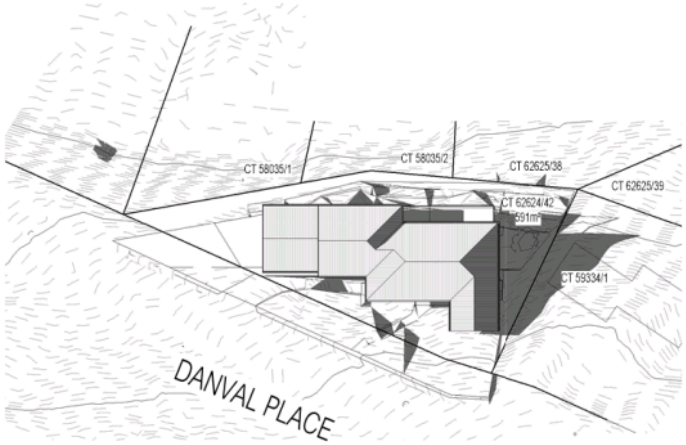

PROPOSED

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NEW TOWN
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Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED JENKINSON ALTERATIONS
4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 2PM

Drawn	ST	AP2019-1681	
Date	28 November 2019	Sheet	SD6/07
Scale	1 : 500		

NOTES:
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  LONGITUDE: 147°31'
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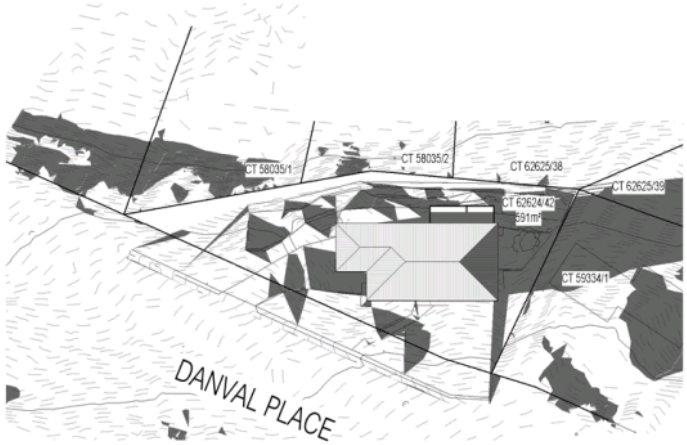

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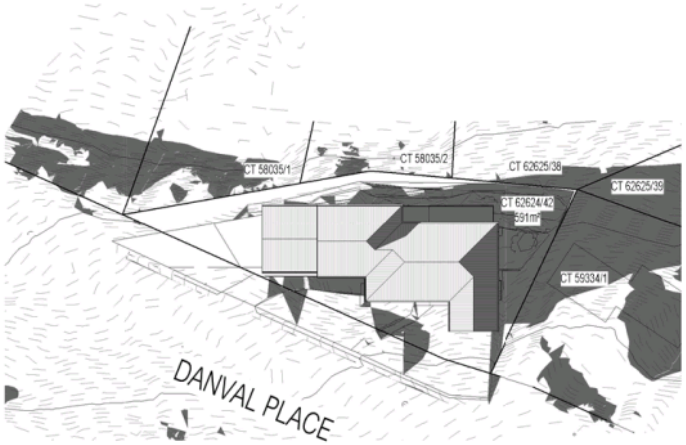

PROPOSED

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Client / Project info

PROPOSED JENKINSON ALTERATIONS

4 Danval Place
WEST HOBART

another perspective drafting&design

SHADOW DIAGRAM 3PM

Drawn	ST	AP2019-1681
Date	26 November 2019	Sheet
Scale	1 : 500	SD7/07

another perspective drafting&design

Level 1, 67 Letitia Street
NORTH HOBART TAS 7000
Ph: (03) 6231-4122
Fax: (03) 6231-4166

17 December 2019

Hobart City Council
GPO Box 503
Hobart TAS 7001

Re: 4 Danval Place WEST HOBART – Application No. PLN-19-818

Dear Sir/Madam,

I refer to your letter dated 12 December 2019 requesting additional information with regards to the planning application for 4 Danval Place WEST HOBART VALLEY.

