CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 13 September 2021

at 5:00 pm
Council Chamber, Town Hall

THE MISSION

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

THE VALUES

The Council is:

People	We care about 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 are transparent, 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.

City Planning Committee Meeting (Open Portion) held Monday, 13 September 2021 at 5:00 pm in the Council Chamber, Town Hall.

This meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020.*

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

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

Apologies:

Leave of Absence: Nil.

NON-MEMBERS
Lord Mayor Reynolds
Zucco
Sexton
Thomas
Ewin
Sherlock

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, 30 August 2021, 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 Chief Executive Officer.

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 Chief Executive Officer 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 Chief Executive Officer 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 1 FRANKLIN WHARF, HOBART AND ADJACENT ROAD RESERVE - PARTIAL DEMOLITION, ALTERATIONS AND SIGNAGE PLN-21-430 - FILE REF: F21/90146

Address:	1 Franklin Wharf, Hobart and Adjacent Road Reserve
Proposal:	Partial Demolition, Alterations and Signage
Expiry Date:	15 September 2021
Extension of Time:	Not applicable
Author:	Tristan Widdowson

RECOMMENDATION

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition, alterations, and signage at 1 Franklin Wharf, Hobart 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-21-430 - 1 FRANKLIN WHARF HOBART TAS 7000 - 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.

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*.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council.

Click here for more information.

PLANNING

The Applicant is advised that in the view of the Council, where signage is composed of individual letters (including business logo) and where a wall or window is utilised as background, the overall dimensions of the signage shall be calculated by measuring the perimeter enclosing the letters and/or logo with the encompassed area being considered the total sign area. As such, those areas of wall or window beyond those perimeters do not constitute the ‘sign’.

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.

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-21-430 - 1 FRANKLIN WHARF HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-21-430 - 1 FRANKLIN WHARF HOBART TAS 7000 - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report:	Committee
Committee:	13 September 2021
Expiry Date:	15 September 2021
Application No:	PLN-21-430
Address:	1 FRANKLIN WHARF , HOBART ADJACENT ROAD RESERVE
Applicant:	Frazer Read (All Urban Planning.com.au) 19 Mawhera Avenue
Proposal:	Partial Demolition, Alterations, and Signage
Representations:	None
Performance criteria:	Heritage – (Adjacent) and Signs

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations, and Signage at 1 Franklin Wharf, Hobart.

1.2 More specifically the proposal includes:

- Demolition of the existing entry stairs to the existing café on Morrison Street to allow for new wider entrance stairs and glazed sliding door.
- A steel blade shroud surrounding the entrance with 250mm high lettering affixed above.
- Small vinyl text decal applied to each pane of glass on both frontages.
- A larger vinyl decal applied to the one pane on each frontage not exceeding 25% coverage of each window.
- An internally illuminated 600mm w x 1200mm h x 300mm d vertical projecting wall sign on the Elizabeth Street frontage.

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

1.3.1 Heritage – (Adjacent) – Clause 22.5.5
1.3.2 Signs – Clauses 25.11, 25.13, 25.14

1.4 No representations were received during the statutory advertising period between 12 August and 26 August 2021.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the City Planning Committee, because although on private land the proposed stairs are located within the road reservation.

2. Site Detail

2.1 The subject site is located within the Marine Board building on the corner of Morrison Street and Elizabeth Street. The tenancy has been used as a cafe for sometime and was recently subject to a refit.

2.2

Figure 1: GIS Map Image 1:2000

2.3

Figure 2: Subject site

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations, and Signage at 1 Franklin Wharf, Hobart.More specifically the proposal includes:

3.2 More specifically the proposal includes:

- Demolition of the existing entry stairs to the existing café on Morrison Street to allow for new wider entrance stairs and glazed sliding door.
- A steel blade shroud surrounding the entrance with 250mm high lettering affixed above.
- Small vinyl text decal applied to each pane of glass on both frontages.
- A larger vinyl decal applied to the one pane on each frontage not exceeding 25% coverage of each window.
- An internally illuminated 600mm w x 1200mm h x 300mm d vertical projecting wall sign on the Elizabeth Street frontage.

3.3

Figure 3: Morrison Street Elevation

4. Background

4.1 General Managers Consent for the revised stairs was granted on 18 June 2021.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 12 August and 26 August 2021.

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 north western side site is located within Mix Use Activity Area 2.0 and the south eastern side is contained within Sullivans Cove Working Port Activity Area of the Sullivans Cove Planning Scheme 1997.

6.3 There is no variation to the existing uses of the multi-use building with the external alterations primarily relating to the entrance forecourt and foyer spaces of the building.

6.4 The proposal has been assessed against:

6.4.1 Parts A and B – Strategic Framework

6.4.2 Part D – Clause 16 and 18 – Activity Area Controls

6.4.3 Part E – Schedule 1 – Conservation of Cultural Heritage Values

6.4.4 Part E – Schedule 2 – Urban Form

6.4.5 Part E – Schedule 3 – Public Urban Space

6.4.6 Part E – Schedule 4 – Signs

6.4.7 Part E – Schedule 5 – Traffic, Access and Parking

6.4.8 Part E – Schedule 7 – Demolition

6.4.9 Part E – Schedule 8 – Environmental Management

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

6.5.1. Heritage – (Adjacent) – 22.5.5

6.5.2. Signs – clauses 25.11, 25.13, 25.14

6.6 Each performance criterion is assessed below.

6.7 Heritage – (Adjacent) – 22.5.5 and Signs – clause 25.11

6.7.1 The site is adjacent to listed properties and therefore the Council's Cultural Heritage Officer has provided the following assessment in respect of Heritage – (Adjacent) – 22.5.5 and Signs – clause 25.11:

The application for the above site seeks permission for the provision of several pieces of signage, including both die cut lettering projecting from the building face and an internally illuminated projecting box sign, along with minor alterations to the entrance steps and handrail to an approved ground floor café at 1 Franklin Wharf.

The site forms part of the significant 1980's office block development that stands on the prominent location of 1 Franklin Wharf. The area in question faces directly onto the Constitution Dock and the associated Pavilion, and as such is a landmark building within the Franklin Wharf commercial/tourist area standing within the Sullivans Cove district.

Whilst the site is not heritage listed, the Pavilion is Listed in Schedule 1 of the Sullivans Cove Planning Scheme 1997 (amended 17 February 2011), as are nearby properties at 3 to 5 Morrison Street. The proposals must therefore be assessed against Schedule 1 of the SCPS.

With regard to Heritage Issues, Schedule 1 requires;

> 22.4.5 'Building or works' must compliment and contribute to the cultural significance, character and appearance of the place and its setting;
>
> The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any place of cultural significance;
>
> 'Building or works' may be recognisable as new but must not be individually prominent.

With regard to signage, the stated objectives of Schedule 4 include;

> 25.2 - To prevent visual clutter through the proliferation of signs by encouraging fewer more effective signs.
>
> 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.

With regard to the heritage implications of signage, Schedule 4 goes on to state that-

> *25.11 '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.*

When dealing with applications within a culturally significant area, there is clearly a fine balance between allowing developments so that an area can continue to evolve and grow as part of the active townscape, whilst also ensuring that in doing so, the intrinsic quality sought by the users of the area is not lost in the process. In this instance, both the physical alterations and the proposed signage is considered 'low-key', and whilst some concern is raised as to the number of decals vinyl signage proposed, in scale has been kept to a relatively low level in terms of coverage, and despite the intention to utilise an internally illuminated box sign are not considered to be out of keeping with the overall character of the area. It is therefore considered that it would have no detrimental impact and as such the proposal would comply with the Scheme's heritage and signage provisions.

Suggested Advice

The Applicant is advised that in the view of the Council, where signage is composed of individual letters (including business logo) and where a wall or window is utilised as background, the overall dimensions of the signage shall be calculated by measuring the perimeter enclosing the letters and/or logo with the encompassed area being considered the total sign area. As such, those areas of wall or window beyond those perimeters do not constitute the 'sign'.

6.7.2 The proposal is considered to meet the relevant provisions.

6.8 Signs – clauses 25.13 and 25.14

6.8.1 The proposed vertical projecting wall sign and two larger window signs

exceed the minimum dimensions under the Acceptable Solution and and awning fascia sign has no Acceptable Solution. Therefore the proposed signs are discretionary under Clause 25.14 and need to be assessed against the Performance Criteria and Matters to be Considered under Clause 25.13 which provides as follows:

Clause 25.13
• 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.

Clause 25.14
• Must be capable of forming an integral part of the streetscape without appearing dominant.
• Must not detract from the cultural or architectural significance or amenity of a place or building.

6.8.2 The proposed vertical projecting wall sign and the awning fascia sign meets the dimensions set out under the performance criteria as well as the fact that is not located on the same site as a horizontal projecting wall sign. The two windows signs also satisfy the requirements of the performance criteria as they do no cover over 25% of the area of the windows.

In respect of the Matters to be Considered the proposal provides a high quality signage scheme with an architectural response to the identification of the business and presentation of their brand. The design and location of the signage has also been incorporated into the architecture of the

building and will complement the improved interior aesthetics. The proposal is considered to satisfy Clause 25.14.

The nature of the signage will not compromise any of the safety matters raised in clause 25.13 or result in visual clutter through its appropriate minimised location of signage to key points on the corner windows, with the projecting wall sign following the consistent approach for identifying the tenancies within the building as its use has evolved.

6.8.3 The proposal is considered to meet the relevant provisions.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Alterations, and Signage at 1 Franklin Wharf, Hobart.

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. The proposal presents a high quality signage scheme that is considered to be consistent with the Signs Schedule with proposed alterations supported by the Council's Cultural Heritage Officer. The Council's Roads Engineers are also satisfied with proposed revised entrance stair design.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, and Council's Roads Engineers. 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, Alterations, and Signage at 1 Franklin Wharf, 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 City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Partial Demolition, Alterations, and Signage at 1 Franklin Wharf, 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-21-430 - 1 FRANKLIN WHARF HOBART TAS 7000 - 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:

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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.

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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.

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PLANNING

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FEES AND CHARGES

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DIAL BEFORE YOU DIG

Click here for dial before you dig information.

(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.

(Karen Abey)
Manager Development Appraisal

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: 3 September 2021

Attachment(s):

Attachment B - CPC Agenda Documents

AllUrbanPlanning PTY LTD

4 August 2021

Tristan Widdowson
Development Appraisal Planner
Hobart City Council
GPO Box 503
HOBART 7001

Dear Tristan

1 Franklin Wharf – Alterations including new entry and signage for existing café – PLN-21-430

Please see attached an application for a planning permit for alterations to the ground floor café tenancy in the north western corner of the building on the corner of Morrison and Elizabeth Streets.

This letter has been updated 4 August 2021 to respond to the amended sign plan.

Proposal
The proposal includes:

- Demolition of the existing entry stairs;
- New wider pre cast concrete entry stairs to match "Frank" entry and glazed auto sliding door;
- New 350D steel blade reveal over the building entry and extend down the face of the columns to window sill level. The blade will have a clearance of approximately 2.4m above the new stair landing and 3m above ground level;
- New maximum 250mm H lettering – Black "Hobart Coffee Roast" mounted on top of the blade reveal;
- Small vinyl text to be applied to the windows Morrison (5 panes) and Elizabeth Street (5 panes);
- Larger vinyl signage (max 25% area coverage) with logo and text on the two corner window panes
- 600W x 1200H x 300D wall mounted internally illuminated sign mounted at first floor level on the Elizabeth Street façade near the corner with Morrison Street. This sign will have a clearance of 4.2m above the Elizabeth Street pavement level and will be well clear of the kerb line.

The existing outdoor dining will be removed.

The proposal does not involve excavation.

The approved signage on this elevation is shown in the attached elevation.

19 Mawhera Ave, Sandy Bay Tasmania 7005 Call 0400 109 582 Email frazer@allurbanplanning.com.au allurbanplanning.com.au

Planning Scheme

The site is within the Mix Use Activity Area 2.0 under the Sullivan's Cove Planning Scheme.

The proposed alterations within the property title will assist to enhance the function and appearance of the ground floor of this building and are consistent with the Objectives of the Activity Area which encourage pedestrian amenity and a positive contribution to the character and vitality of the Cove.

Public Urban Space

All frontages of the site are within the Cove Floor under the Public Open Space Schedule.