ENGr Infrastructure
Fi 2

1. Refer to attached email from TasNetworks regarding works adjacent to power pole.

2. Refer to updated Site Plan (sheet 01) in amended plan set (amendment C) showing additional sections of vehicle crossover within and adjacent to the Danval Place Highway reservation (as per discussion with Meghan Kluver-Jones).

3. Refer to Manoeuvring Plan (sheet 01b) in amended plan set showing vehicle movements from the proposed crossover.

   Note that the worst case scenario of exiting the driveway has been shown (i.e. reversing out and driving down hill).
   Reversing and driving in the opposite direction (i.e. up hill, and turning in the cul-de-sac) provides an easier exit than the one shown.

If you require further information with regards to this submission, please let me know.

Regards,

Stuart French
Office Manager
Another Perspective Pty Ltd

From: Odin Kelly
To: Peter Johns
Subject: RE: General question...
Date: Wednesday, 27 November 2019 11:23:10 AM
Attachments: image001.jpg
image003.gif
image004.png
image005.jpg

G'day Peter

Apologies for the delayed response.

We recommend that the same distance is maintained that current exists and note that council may also have further standards that relate to turning of vehicles etc.

I'd also like to note the topography of the ground in this area and any development within the vicinity of the pole should not compromise the structural integrity of the pole.

If you require any further information, please don't hesitate to contact me

Cheers

Odin Kelly
Consultant Planner
Strategic Asset Management
P: 6271 6717 E odin.kelly@tasnetworks.com.au

Monday & Wednesday

1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au
@TasNetworks
/TasNetworks

From: Peter Johns <peter.johns@anotherperspective.com.au>
Sent: Tuesday, 19 November 2019 1:56 PM
To: Odin Kelly <Odin.Kelly@tasnetworks.com.au>
Subject: General question...

CAUTION: This email comes from an external source. Do not click links or open attachments unless you recognise the sender and know that the content is safe.

Hi Odin,

Hopefully this is a simpler question than the last couple....

We have a job (at 4 Danval Place WEST HOBART) where we are looking to move a driveway.
The slight complication is that there is a telegraph pole in the vicinity (it is hoped to move the driveway to the other side of the pole).

Is there a set distance that we need to be clear of a pole in this instance?
Are you also able to advise what, if any, approvals are required for a new crossover in the general vicinity of an existing telegraph pole?

If you require further info please let me know.

Cheers,
Peter

Peter Johns
Design Services Manager



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8. REPORTS

8.1 Delegated Decisions Report (Planning) File Ref: F20/15695

Memorandum of the Director City Planning of 12 February 2020 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decisions Report (Planning)

Attached is the delegated planning decisions report for the period 29 January until 11 February 2020.

RECOMMENDATION

That:

1. ***That the information contained in the memorandum titled*** **Delegated Decisions Report (Planning)** ***be received and noted.***

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY PLANNING

Date: 12 February 2020
File Reference: F20/15695

Attachment A: Delegated Permits Report - 28.1.2020 - 11.2.2020 ⇩

12 February 2020

Delegated Decisions Report (Planning)

15 applications found.

Approved | Withdrawn / Cancelled | All

Planning Description	Address	Works Value	Decision	Authority
PLN-18-645 Outbuilding (Shed)	11 STONEY STEPS ROAD SOUTH HOBART TAS 7004	$ 4,500	Approved	Delegated
PLN-19-451 Partial Demolition, Alterations and Extension	344 MACQUARIE STREET SOUTH HOBART TAS 7004	$ 500,000	Approved	Delegated
PLN-19-797 Partial Change of Use to Visitor Accommodation	431 SANDY BAY ROAD SANDY BAY TAS 7005	$ 0	Withdrawn	Applicant
PLN-19-828 Partial Demolition, Extension and Alterations	29 MELLIFONT STREET WEST HOBART TAS 7000	$ 80,000	Withdrawn	Applicant
PLN-19-880 New Dwelling	12 BEAUMONT ROAD LENAH VALLEY TAS 7008	$ 350,000	Withdrawn	Applicant
PLN-19-882 Demolition, Boundary Adjustment and Consolidation of Titles, New Building and Parking for Office and Storage Use	17-19 FEDERAL STREET NORTH HOBART TAS 7000	$ 850,000	Withdrawn	Applicant
PLN-19-897 Alterations (Landscaping and Retaining Walls) and Outbuilding (Shed)	8 TIERSEN PLACE SANDY BAY TAS 7005	$ 3,000	Approved	Delegated
PLN-19-912 Archaeological Works	40 MACQUARIE STREET HOBART TAS 7000	$ 48,000	Approved	Delegated
PLN-19-926 Partial Demolition, Extension and Alterations	2 CROSS STREET NEW TOWN TAS 7008	$ 1,937,000	Approved	Delegated
PLN-19-928 Partial Demolition, Extension and Alterations	552 SANDY BAY ROAD SANDY BAY TAS 7005	$ 80,000	Approved	Delegated
PLN-19-947 Front Fencing and Landscaping	137 HAMPDEN ROAD BATTERY POINT TAS 7004	$ 10,000	Approved	Delegated
PLN-19-949 Partial Demolition and New Outbuilding (Garage)	33 TOORAK AVENUE MOUNT STUART TAS 7000	$ 30,000	Approved	Delegated
PLN-19-950 Partial Demolition, Alterations and Partial Change of Use to Visitor Accommodation	6 POWELL STREET SANDY BAY TAS 7005	$ 0	Approved	Delegated
PLN-19-951 Three Multiple Dwellings (One Existing, Two New) and Front Fencing	2 NEWPORT STREET NORTH HOBART TAS 7000	$ 520,000	Approved	Delegated
PLN-20-54 Partial Demolition and Alterations	8 AOTEA ROAD SANDY BAY TAS 7005	$ 35	Exempt	Delegated

8.2 City Planning - Advertising Report
File Ref: F20/15713

Memorandum of the Director City Planning of 12 February 2020 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

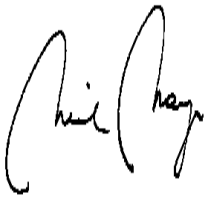
Attached is the advertising list for the period 27 January 2020 to 7 February 2020.

RECOMMENDATION

That:

1. ***That the information contained in the memorandum titled* City Planning – Advertising Report *be received and noted.***

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Neil Noye
DIRECTOR CITY PLANNING

Date: 12 February 2020
File Reference: F20/15713

Attachment A: City Planning - Advertising Report ⇩

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-19-921	48 LIVERPOOL STREET	HOBART	Partial Demolition and Alterations	100,000.00	28/01/2020	ayersh	Director	28/01/2020	12/02/2020
PLN-20-27	68 MOUNT STUART ROAD	MOUNT STUART	Partial Demolition, Extension and Alterations	80,000.00	28/02/2020	ayersh	Director	28/01/2020	12/02/2020
PLN-19-863	53 SANDY BAY ROAD	BATTERY POINT	Partial Demolition, Alterations and Car Parking	120,000.00	10/01/2020	ayersh	Director	29/01/2020	13/02/2020
PLN-20-45	31 ROOPE STREET	NEW TOWN	Alterations	31,898.00	06/03/2020	ayersh	Director	04/02/2020	19/02/2020
PLN-20-23	8 MINALLO AVENUE	WEST HOBART	Partial Demolition, Extension and Alterations	350,000.00	28/02/2020	baconr	Council	27/01/2020	11/02/2020
PLN-19-454	63 GIBLIN STREET	LENAH VALLEY	Subdivision (One Additional Lot)	0.00	03/09/2019	baconr	Council	28/01/2020	12/02/2020
PLN-19-878	20 ANCANTHE AVENUE	LENAH VALLEY	Dwelling, Carport and Driveway Extension	290,000.00	16/01/2020	baconr	Director	06/02/2020	21/02/2020
PLN-20-12	1 GLEBE STREET	GLEBE	Sign	0.00	24/02/2020	Foalem	Council	30/01/2020	14/02/2020
PLN-20-2	12 SCOTT STREET	GLEBE	Partial Demolition, Extension, Alterations and Front Fencing	280,000.00	18/02/2020	langd	Director	31/01/2020	15/02/2020
PLN-19-919	22 FELTHAM STREET	NORTH HOBART	Partial Demolition, New Front Fence and Change of Use to Visitor Accommodation	0.00	28/01/2020	maxwellv	Director	29/01/2020	13/02/2020
PLN-19-892	123 STRICKLAND AVENUE	SOUTH HOBART	Partial Demolition, Extension and Alterations	200,000.00	20/01/2020	maxwellv	Director	31/01/2020	15/02/2020
PLN-19-939	29 PILLINGER DRIVE	FERN TREE	Dwelling	300,000.00	30/01/2020	maxwellv	Director	31/01/2020	15/02/2020