The emphasis of guidance for the Cove Floor is for:

- utilitarian character with robust maritime detailing,
- siting parallel to dominant edges and spaces, and
- pedestrian movement

The proposal is consistent with these objectives in that it is a simple utilitarian design with pre cast concrete stairs arranged parallel with the façade to match the existing Frank entry stairs. The materials and design are consistent with the robust character of the existing building and will provide improve accessibility and activity of the building at ground level.

Signage

The proposed signs are classed as follows under the Signs Schedule:

- 'vertical projecting wall sign'
- 'window signs'
- 'awning fascia' or 'canopy sign'

'Vertical projecting wall sign' – the proposed sign is 1200mm high which equates to approximately 2.5% of the 46m height of the building (see attached building elevation). The 300mm D and 600mm W complies with the Performance Criteria under Table 25.1. The first floor position and the fact that there are no horizontal projecting signs on the site, also complies.

'Window signs' – the proposed frosted window signage covering up to 25% maximum coverage for the two corner panes require consideration under the performance criteria under Table 25.1. The significantly smaller text/logos on the 5 other panes on the Morrison and Elizabeth Street frontage have an area less than 10%.

The proposed window signage is modest and considered acceptable under the relevant matters under Clause 25.13 and the Objectives of the Schedule.

'Awning fascia' or 'canopy sign' – the proposed 200mm lettering that does not project beyond the awning line and will be 3000mm clear above ground level and well clear of the kerb alignment complies with the performance criteria under Table 25.1.

The proposal complies with the Performance criteria for canopy signs in that the awnings will exceed the 2400mm clearance above ground level and will be sited well back and in excess of 450mm from the kerb alignment.

Conclusion

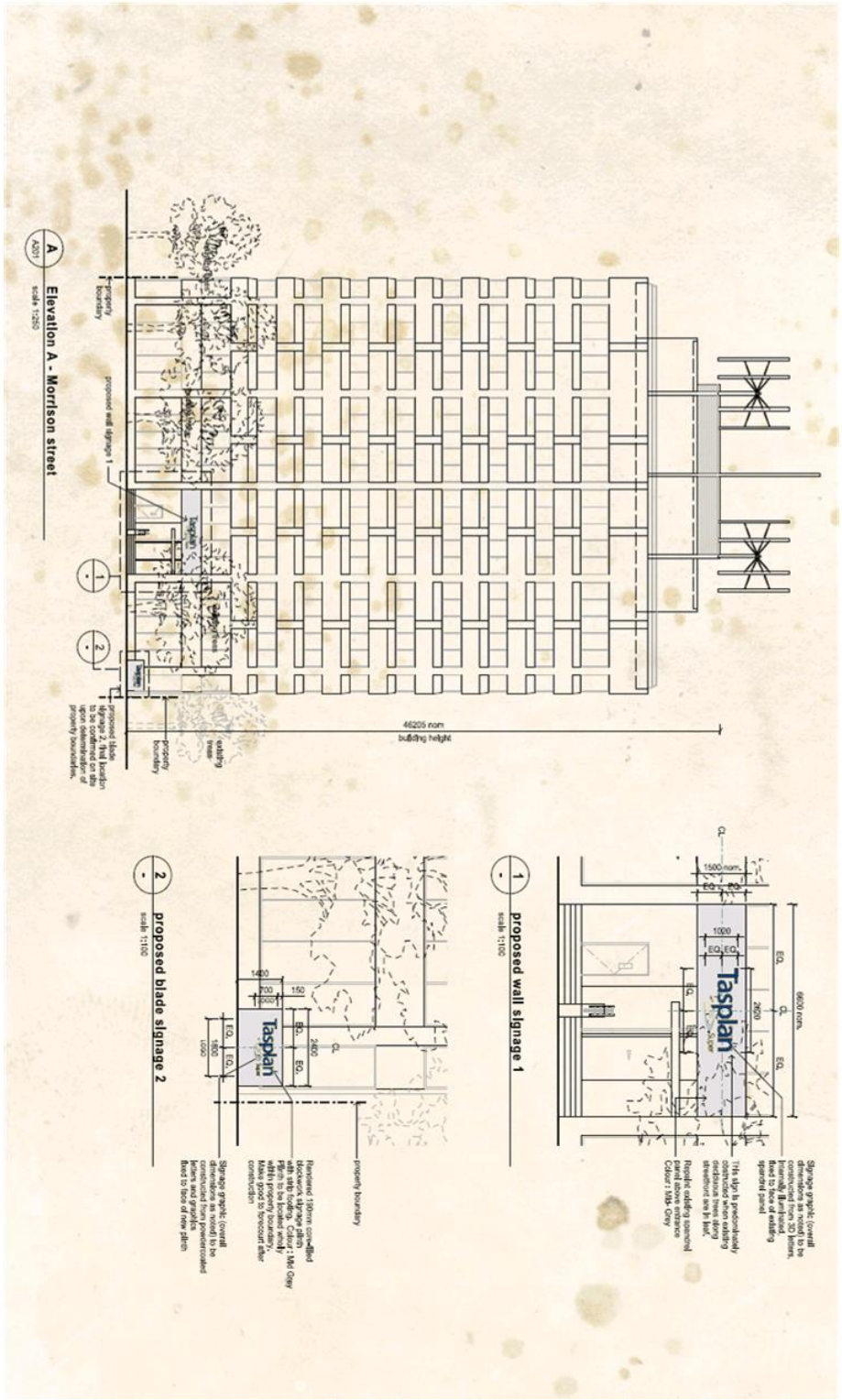
The proposed alterations are considered consistent with the objectives of the Planning Scheme to improve pedestrian amenity, interest and accessibility at ground level. The associated signage is of simple design and will not lead to visual disorder or clutter of signs.

I trust Council has sufficient information to determine this application however please contact the undersigned as necessary for further information or clarification.

Yours sincerely

Frazer Read
Principal
All Urban Planning Pty Ltd

Attachment 1 – Approved signage elevation




Internally illuminated sign
600 x 1200 x 300mm
Vinyl to glass
Black steel lettering
fixed to 350mm deep blade.
Lettering 250mm max height
Vinyl to glass
Existing glass tint
HOBART COFFEE ROASTERS
COFFEE
3600mm
600mm
1200mm nom
4500mm nom.
Window:
1200 x 3600mm = 4.32sqm
Graphics:
.9 x 1.05 = .981
.26 x .029 = .0075
.78 x 1 = .078
.34 x .029 = .0099
.63 x .05 = .0315
TOTAL sqm = 1.10
1.10/4.32 = 25% coverage
MORRISON ST ELEVATION

ELIZABETH ST ELEVATION

P. Cox

Hobart Coffee Roasters
1 Franklin Wharf

DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A000	Cover		
A101	Site Plan		
A201	Existing & Demolition Plan		
A202	Floor Plan		
A301	Elevation Sheet 1		
A302	Elevation Sheet 2		
A401	Internal Elevations Sheet 1		
A402	Internal Elevations Sheet 1		
A403	Joinery Details		

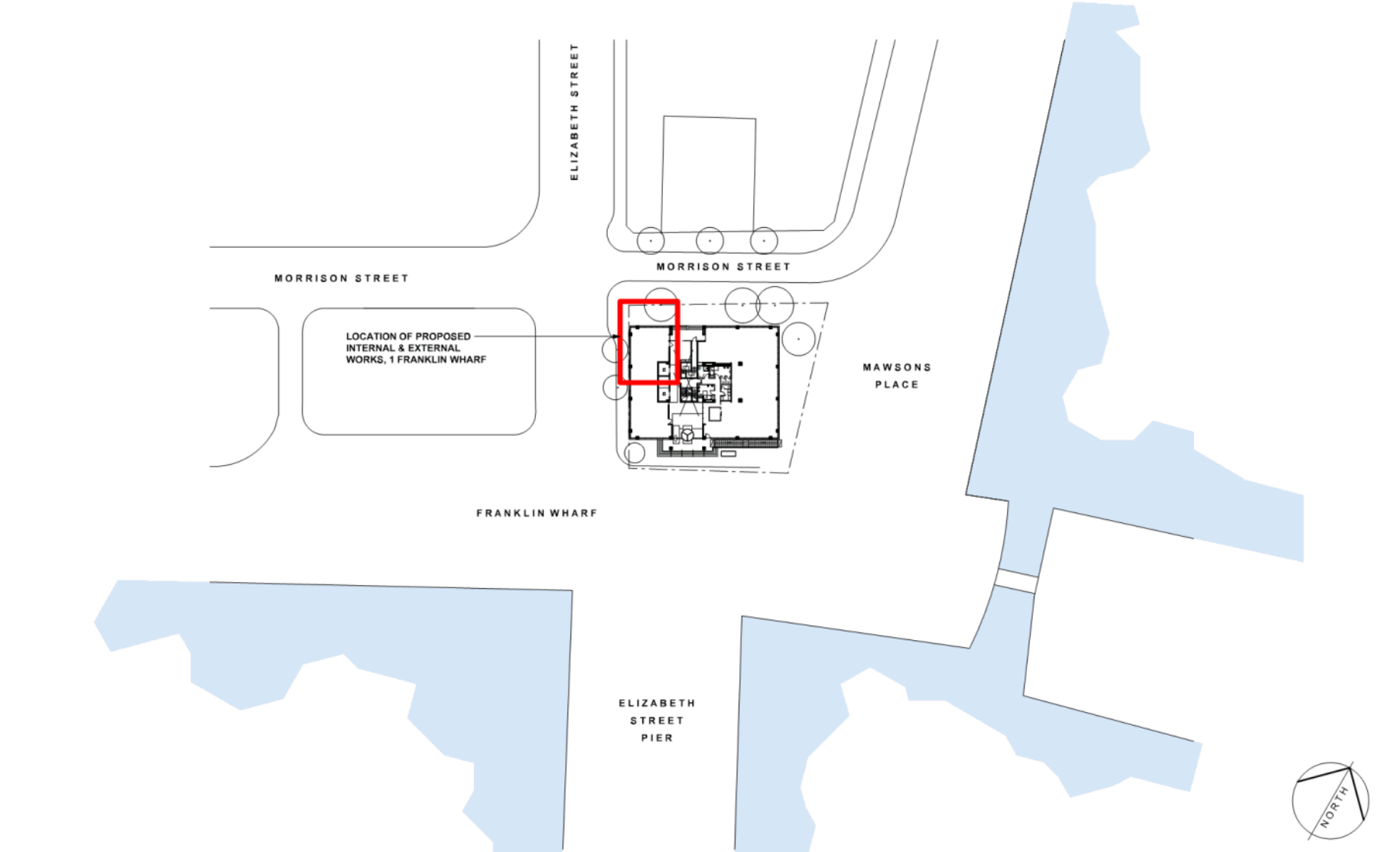
APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION

ADDRESS: 1 Franklin Wharf
CLIENT: P. Cox
DWG: Cover
SCALE @ A3: NTS
DRAWN: JE
CHKD: JH
ISSUE: DA
DWG #: A000
PROJECT#: 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
T: 03 63 111 403 E: info@sgroup.com.au **sgroup.com.au**



APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION	
ADDRESS	1 Franklin Wharf		ISSUE DA
CLIENT	P. Cox		DWG # A101
DWG	Site Plan	SCALE @ A3 1:750	
		DRAWN JE	
		CHKD JH	PROJECT # 007057