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-57	12 BEAUMONT ROAD	LENAH VALLEY	Dwelling	350,000.00	12/03/2020	maxwellv	Director	04/02/2020	19/02/2020
PLN-19-932	3 - 5 CHURCH STREET	HOBART	Demolition and Alterations to Multiple Dwelling	500,000.00	30/01/2020	maxwellv	Director	05/02/2020	20/02/2020
PLN-19-904	441 SANDY BAY ROAD	SANDY BAY	Partial Demolition, Alterations, Garage and Retaining Walls	50,000.00	22/01/2020	mcclenahanm	Director	29/01/2020	13/02/2020
PLN-20-17	9 HAMILTON STREET	WEST HOBART	Partial Demolition and New Outbuilding	25,000.00	25/02/2020	mcclenahanm	Director	03/02/2020	18/02/2020
PLN-20-8	67 WOODCUTTERS ROAD	TOLMANS HILL	Partial Demolition, Extension and Alterations	280,000.00	20/02/2020	mcclenahanm	Director	04/02/2020	19/02/2020
PLN-20-38	4 / 2 A SAYER CRESCENT	SANDY BAY	Change of Use to Visitor Accommodation	350,000.00	05/03/2020	nolanm	Director	30/01/2020	14/02/2020
PLN-19-877	10 EVANS STREET	HOBART	Extension and Alterations to Car Parking and Access	10,000.00	16/01/2020	nolanm	Director	03/02/2020	18/02/2020
PLN-19-879	21 THELMA DRIVE	WEST HOBART	Dwelling	400,000.00	16/01/2020	nolanm	Director	03/02/2020	18/02/2020
PLN-20-22	10 A HEATHORN AVENUE	SANDY BAY	Demolition, New Dwelling, Garage and Pool	250,000.00	27/02/2020	obrienm	Director	30/01/2020	14/02/2020
PLN-20-10	97 PRINCES STREET	SANDY BAY	Partial Demolition, Extension and Alterations, Carport, Outbuilding and Front Fencing	800,000.00	20/02/2020	obrienm	Director	04/02/2020	19/02/2020
PLN-19-753	61 TASMA STREET	NORTH HOBART	Partial Demolition, Extension and Alterations	120,000.00	12/12/2019	obrienm	Director	05/02/2020	20/02/2020

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-14	37 ELIZABETH STREET	HOBART	Extension to Operating Hours	0.00	24/02/2020	widdowsont	Director	29/01/2020	13/02/2020
PLN-19-770	5 SATCHELL DRIVE	KINGSTON	Dwelling and Garage	450,000.00	17/12/2019	widdowsont	Director	31/01/2020	15/02/2020
PLN-20-24	35 - 43 BRISBANE STREET	HOBART	Signage	0.00	28/02/2020	widdowsont	Director	06/02/2020	21/02/2020
PLN-20-31	50 / 5 A GLADSTONE STREET	BATTERY POINT	Alterations and Signage	0.00	04/03/2020	wilsone	Director	03/02/2020	18/02/2020
PLN-19-830	9 LAWLEY CRESCENT	SOUTH HOBART	Partial Demolition, Extension and Alterations	10,000.00	31/12/2019	wilsone	Director	07/02/2020	22/02/2020

9. COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report

A report indicating the status of current decisions is attached for the information of Elected Members.

RECOMMENDATION

That the information be received and noted.

Delegation: Committee

Attachment A: CITY PLANNING COMMITTEE STATUS REPORT - January 2020

CITY PLANNING COMMITTEE – STATUS REPORT

OPEN PORTION OF THE MEETING

January 2020

Ref.	Title	Report / Action	Action Officer	Comments
1	**SUSTAINABLE BUILDING PROGRAM** Open Council 15 December 2014 Item 10; Open CPC Item 8, 20 July 2015	1. The Council consider the development of a Sustainable Building Program based on Environmental Upgrade Finance (EUFs) in collaboration with the Tasmanian Government; 2. A detailed report for the Council's consideration, including the segmentation study and business case, be prepared on the Sustainable Buildings Program, based on EUFs by June 2015; 3. That a further report be prepared providing data on the uptake of EUFs in other cities; and 4. A report be prepared on the merits of the Council joining the Green Building Council of Australia along with the 49 of local city councils that have joined this organisation, that provides networks, training and capacity for the private and public sectors understanding sustainable building work.	Director City Innovation	The Tasmanian Government closed the project on 30 May 2019 following submission of the final report by SGS Economics and Planning Consultants (Oct 2018). The report concluded that a EUF did not present a viable option for Tasmania due to there being insufficient demand to achieve necessary uptake. The State Government indicated that the SGS report is not for public release and that the City must seek approval of the Crown before making any media statements regarding the project. A closed council report is being prepared for the March 2020 meeting.

2	**PROPOSED NEW HERITAGE ADVISORY COMMITTEE** Open CPC Item 9, 20 July 2015	A report be sought on the merits of establishing a Heritage Advisory Committee in line with other councils' Heritage Advisory Committees operating around Australia.	Director City Planning	A workshop regarding the application of heritage precincts under the *Hobart Interim Planning Scheme 2015* was conducted on 31 July 2018. A report in regard to the establishment of a Heritage Advisory Committee will be provided by February 2020.
3	**CLIMATE CHANGE POLICY REVIEW** Open CPC Item 7, 4 April 2016	A report be prepared that builds on the City's existing corporate mitigation measures and recommends new climate change mitigation policies, strategies and programs to further reduce both corporate and community emissions and considers potential targets.	Director City Innovation	A Climate Change (Sustainable Hobart) Framework and Action Plan have been drafted and are undergoing final strategic alignment, internal peer review, and graphic design scoping. The Draft Sustainable Hobart Framework and Action Plan to be deferred to a workshop to be held on 17 February 2020.
4	**19-27 CAMPBELL STREET, 29 CAMPBELL STREET, 19 COLLINS STREET, CT.198531/2, ADJACENT ROAD RESERVATIONS, HOBART (UTAS CIPAD)** Open CPC 4 April 2016 - Supp. item 6.2.1	That the Council explore options for increasing pedestrian and bicycle access in the vicinity of the UTAS Creative Industries and Performing Arts Development at 19-27 Campbell Street and 19 Collins Street, Hobart in conjunction with the redevelopment of the site.	Director City Planning	This will be addressed as part of the ICAP AP06 Campbell Street Upgrade project with initial project planning now commenced, with further design work to take place in 2019/2020.

5	**FRONT FENCING** Open Committee 23 October 2017	That the Council significantly promote the risk of building front fences without appropriate Council approval and for this information to be promoted in writing to the architectural community and via suitable media platforms such as Capital City News and social media.	Director City Planning	Article placed in Capital City News and promoted via social media. Communication with architectural community still to be actioned.
6	**GLENORCHY TO HOBART PUBLIC TRANSIT CORRIDOR PROJECT UPDATE** Open Council 20 August 2018	1. The Glenorchy to Hobart Public Transit Corridor Study Reports (GHD Oct 2016) be provided to the State Government. 2. The Council engage with State and Federal Government in relation to process and opportunities for governance change to help drive urban renewal projects such as proposed with the Glenorchy to Hobart Public Transit Corridor Project. (i) A report be prepared on the formation of a steering committee, which is to be chaired by the Lord Mayor, to undertake the work required. 3. The Glenorchy to Hobart Public Transit Corridor Study outcomes (GHD Oct 2016) be considered as part of a future City Deal proposal.	Director City Planning	The Glenorchy to Hobart Public Transit Corridor Implementation Facilitation Report - LUTI Consultants (June 2018) was presented to the Open City Planning Committee of 13 August 2018. Based on the advice from Minister Gutwein and the decision of the Glenorchy City Council made on 30 July 2018, further activities by the Hobart Glenorchy Public Transit Corridor Committee be put on hold pending finalisation of the Hobart City Deal process.