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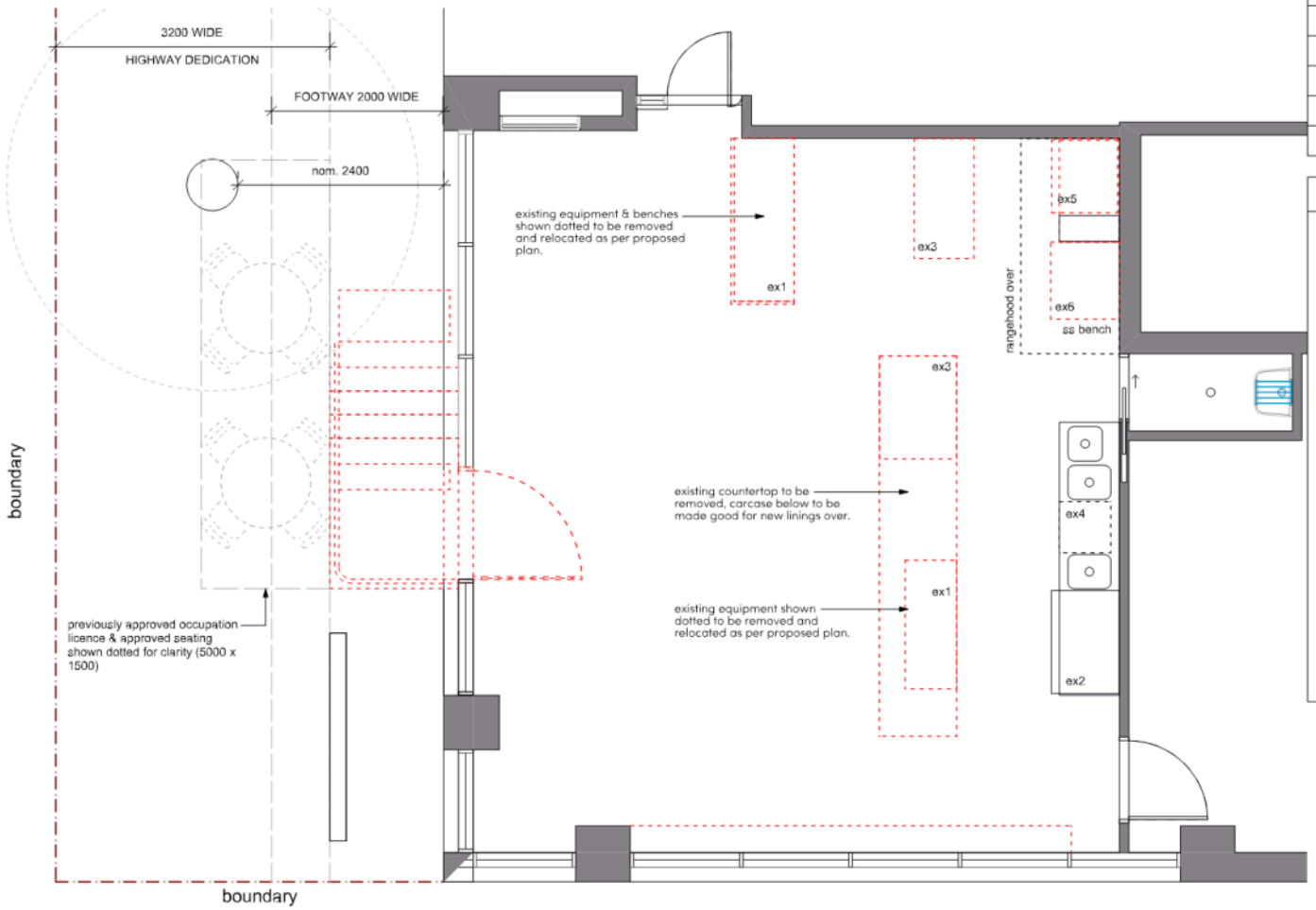

WALL LEGEND

MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
ex.FHR	EXISTING FIRE HOSE REEL (FHR).
ex.FE	EXISTING WALL MOUNTED FIRE EXTINGUISHER.
x 20.123	EXISTING SPOT LEVEL.

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ex1. 3 door u/bench fridge (1800x600/750x900) - cambridge S-UN-1875C (10A)
ex2. 2 door u/bench fridge/freezer (1200/1500x600x900) - (10A)
ex3. cake display (1200x600x1200) - williams HTC12 (10A)
ex4. u/bench dishwasher (550x600x5500 - hobart economax 502 (15A)
ex5. 6 burner range (900x857)
ex6. fryer (397x801x1168) frymaster MJ35
ex7 Combi Oven (847x771x782) Rational CMP69

APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A201
DWG	Existing & Demolition Plan	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT# 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
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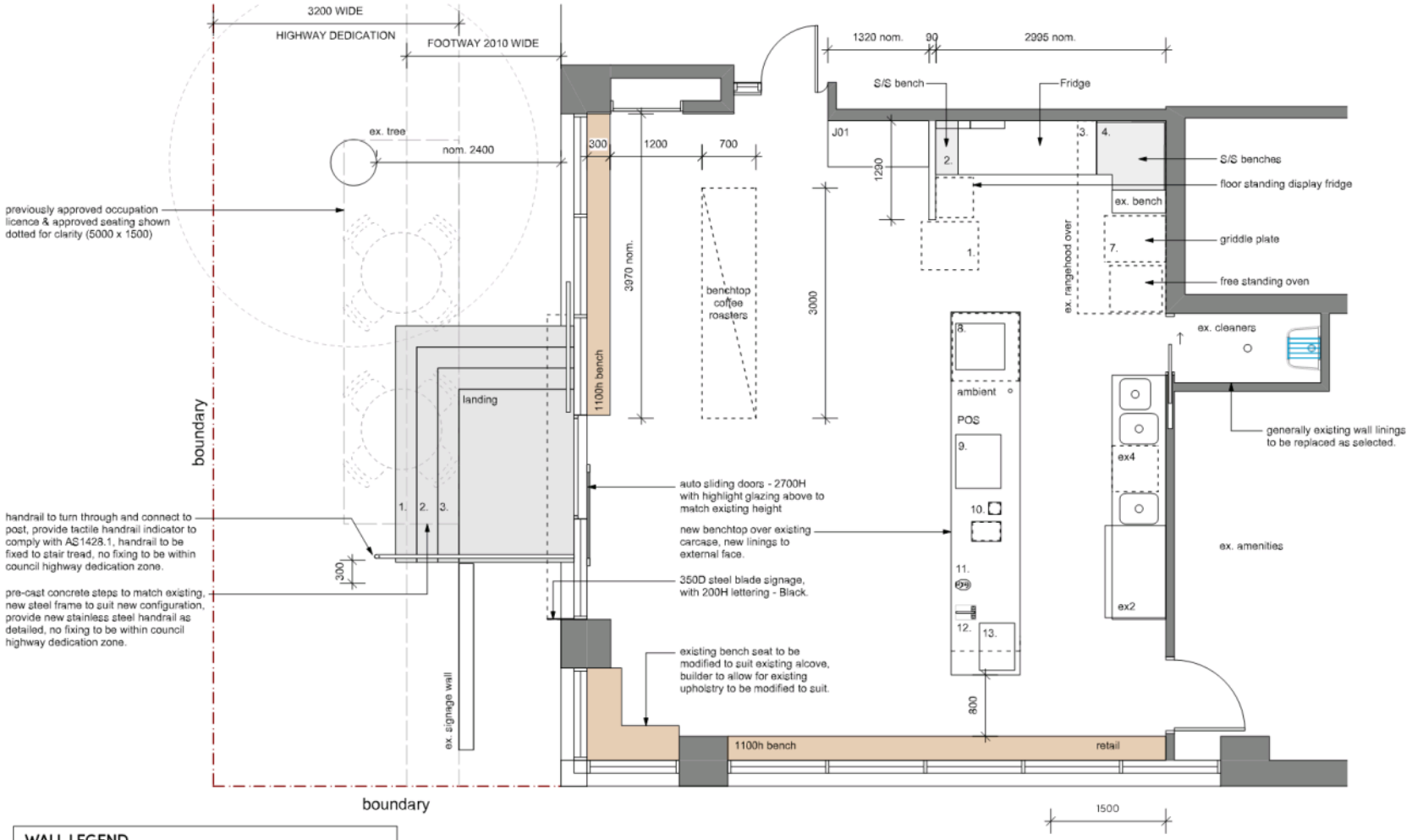

WALL LEGEND	
	EXISTING WALLS TO REMAIN UNALTERED.
	NEW TIMBER STUD WALLS

SETOUT NOTES

ALL 'EXISTING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE.
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USE WRITTEN DIMENSIONS ONLY (ie. DO NOT SCALE DRAWINGS).

CHECK ALL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.

APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A202
DWG	Floor Plan	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
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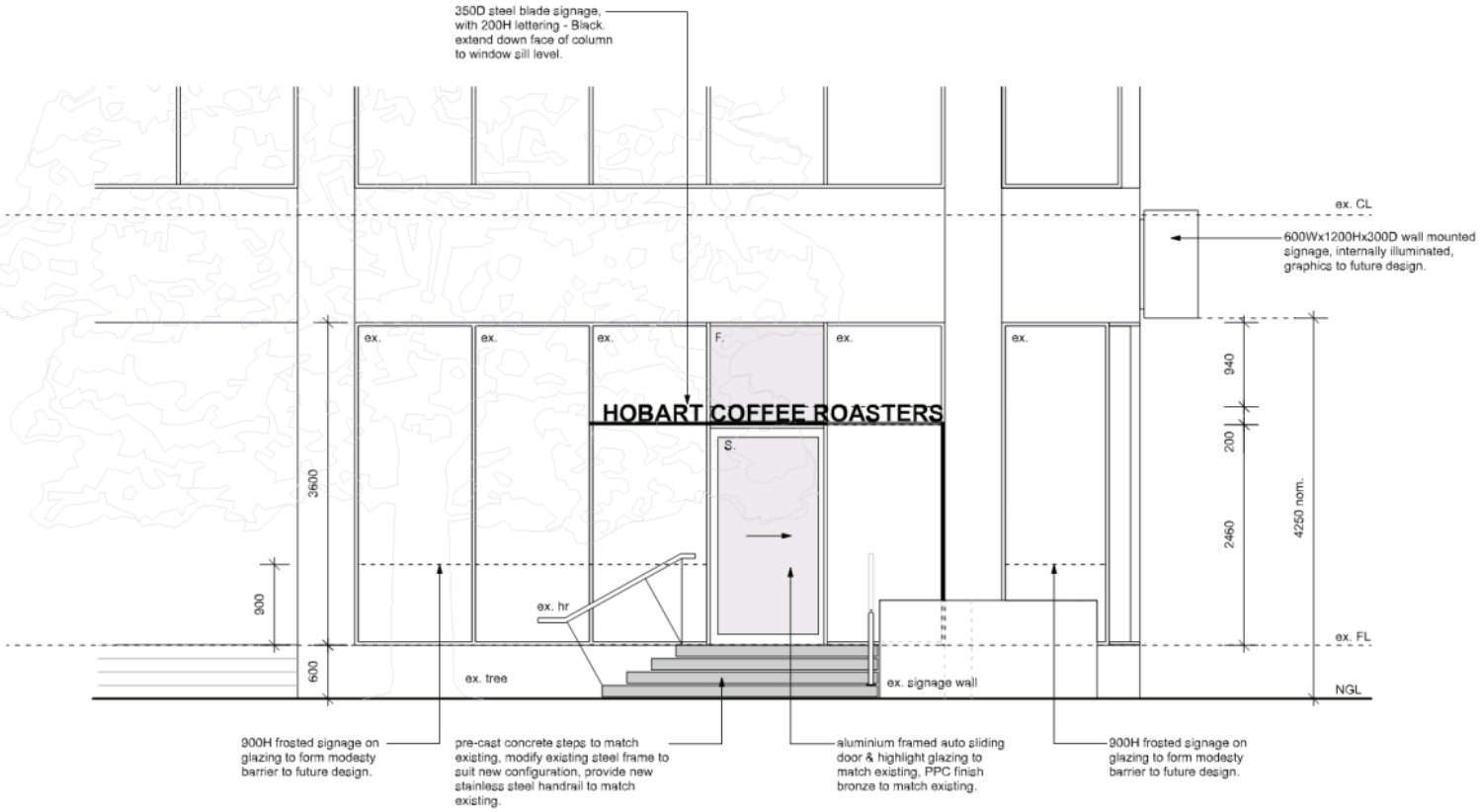


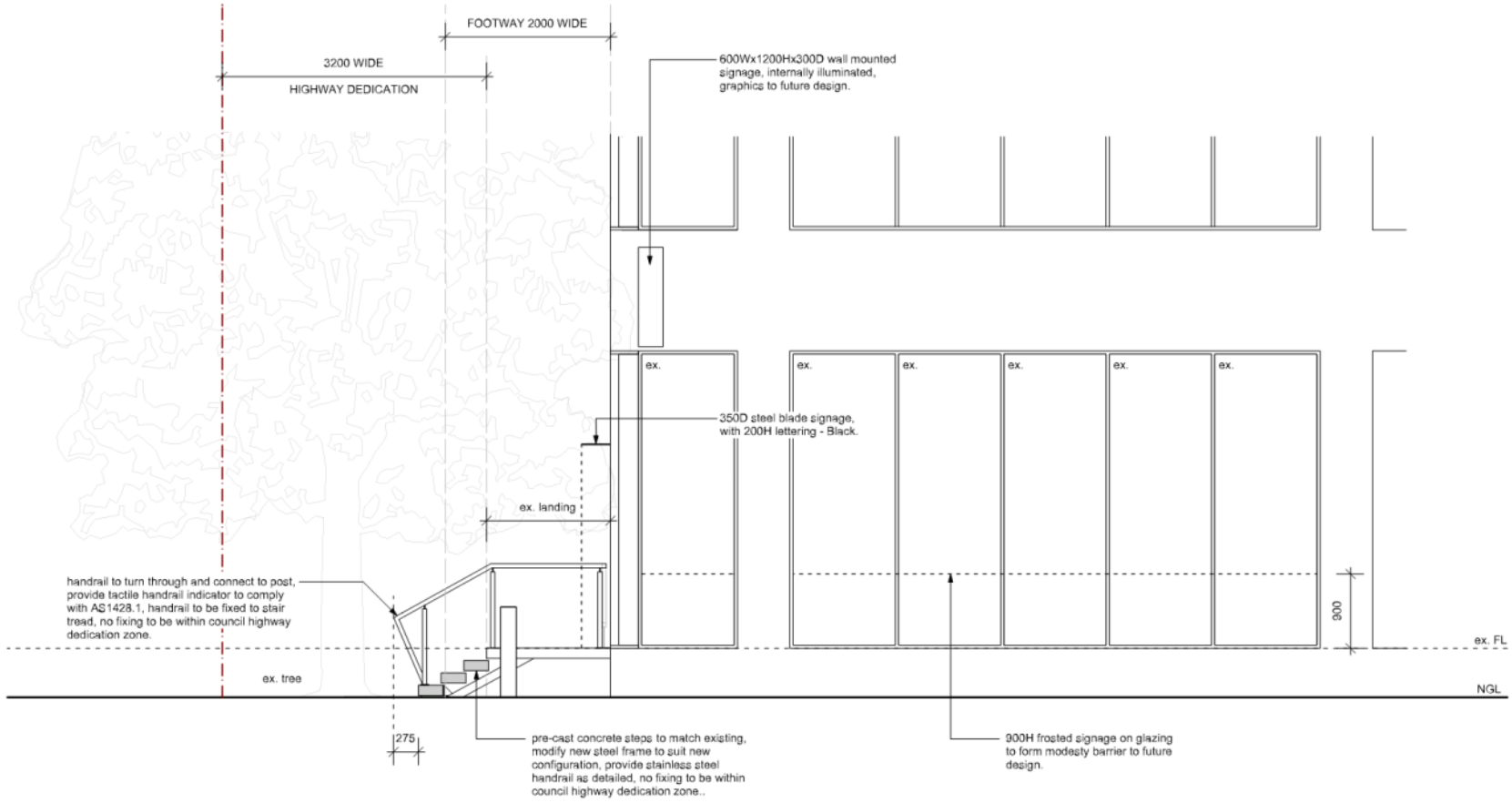
MORRISON STREET ELEVATION

APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A301
DWG	Elevation Sheet 1	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
T: 03 63 111 403 E: info@sgroup.com.au **sgroup.com.au**



ELIZABETH STREET ELEVATION

APPROVAL ISSUE

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A302
DWG	Elevation Sheet 2	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
T: 03 63 111 403 E: info@sgroup.com.au **sgroup.com.au**