		4. A communications strategy be developed in relation to the Glenorchy to Hobart Public Transit Corridor Study Reports (GHD Oct 2016). 5. A further report be prepared regarding the potential for a medium density mixed use development project on the Hobart owned land forming part of the corridor		
8	**HISTORIC URBAN LANDSCAPES BALLARAT** Open Committee 29 October 2018	A further report on: (i) The outcomes of discussions between City of Hobart officers and the City of Ballarat about its consultation process for any learning on getting people involved in supporting local heritage precincts in their city; (ii) A rolling consultation process be undertaken over the next four years for local heritage precincts ratepayers, asking questions much like the City of Ballarat has, to check the planning premises; and (iii) To further investigate how planning conflicts between use of building stock in the precincts and desires for current and future use can be managed as social, cultural and economic demands change over time in our City.	Director City Planning	Report to be provided in March 2020.

9	**PROJECTED POPULATION AND ECONOMIC GROWTH MODEL** Open Council 1 April 2019	A report be prepared into the development of a useable model of projected population and economic growth of the Greater Hobart region. This modelling tool is to be integrated into Hobart City Council planning, infrastructure, strategy development and decision-making. The report also consider using the United Nations Sustainable Development Goals as a framework to achieve sustainable development.	Director City Life	Officers are examining a potential model and will provide a report to the Committee in March 2020.
10	**REGULATION OF SOCIAL FOOD DELIVERY VEHICLES** Open Council 19 August 2019	1. The Council develop and distribute to relevant persons and companies an information brochure that summarises the food safety obligations of social food delivery vehicle drivers. 2. The Council's Environmental Health Officers undertake an audit within the next four (4) months of social food delivery vehicles operating in North Hobart in order to determine compliance with the Food Act 2003 and Food Safety Standards. 3. A further report be provided in relation to the monitoring of complaints in regards to the carriage of food in social food delivery vehicles in August 2020.	Director City Planning	1. Completed 2. The audit is not proceeding as per advice received from the Department of Health. 3. Report in August still planned to be presented.

10. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

The General Manager reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman is not to allow discussion or debate on either the question or the response."

10.1 Visitor Accommodation
File Ref: F19/154368; 13-1-10

Memorandum of the Director City Planning of 12 February 2020.

10.2 Tolmans Hill Local Area Plan - Flora
File Ref: F20/9722; 13-1-10

Memorandum of the Director City Planning of 12 February 2020 and attachment.

Delegation: Committee

That the information be received and noted.

City of HOBART

Memorandum: **Lord Mayor**
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

VISITOR ACCOMMODATION

Meeting: City Planning Committee **Meeting date: 25 November 2019**

Raised by: Councillor Harvey

Question:

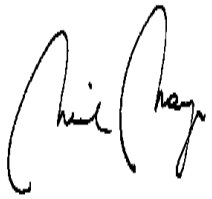
With regards to visitor accommodation approved in the last few years, have we requested the Office of the Valuer General to undertake a supplementary valuation to review the values and property classification code? (House to Holiday Apartment?)

Response:

No, the City has not specifically requested the Office of the Valuer-General (OVG) to undertake such a wholesale review. However, in 2020-21 the OVG will be conducting a revaluation of the entire municipal area and any change of use or alterations to a property will be reported to Council through that process.

On an ongoing basis the OVG undertakes revaluations for any change or alteration to a property. Once Council has been notified of the changes and approval has been given, the OVG will be notified to revalue the property. Once Council has been advised by the OVG of the property values an updated rates notice will be issued where property values have changed.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Neil Noye
DIRECTOR CITY PLANNING

Date: 12 February 2020
File Reference: F19/154368; 13-1-10

City of HOBART

Memorandum: **Lord Mayor**
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

TOLMANS HILL LOCAL AREA PLAN - FLORA

Meeting: City Planning Committee **Meeting date: 20 January 2020**

Raised by: Alderman Behrakis

Question:

Can the Director advise the flammability of the trees and species listed on the Tolmans Hill Local Area Plan?

Was the approved list subject to consultation with the Tasmania Fire Service?

When was the last review of the approved list carried out?

Response:

There are twelve Local Area Plans (LAPs) applying to properties in the Tolmans Hill estate. Five of the later LAPs (14, 14A, 16-20, 17A and 17B) include lists of examples of 'locally occurring native species' from the vegetation communities that plantings should be selected from to meet the relevant acceptable solutions under the LAPs.