SUSH TRAIN

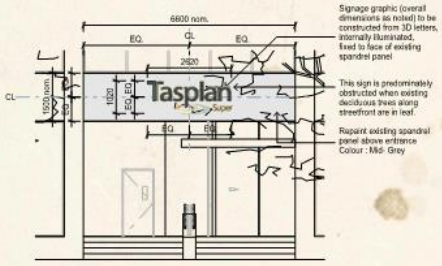
Building Signage Proposal

Corner of Elizabeth St & Franklin Wharf

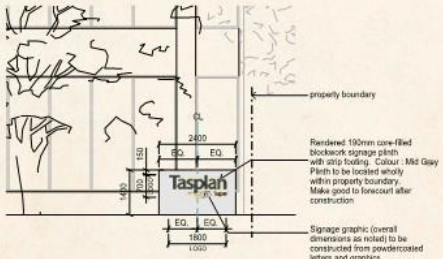
atomic blender

0407 855 845 : WWW.ATOMICBLENDER.COM.AU

A A201 Elevation A - Morrison street
scale 1:250



1 proposed wall signage 1
scale 1:100



2 proposed blade signage 2
scale 1:100

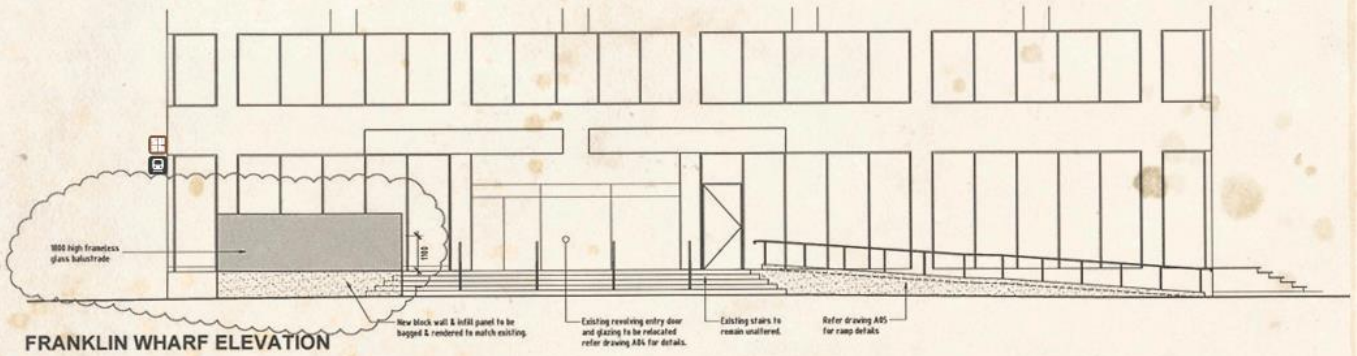
CURRENT SIGNAGE AND BUILDING DETAILS

SCALE: 50% of marked scale @ A4

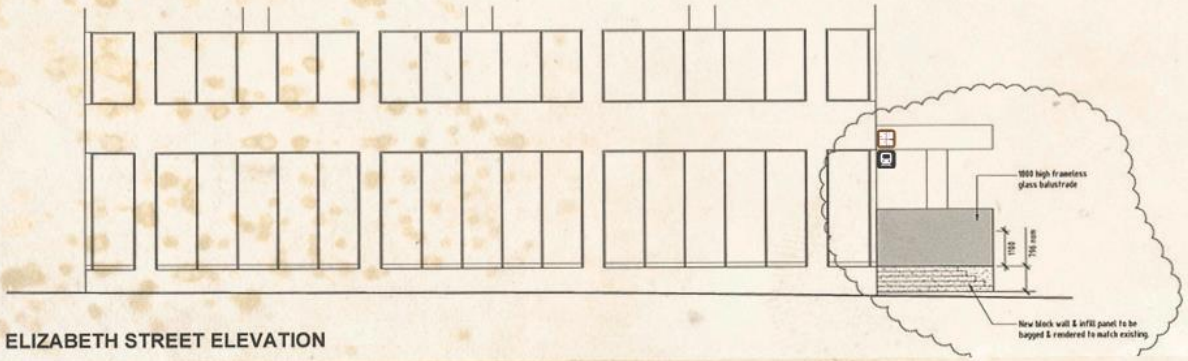
SHEET : Signage Proposal

atomic blender

CURRENT SIGNAGE



FRANKLIN WHARF ELEVATION



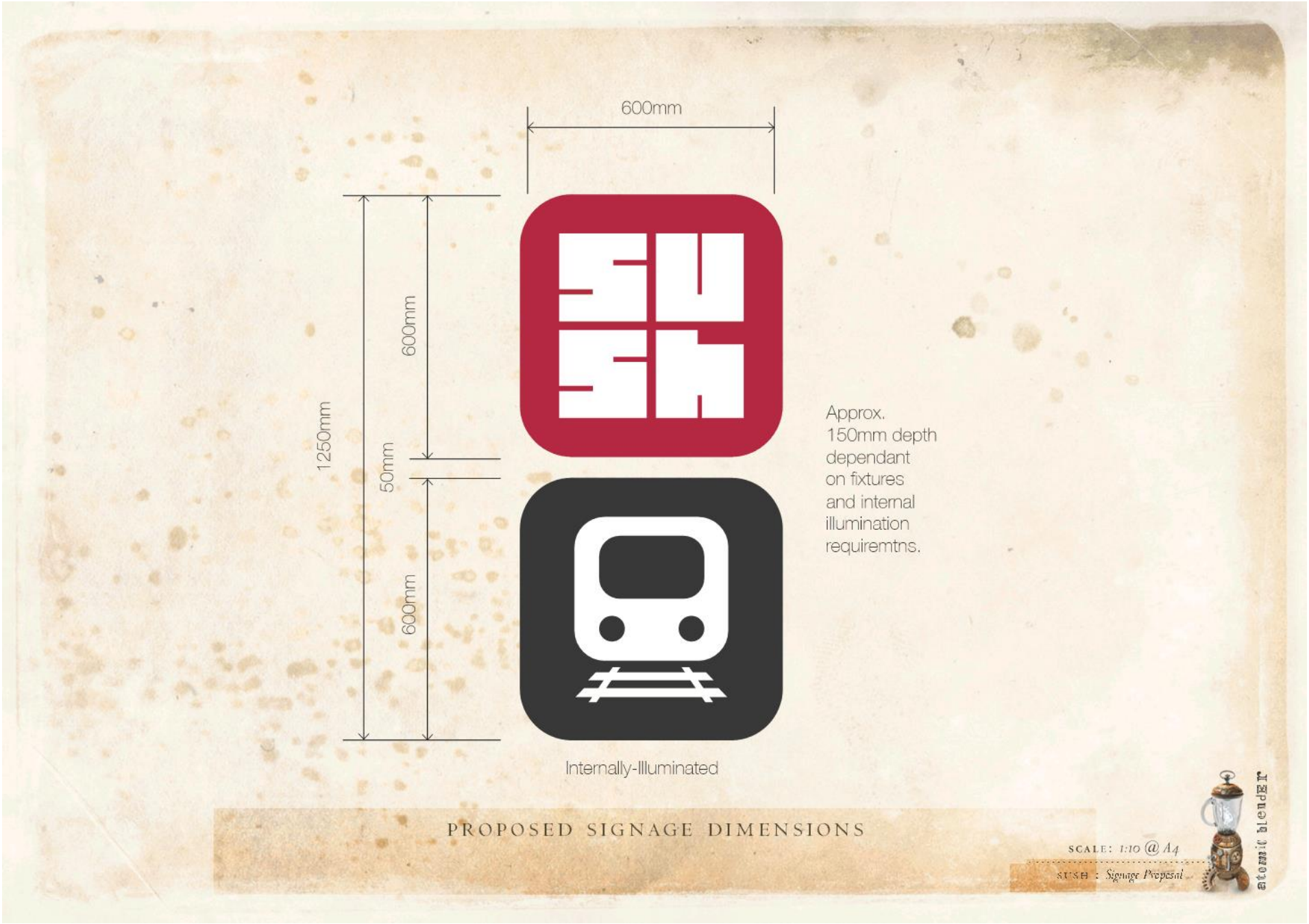
ELIZABETH STREET ELEVATION

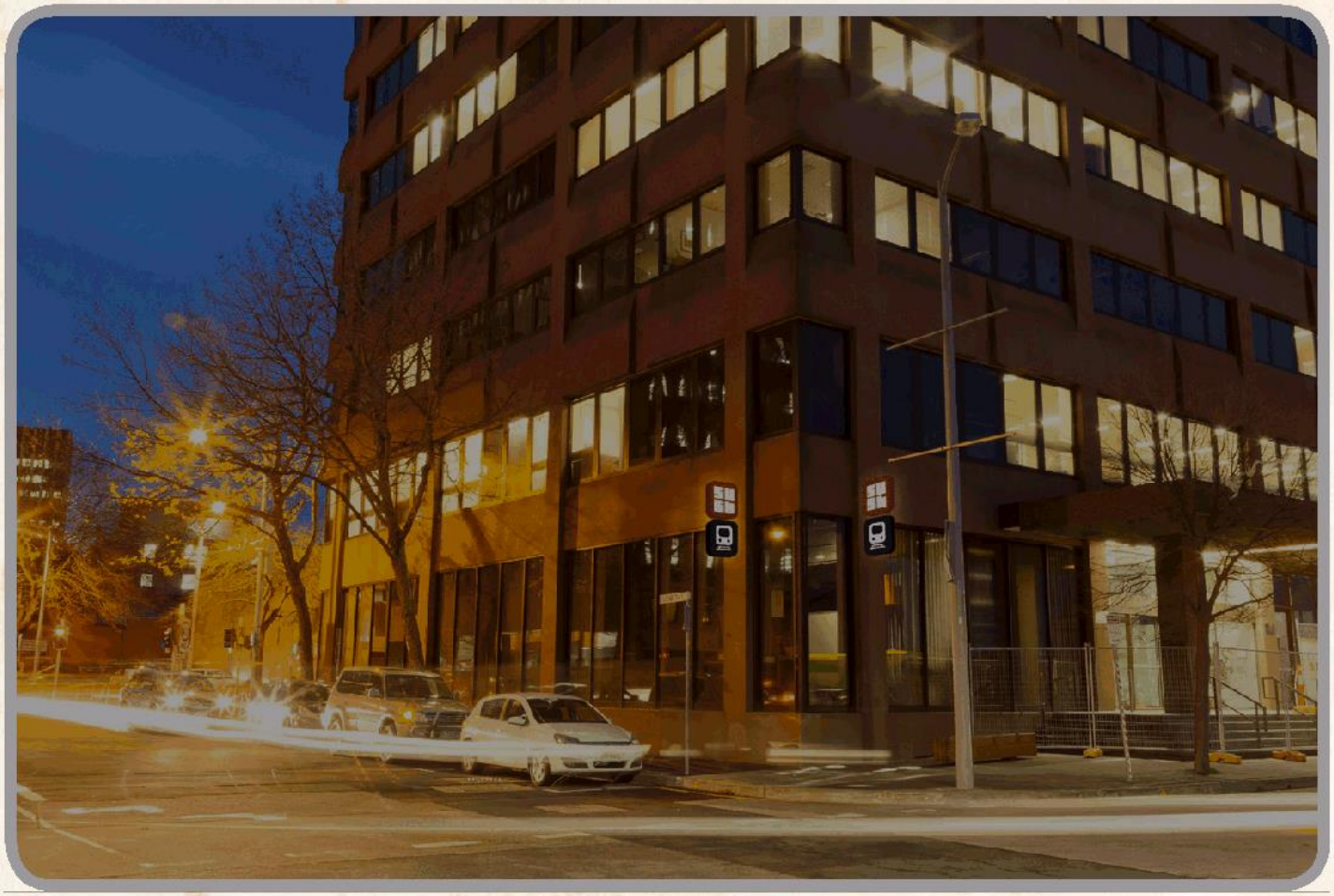
PROPOSED SIGNAGE LOCATIONS

SCALE: 1:200 @ A4

SUSB : Signage Proposal

atomic blender


600mm
1250mm
600mm
50mm
600mm
Approx.
150mm depth
dependant
on fixtures
and internal
illumination
requiremtns.
Internally-Illuminated
PROPOSED SIGNAGE DIMENSIONS
SCALE: 1:10 @ A4
SUSH : Signage Proposal
atomic blender



PROPOSED SIGNAGE

atomic blender


atomic blender
0407 855 845 : WWW.ATOMICBLENDER.COM.AU

City of HOBART

Enquiries to: City Planning
Phone: (03) 6238 2715
Email: coh@hobartcity.com.au

18 June 2021

Frazer Read (All Urban Planning)
19 Mawhera Avenue
SANDY BAY TAS 7005

mailto: frazer@allurbanplanning.com.au

Dear Sir/Madam

1 FRANKLIN WHARF, HOBART - WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-18

Site Address:

1 Franklin Wharf, Hobart

Description of Proposal:

New Entry Steps / Signage / Works in Road Reserve

Applicant Name:

Frazer Read
All Urban Planning

PLN *(if applicable)*:

PLN-21-53

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.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

(Kelly Grigsby)
Chief Executive Officer being the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 (Tas)

Relevant documents/plans:

Plans - S. Group - J007057

Hobart Coffee Roasters
1 Franklin Wharf

DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A000	Cover		
A101	Site Plan		
A201	Existing & Demolition Plan		
A202	Floor Plan		
A301	Elevation Sheet 1		
A302	Elevation Sheet 2		
A401	Internal Elevations Sheet 1		
A402	Internal Elevations Sheet 1		

PRELIMINARY

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION

ADDRESS: 1 Franklin Wharf
CLIENT: P. Cox
DWG: Cover
ISSUE: DA
DWG #: A000
SCALE @ A3: NTS
DRAWN: JE
CHKD: JH
PROJECT#: 007057

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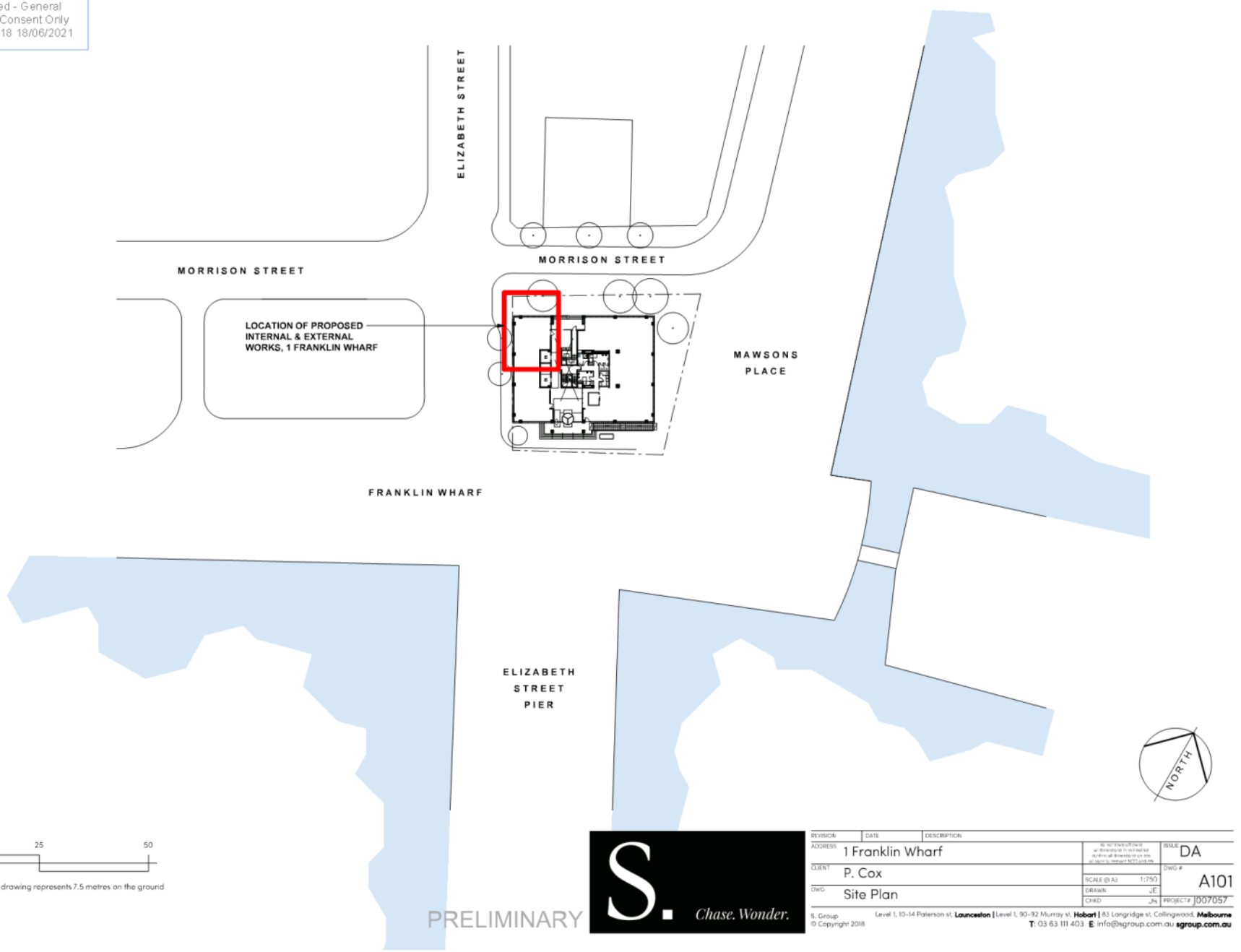

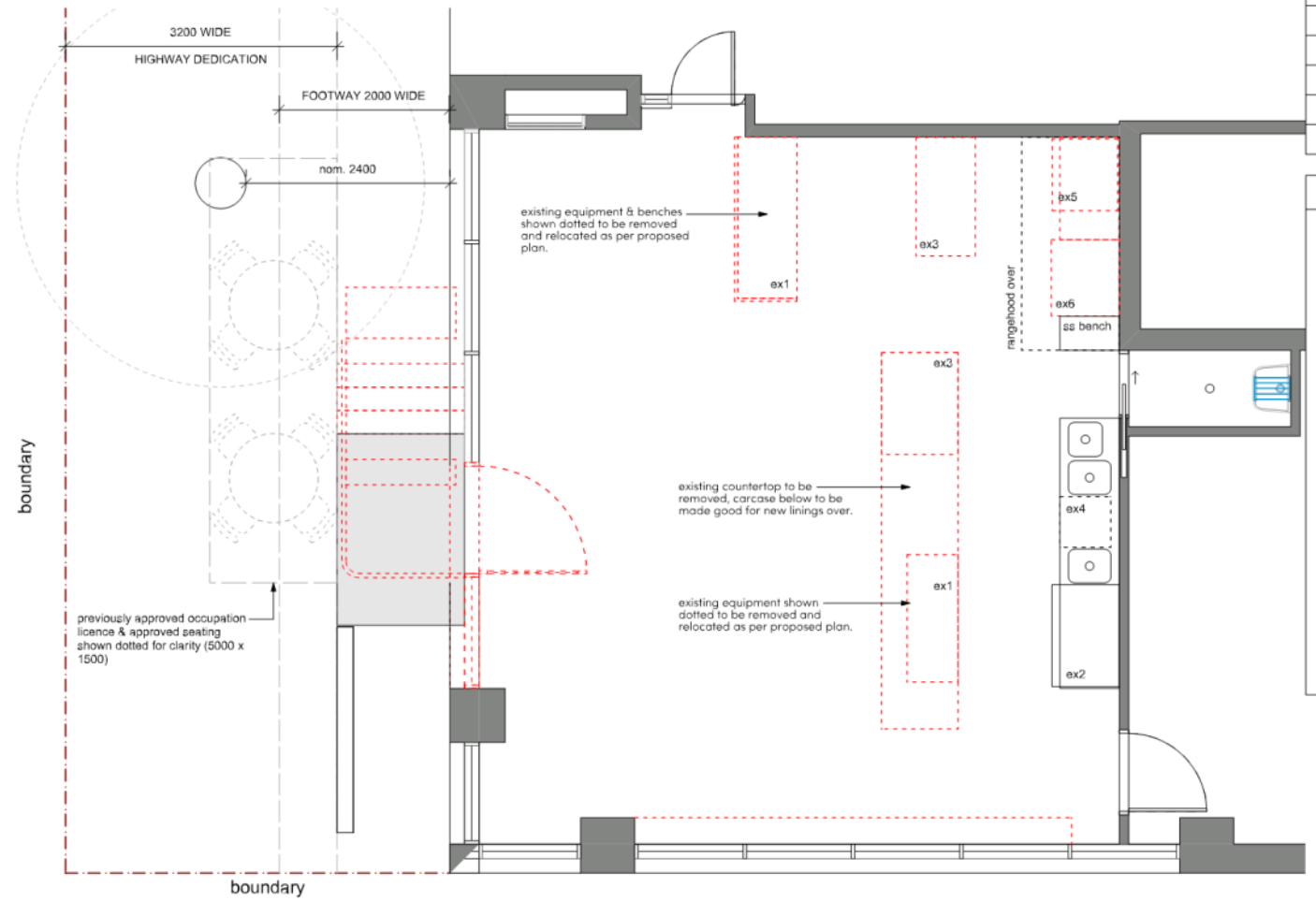

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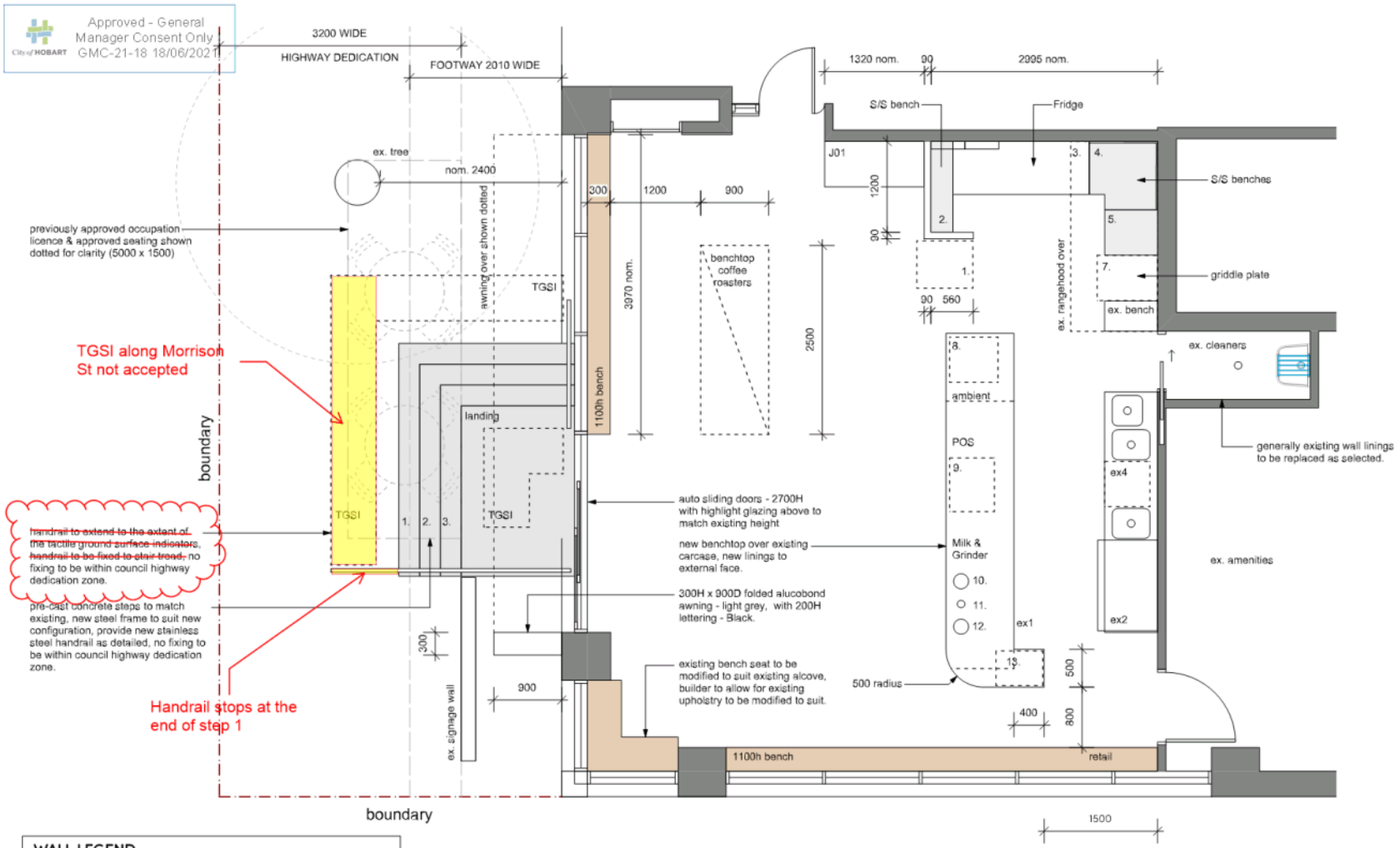

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S. Chase. Wonder.

REVISION / DATE / DESCRIPTION	
ADDRESS	1 Franklin Wharf
CLIENT	P. Cox
DWG	Floor Plan
ISSUE	DA
DWG #	A202
SCALE @ A3	1:50
DRAWN	JE
CHKD	JS
PROJECT #	007057

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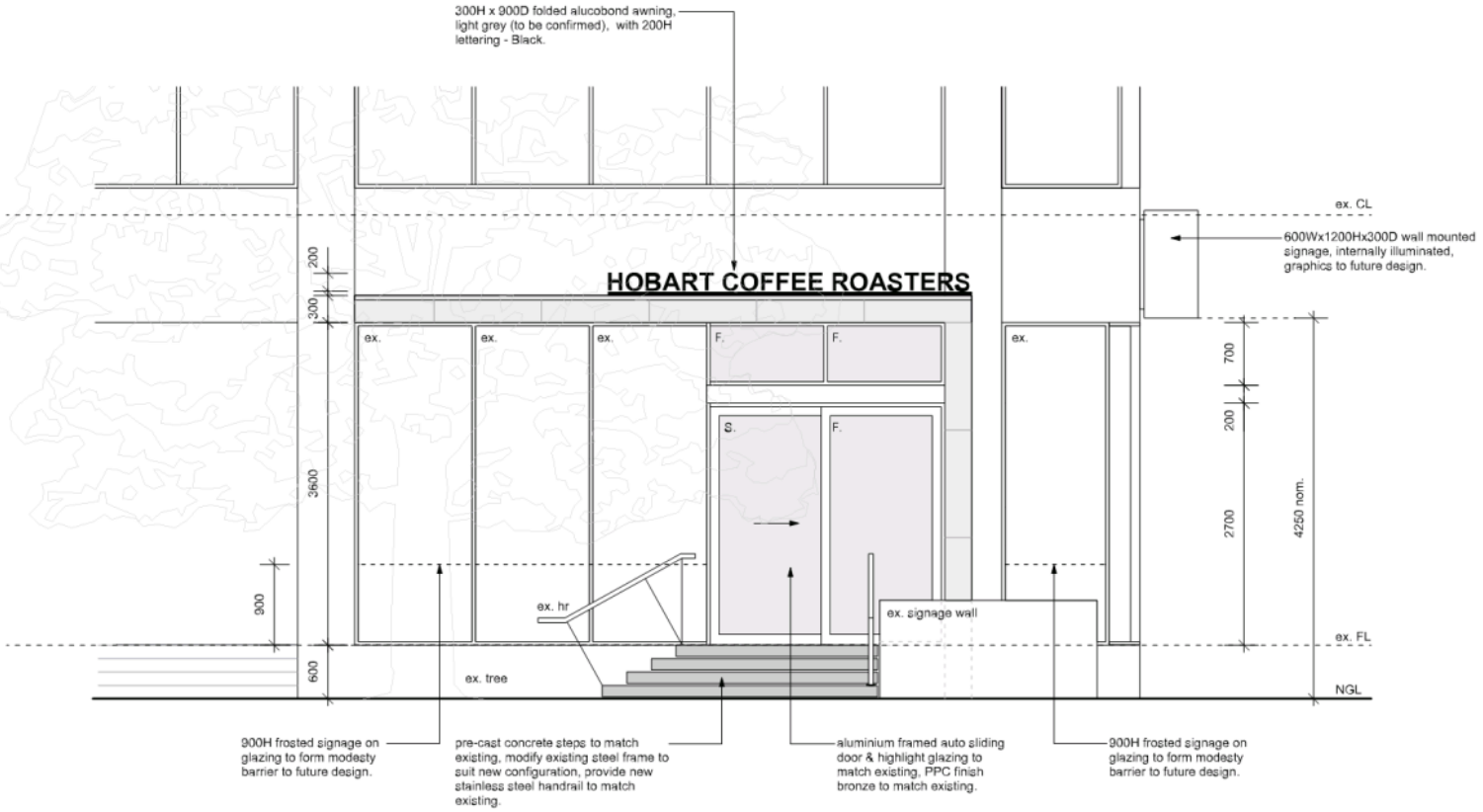

MORRISON STREET ELEVATION

PRELIMINARY

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A301
DWG	Elevation Sheet 1	SCALE @ A3 1:50
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		CHKD JH
		PROJECT # 007057

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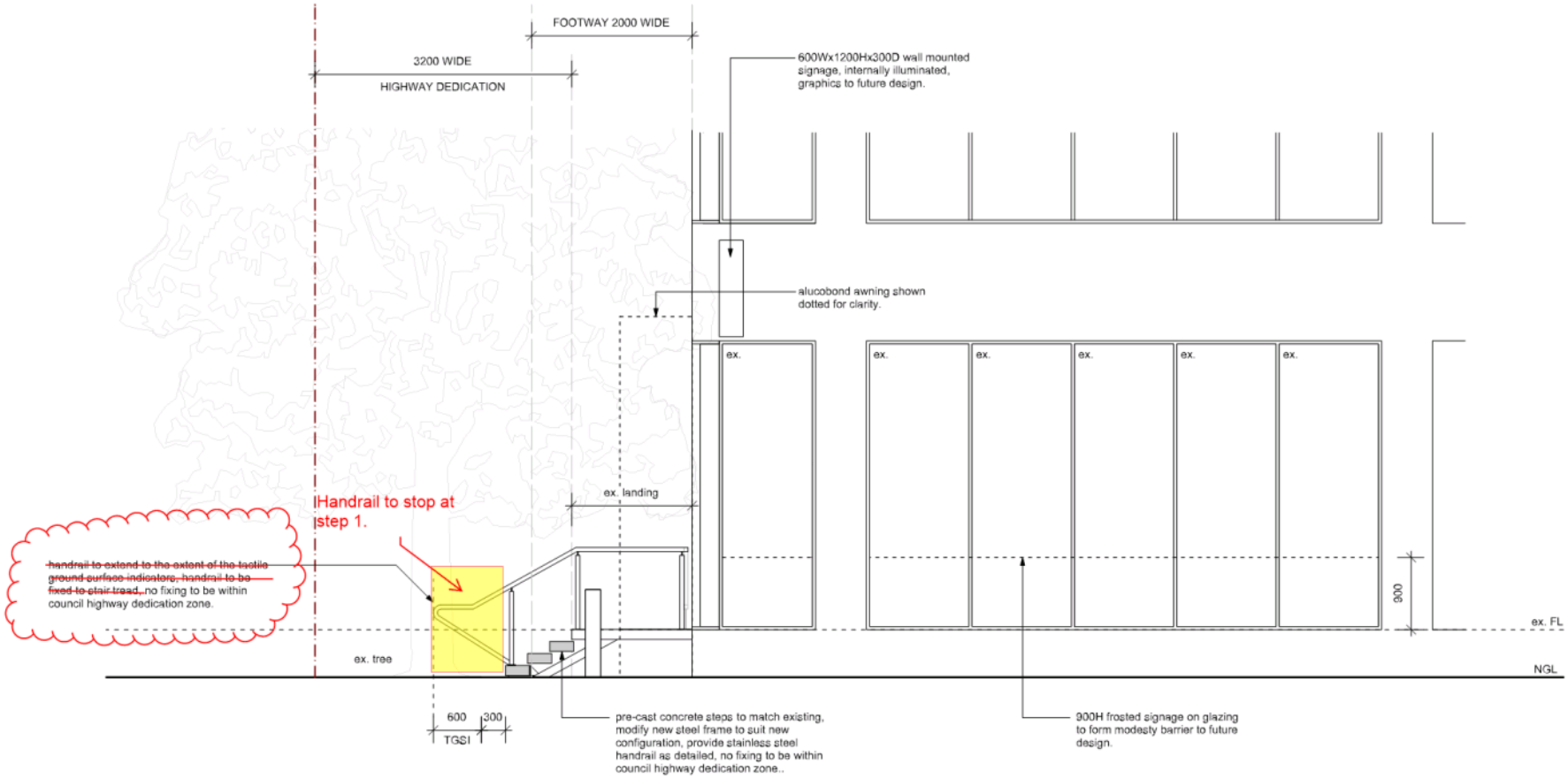

ELIZABETH STREET ELEVATION

PRELIMINARY

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A302
DWG	Elevation Sheet 2	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