The list of example species consists of:

- Black wattle (Acacia mearnsii)
- White Gum (Eucalyptus viminalis)
- Kangaroo Grass (Themeda triandra)
- Wallaby Grass (Danthonia caepitosa)
- Bluebell (Wahlenbergia stricta)
- Bulbine lily (Bulbine glauca)
- White peppermint (Eucalypts pulchella)
- Tasmanian Blue Gum (Eucalyptus globulus)

- She oak (Allocasuarina verticillata)
- Common heath (Epacris impressa)
- Honeysuckle (Banksia marginata)
- Stringybark (Eucalyptus obliqua)
- Blanket leaf (Bedfordia salicina)
- Silver Wattle (Acacia dealbata)
- Prickly Box (Bursaria spinosa)
- Sags (Lomandra longifolia)
- Bracken (Pteridium esculentum)
- Prickly Beauty (Pultenea juniperina)

Attachment A includes a table showing the flammability of these species, according the Tasmania Fire Service document Fire Retardant Garden Plants for the Urbans Fringe and Rural Areas, and according to various other sources. This list has been provided to residents and developers of Tolmans Hill when information about plant flammability has been requested.

The Tasmania Fire Service have advised that it was not consulted about the native plant species used in the Tolman's Hill LAP and that if using high flammability species, risk to property should be addressed through careful siting and the maintenance of horizontal/vertical separation between fuels.

There has been no formal 'review' of the landscaping provisions/plant example list in the LAPs in recent times however a budget allocation is being sought for the 2020/21 financial year to review the LAP system for Tolmans Hill and its appropriateness given the bushfire risk exposure of the suburb.

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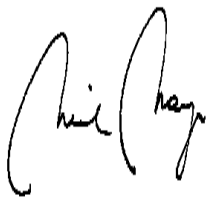
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Neil Noye
DIRECTOR CITY PLANNING

Date: 12 February 2020
File Reference: F20/9722; 13-1-10

Attachment A: Tolmans Hill Landscaping Species Flammability ⇩

Tolmans Hill Landscaping

Approved Species and Additional Species from Approved Communities[1]

Botanical Name	Common Name	Flammability[2]	Flammability[3]
Acacia mearnsii	Black Wattle	Moderate	Lower
Acacia melanoxylon	Blackwood	Moderate	Lower
Acacia dealbata	Silver Wattle	High	Lower
Agrostis spp.	Bent Grass		
Allocasuarina littoralis	Black She-Oak		
Allocasuarina verticillata	Drooping She-Oak		Lower
Astroloma humifusum	Native Cranberry		
Austrodanthonia spp.	Wallaby Grass		
Austrostipa spp.	Spear Grass		
Banksia marginata	Silver Banksia	High	Lower
Bedfordia salicina	Blanket Leaf	Moderate	Lower
Beyeria viscosa	Pinkwood	Moderate	Lower
Bulbine glauca	Rock Lilly		
Bursaria spinosa	Prickly Box		Lower
Correa reflexa	Native Fuschia		Lower
Danthonia spp.	Wallaby Grass		
Diplarrena moraea	White Flag Iris	Low	Lower
Dodonaea viscosa	Sticky Hop Bush	High	Lower
Epacris impressa	Common Heath		
Eucalyptus amygdalina	Black Peppermint	High	
Eucalyptus globulus	Blue Gum	High	
Eucalyptus obliqua	Stringybark	High	
Eucalyptus ovata	Black Gum		
Eucalyptus pulchella	White Peppermint	High	
Eucalyptus viminalis	White Gum	High	
Exocarpus cupressiformis	Native Cherry	High	
Lomandra Longifolia	Sagg	High	Lower
Lomatia tinctoria	Guitarplant		
Poa spp.	Tussock Grass	High	
Pomaderris apetala	Dogwood	Low	Lower
Pteridum esculentum	Bracken Fern	Moderate	
Pultanea juniperina	Prickly Beauty		
Themeda triandra	Kangaroo Grass		
Wahlenbergia stricta	Bluebell		

[1] *Eucalyptus obliqua* dry forest (DOB), *Eucalyptus pulchella* forest/woodland (DPU), *Eucalyptus viminalis* grassy forest/woodland (DVG), *Eucalyptus globulus* dry forest/woodland (DGL), *Allocasuarina verticillata* forest (NAV)

[2] TFS Fire-Retardant Plant List

[3] Other sources

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11. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
   (i) offer an argument or opinion; or
   (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
   (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
   (ii) a written response will be provided to all Elected Members, at the appropriate time.
   (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

12. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Questions Without Notice