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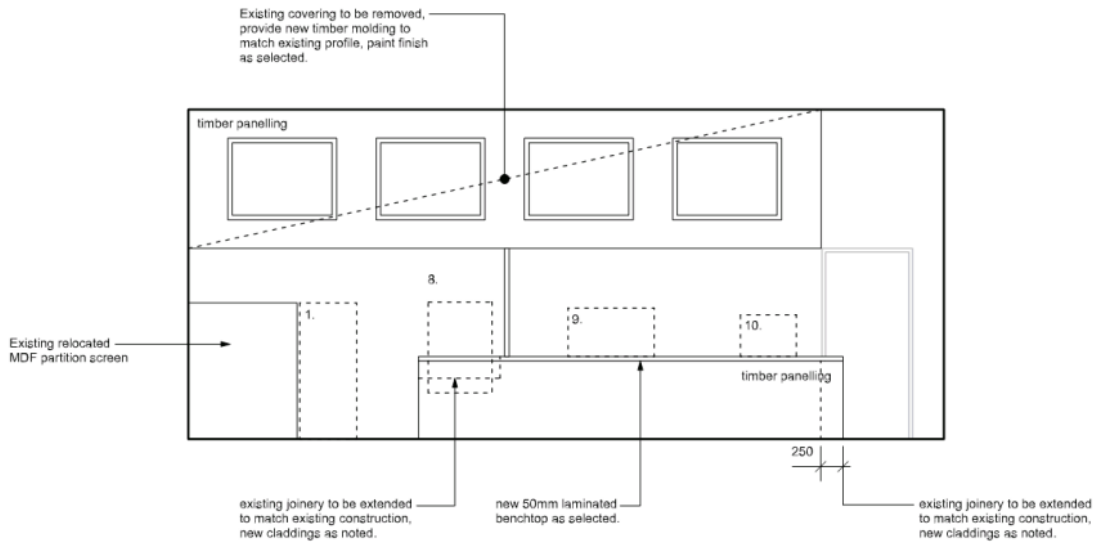

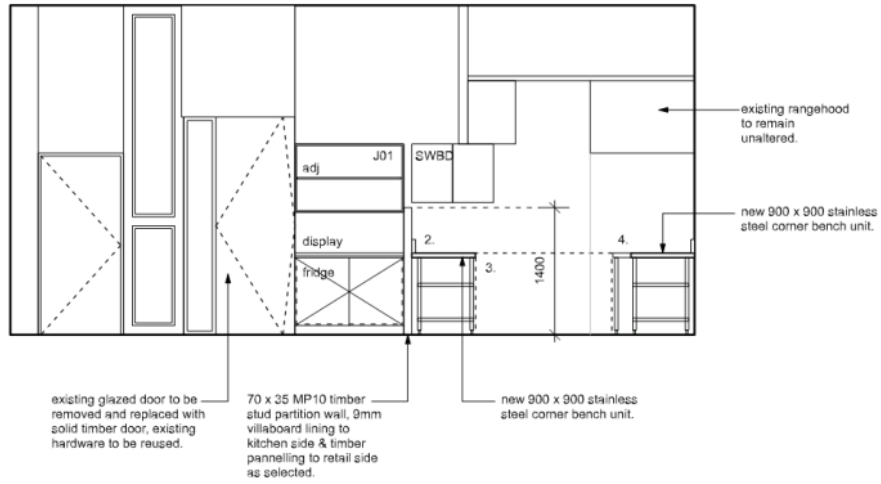

PRELIMINARY

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A401
DWG	Internal Elevations Sheet 1	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

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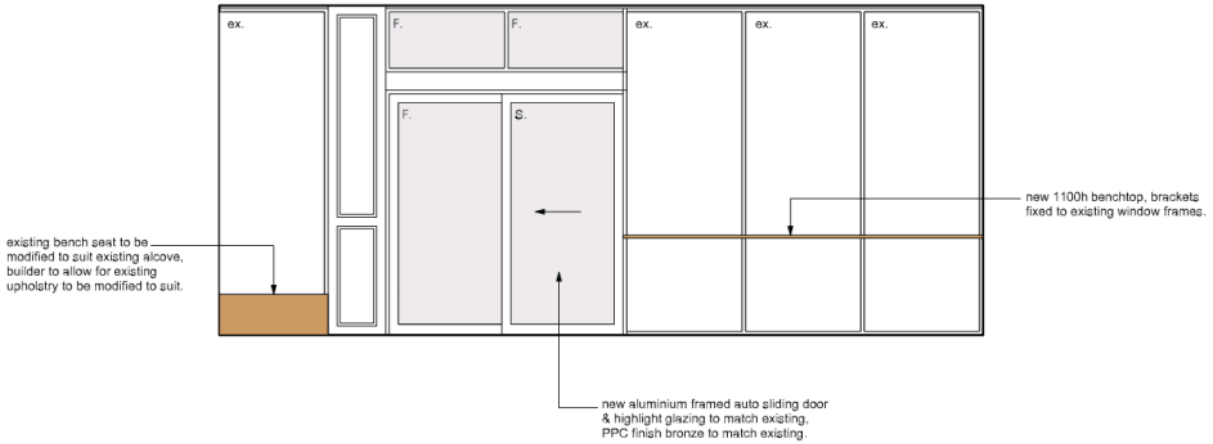

PRELIMINARY

S. Chase. Wonder.

REVISION	DATE	DESCRIPTION
ADDRESS	1 Franklin Wharf	ISSUE DA
CLIENT	P. Cox	DWG # A402
DWG	Internal Elevations Sheet 1	SCALE @ A3 1:50
		DRAWN JE
		CHKD JS
		PROJECT # 007057

Level 1, 10-14 Paterson st, **Launceston** | Level 1, 90-92 Murray st, **Hobart** | 83 Langridge st, Collingwood, **Melbourne**
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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
149325	5
EDITION	DATE OF ISSUE
8	28-Feb-2014

SEARCH DATE : 29-Jan-2021
SEARCH TIME : 04.43 PM

DESCRIPTION OF LAND

City of HOBART
Lot 5 on Plan 149325
Derivation : For grantees see plan
Derived from Sealed Plan No. 129483
Prior CT 129483/5

SCHEDULE 1

D94327 TRANSFER to BARRACK PLACE PTY LTD and NEWTOWN ROCKETS PTY LTD as tenants in common in equal shares Registered 28-Feb-2014 at 12.01 PM
Share Certificate of Title(s) Issued: 149325/5:S1 and 149325/5:S2

SCHEDULE 2

C87922 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C847631 FENCING PROVISION in Transfer
C847631 TRANSFER - Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C765830 BURDENING EASEMENT: A Right of Footway (appurtenant to Lot 1 on P.149324) over the lands marked Footway & Service Easement (Variable Width), Footway (Variable Width and Footway 1.50 Wide (limited in height as shown and defined on P.149324)(P.149325)
C765830 BURDENING EASEMENT: A Service Easement (appurtenant to Lot 1 on P.149324) over the land marked Footway & Service Easement (Variable Width)(limited in height as shown and defined on P.149324)(P.149325)(subject to provisions)
C765830 BURDENING EASEMENT: A Right of Footway (appurtenant to Lot 1 on P.149324) over the Footway 2.00 Wide on P. 149325
Registered 08-Aug-2007 at 12.02 PM

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

C781963 BURDENING EASEMENT: a right of drainage in favour of the Hobart City Council over the land marked Drainage Easement "S.T.U.V.K." 2.00 Wide on Plan 149325 (Subject to Provisions)

C781963 BURDENING EASENMENT: a pipeline easement in favour of the Hobart City Council over the land marked Pipeline Easement "C.L.M.N.O.P.Q.R." Variable Width on Plan 149325 (Subject to Provisions) Registered 08-Feb-2008 at noon

C781966 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 0 on Strata Plan 129541) over the land marked Pipeline Easement "E.S.F.G.H.I.J.K." 2.00 Wide on Plan 149325 (Subject to Provisions) Registered 08-Feb-2008 at noon

C797605 CONSENT to the Recording of a Highway pursuant to Section 112 of the Land Titles Act 1980 relating to the land marked A.B.C.D. on Plan 149325. Registered 12-Feb-2008 at noon

D118770 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 28-Feb-2014 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

OWNER HOBART PORTS CORPORATION PTY. LTD. FOLIO REFERENCE CT. 129483-5 GRANTEE PART OF LOT 5 1390m² THE CROWN (INC PART OF 22 1/2 PERCHES GTD TO THE MARINE BOARD OF HOBART & PART OF 16 1/2 PERCHES GTD TO HENRY HOPKINS & OTHERS.)	PLAN OF TITLE LOCATION CITY OF HOBART FIRST SURVEY PLAN No. SP129483 COMPILED BY PEACOCK DARCEY & ANDERSON P/L 127 BATHURST STREET, HOBART 7000 SCALE 1:3000 LENGTHS IN METRES SURVEYORS REF H772M	REGISTERED NUMBER P149325 APPROVED EFFECTIVE FROM 23 JUL 2007 Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (5225) 114 LAST UP No LAST PLAN No. SP129483 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

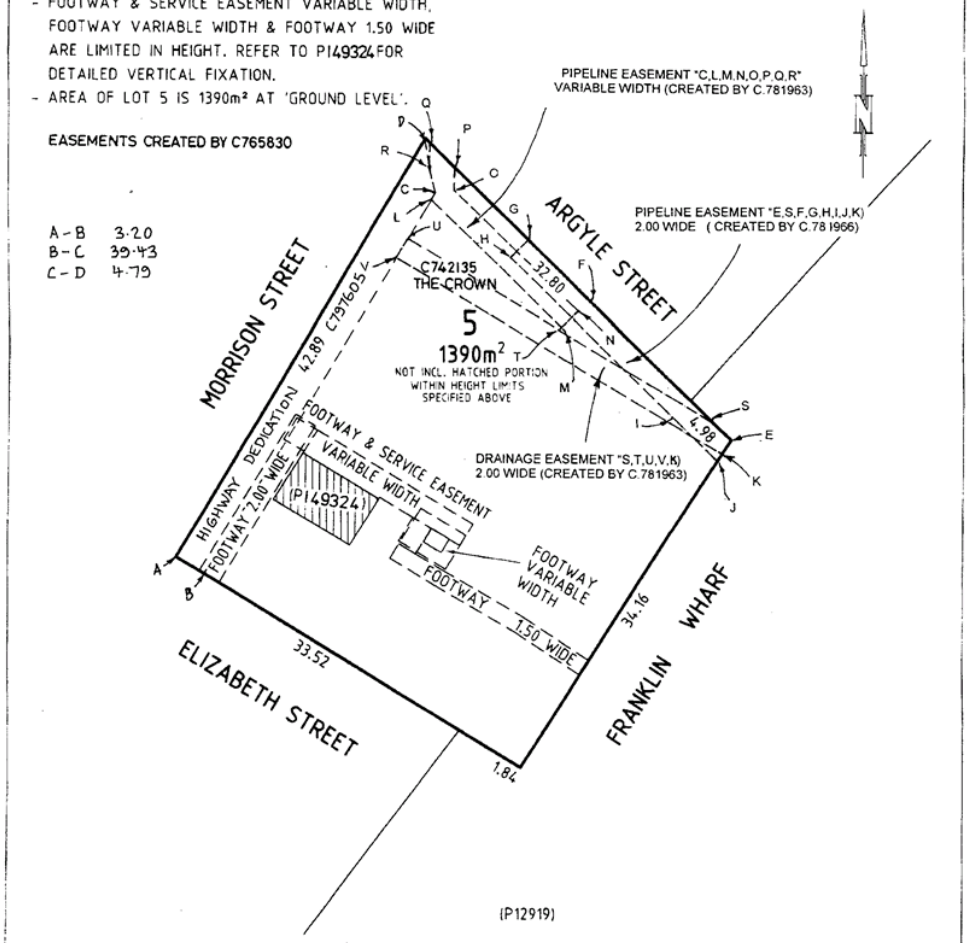
NOTES:

- HATCHED PORTION IS LIMITED IN HEIGHT TO BASEMENT LEVEL. REFER TO P.149324 FOR DETAILED FIXATION.
- REFER TO P149324 FOR DETAILED HORIZONTAL FIXATION OF EASEMENTS.
- FOOTWAY & SERVICE EASEMENT VARIABLE WIDTH, FOOTWAY VARIABLE WIDTH & FOOTWAY 1.50 WIDE ARE LIMITED IN HEIGHT. REFER TO P149324 FOR DETAILED VERTICAL FIXATION.
- AREA OF LOT 5 IS 1390m² AT 'GROUND LEVEL'.

EASEMENTS CREATED BY C765830

A-B 3·20
B-C 39·43
C-D 4·79

BALANCE PLAN



7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 66 BURNETT STREET, NORTH HOBART - EXTENSION TO PREVIOUSLY APPROVED DEVELOPMENT INCLUDING EIGHT ADDITIONAL MULTIPLE DWELLINGS PLN-21-475 - FILE REF: F21/90567

Address:	66 Burnett Street, North Hobart
Proposal:	Extension to Previously Approved Development including Eight Additional Multiple Dwellings
Expiry Date:	22 September 2021
Extension of Time:	Not applicable
Author:	Adam Smee

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart, for the following reason:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause *E6.6.1* of the *Hobart Interim Planning Scheme 2015* because the number of on-site car parking spaces would not be sufficient to meet the reasonable needs of users, having regard to car parking demand and the availability of on street and public car parking in the locality.

Attachment A:	PLN-21-475 - 66 BURNETT STREET NORTH HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-21-475 - 66 BURNETT STREET NORTH HOBART TAS 7000 - CPC Agenda Documents ⇩
Attachment C:	PLN-21-475 - 66 BURNETT STREET NORTH HOBART TAS 7000 - Referral Officer Report - Development Engineering ⇩

Attachment D: PLN-21-475 - 66 BURNETT STREET NORTH HOBART TAS 7000 - Applicant Submission Regarding Car Parking ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	20 September 2021
Expiry Date:	22 September 2021
Application No:	PLN-21-475
Address:	66 BURNETT STREET , NORTH HOBART
Applicant:	(Hobart Properties & Securities P/L by agent Ireneinc Planning & Urban Design) 49 Tasma Street
Proposal:	Extension to Previously Approved Development including Eight Additional Multiple Dwellings
Representations:	Ten representations.
Performance criteria:	Commercial Zone: Building Height and Residential and Visitor Accommodation Amenity, Parking and Access Code: Number of Car Parking Spaces, Attenuation Code: Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm.

1. Executive Summary

1.1 Planning approval is sought for an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart.

1.2 More specifically the proposal includes:

- Construction of three additional dwellings on level 5 of the multi-level apartment approved on the site.
- Construction of an additional level (level 6) at the north-western end of the approved building. The proposed additional level would include five additional dwellings.
- A total of eight additional dwellings are proposed. Three one-bedroom apartments and five three-bedroom apartments are proposed. The proposal would result in there being 65 dwellings on the site (in addition to 15 visitor accommodation units) and a building with a maximum height above ground level of approximately 17.75m.

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

1.3.1 23.0 Commercial Zone - 23.4 Development Standards for Buildings and Works
1.3.2 E6.0 Parking and Access Code - E6.6 Use Standards
1.3.3 E9.0 Attenuation Code - E9.7 Development Standards

1.4 Ten (10) representations objecting to the proposal were received within the statutory advertising period between 17 and 31 August 2021.

1.5 The proposal is recommended for refusal.

1.6 The final decision is delegated to the Council because the application is recommended for refusal.

2. Site Detail

2.1 The proposed development site is a commercial property within North Hobart. The property is irregular in shape and has an area of 3014m². The property is an internal lot with access strips off Burnett Street, to the northwest, and Elizabeth Street to the southwest. The property is mostly within the Commercial Zone but the part taken up by the laneway off Elizabeth Street is within the Urban Mixed Use Zone. The site is currently vacant as the commercial buildings previously on the land have been demolished. Construction of the previously approved apartment building was underway at the time of writing. The land slopes gradually downward from its frontage with Burnett Street to its south-eastern boundary

2.2 There are commercial buildings on the adjoining properties to the northeast of the site. These buildings are generally single storey warehouse/storage buildings. There is a mix of commercial and residential development in the remaining directions. There are residences and offices to the north of the site, between it and Burnett Street. These buildings include two-storey buildings incorporating ground floor shop fronts on the Burnett Street frontage. Further commercial development occurs on the opposite side of this street. The Republic Bar and Café is to the west of the site, on the corner of Burnett Street and Elizabeth Street. There is a mixed use development at 285 Elizabeth Street, generally to the south-west of the site, which includes food services uses on its ground floor and residential apartments on its upper level. The other commercial and residential development on this section of Elizabeth Street is also two storey. The uses to the southeast of the site on properties with frontage to Tasma Street (notably numbers 43, 45 and 47 which are all adjacent to the site's south eastern boundary) include offices and residences.

Figure 1: ESRI image of subject property (outlined in blue) and surrounding area (source: LISTmap accessed 31/8/2021).

3. Proposal

3.1 Planning approval is sought for an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart.

3.2 More specifically the proposal is for:

- Construction of three additional dwellings on level 5 of the multi-level apartment approved on the site.
- Construction of an additional level (level 6) at the north-western end of the approved building. The proposed additional level would include five additional dwellings.
- A total of eight additional dwellings are proposed. Three one-bedroom apartments and five three-bedroom apartments are proposed. The proposal would result in there being 65 dwellings on the site (in addition to 15 visitor accommodation units) and a building with a maximum height above ground level of approximately 17.75m.

4. Background

4.1 Council has considered several planning applications relating to the site in recent years. These applications include PLN-17-1066 which sought approval for the development currently under construction on the site. The current application has been assessed as for an extension to this previously approved development. This development went through a number of iterations in response to advice provided by Council's Urban Development Advisory Panel and Council officers. This advice resulted in the applicant making the following changes to the development, including a reduction in:

- the maximum height of the proposed development from 21.5m above natural ground level to 14.2m;
- the number of storeys proposed from 7 to 5;
- the number of apartments proposed from 90 to 70;
- the number of car parking spaces proposed from 106 to 69.

The development was eventually approved upon 4 February 2019.

4.2 Council issued a Planning Permit for demolition of the previous buildings upon the site in September 2018 (via PLN-18-474). While the above application (PLN-17-1066) included this demolition, separate approval was sought to allow preliminary work to commence on the site while the issues associated with the proposed development were resolved.

4.3 Council considered an application which sought approval for two additional visitor accommodation units on the site and changes to the approved car and bicycle parking in June 2019 (PLN-19-227). This application was recommended for refusal on the basis that the number of on-site car parking spaces would be insufficient to meet the reasonable needs of users. The application was approved by Council, contrary to officer recommendation.

5. Concerns raised by representors

5.1 Ten (10) representations objecting to the proposal were received within the statutory advertising period.

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.

"I object to the addition of another floor being added particularly since the project was originally approved with less".
"I do not want a taller building looming over me or my neighbourhood".

"The additional dwellings will add to the traffic congestion in North Hobart and put more pressure on the already limited car parking facilities".
"I am concerned that the increase in Burnett Street will cast an overshadow on the building in front (285 Elizabeth Street)".
"How is it that developers can seek approval for a building and then decide to 'sneak' in more outside of the approval process".
"To start, looking at the ethical conduct of the developer. Given the construction of the building has already begun and foundations laid, have they already included structural plans to accommodate the extra floors proposed assuming they would be approved?".
"Adding further height and bulk to the development will hugely detract from the street appeal given that it is a modern looking high-rise which is able to be seen from all angles of the North Hobart area and detracts from the existing view of the greenspace and water views in the distance".
"we are concerned the development will take away significant privacy, as the apartments have windows facing into our property as well as cutting down our sunlight. With the addition of more floors, this will definitely impact on our apartments natural light and privacy".
"The approved development has limited parking options and we consider this potentially will put more pressure on the already very limited long term parking around the streets of North Hobart".
"We speak from the experience of having visitors to our apartment, where they often have to park 20 minutes walk away from the area".
"North Hobart is a congested single lane thoroughfare with a heavy traffic load as it is. The addition of the current development and a proposed additional plans will place further burden on this".
"Already there is a shortage of visitor parking in the area and to add new apartments without parking provision will add to the problem".

"The building as currently approved is not in keeping with the area – adding an extra story will add to the shadowing".
"From what I can gather, the original proposal did have conditions imposed (including height) and now the developers wish to go higher**!!** The idea that a developer can get original approval of a contentious building one year and then change it the next, is dubious to say the least".
"The proposed extension will greatly increase the visual bulk of the proposed building".
"The proposed extension increases the height of a building that will already be over the recommended limit for North Hobart".
"The proposed eight new apartments will be built without adding extra parking".
"The proposed sixth story will cause overshadowing to surrounding buildings and reduce privacy".
"The design, appearance and character of the proposed building and extra level is not in keeping with the surrounding suburb".
"The developer is used immoral tactics in proposing a new story to their development".
"Heights proposed above four and five storeys were rejected in the original application, and rightly so. The original design application should be upheld. Nothing has changed to make a further increase in height acceptable".
"the addition of further storeys will create a building that is even more inappropriate for the character of the surrounding historic suburb of North Hobart".
"additional height will make the building more visible from all vantage points in and around North Hobart – it will resemble a cruise liner dropped into an historic, non-high-rise suburb".

"the dwellings as originally approved do not supply enough car parking for the proposed number of residents (the developer is "hoping" some residents will forego having a car at all but this is not guaranteed, nor is it likely). An increase in the number of dwellings is being proposed with no additional car parking spaces being created. This will only exacerbate the dire parking situation that already exists in the streets of North Hobart, both for residents and visitors".
"more residents mean more traffic into and out of Burnett Street and more congestion".
"more dwellings will mean more noise for nearby homes".
"an increase in building height will mean more overshadowing/loss of sun for residents already living in the area, especially at the Burnett Street end of Elizabeth Mews. Loss of sunlight is a severe loss of amenity, especially in the winter months in Tasmania".
"allowing this change in the development after the initial approval has been given which rejected what is being proposed now, will set two disturbing precedents".
"The original development was accepted by residents after 3 drops in height. Now it's proposed to add another floor. This breaks the pact with the adjoining residents".
"The proposed building height does not contribute positively to the streetscape (23.4.1), is not compatible with the scale of nearby buildings (P1 (b)), and does not allow for a transition in height between adjoining buildings (P1 (d))".
"*23.4.8* A7 & P7 - the new provisions in the planning scheme should apply. There should be additional storage. Shared storage space should not be accepted, as proposed, because each dwelling must be provided with adequate storage space (P7)".
"The acceptable solution is for 15 additional car spaces. They are proposing none. It should be assumed that there will be no on-street public spaces in the locality given that most are time-limited with short times e.g. 30 minutes. Other off-site arrangements would be difficult".

"The proposal exceeds the building height allowable under the planning scheme for this zone. By exceeding the building height, the proposal is not compatible with the surrounding built environment".
"The rationale that residents in inner city units do not own cars previously accepted by Council remains fanciful and is not borne out by experience. Lack of parking will bring additional pressure on the restricted parking available in surrounding streets".
"With the proposed increase in height, the proposed development will loom over the living area of my home".
"The application does not contain any modelling showing the degree of overshadowing of my building, although this was dealt with in the original 2018 application".
"To now apply to increase the height is entirely dishonest given this history".
"In addition, the proposed development's height over my premises — six storeys vs two storeys — will also impact on my privacy".
"Parking - there is no provision for additional parking. No car bays, no motor cycle bays and no provision for bicycles. There are no alternative arrangements for residents to park in the surrounding area. Parking is very problematic in this area and dwellings without parking will have a significant impact on current residents and local business".
"Storage space has not increased. Everyone has a need and a right to storage".
"Overshadowing – concern that the additional level will cause over shadowing in open spaces and will block light to existing properties".
"Landscape of North Hobart – the building height will be incongruous with surrounding buildings in North Hobart".

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 Commercial Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The site is currently vacant so there is no existing use. However, as discussed earlier in the report, the previously approved residential development is currently under construction. This use is a permitted use in the Commercial Zone where it would occur above ground level. The proposed development would be an extension of the previously approved residential use of the site and would occur above ground level. The proposed use is therefore permitted in the above zone.

6.4 The proposal has been assessed against:

6.4.1 23.0 Commercial Zone - 23.4 Development Standards for Buildings and Works

6.4.2 E6.0 Parking and Access Code - E6.6 Use Standards

6.4.3 E7.0 Stormwater Management Code - E7.7 Development Standards

6.4.4 E9.0 Attenuation Code - E9.7 Development Standards

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

6.5.1 23.0 Commercial Zone:

23.4.1 Building Height P1,
23.4.8 Residential and Visitor Accommodation Amenity P2, P5, and P7.

6.5.2 E6.0 Parking and Access Code:

E6.6.1 Number of Car Parking Spaces

6.5.3 E9.0 Attenuation Code:

E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm P1

6.6 The relevant performance criteria are assessed below.

6.7 *23.4.1 Building Height* P1

6.7.1 The acceptable solution A1(b) at clause *23.4.1* requires building height to be no more than 15 m and a maximum of four storeys if the development provides at least 50% of the floor space above ground level for residential use.

6.7.2 The proposal would result in a building with a maximum height above natural ground level of 17.75 m (as indicated by the notation provided on the submitted floor plan for level 5) and a maximum of six storeys. The development would result in there being six storeys within the part of the building closest to Burnett Street.

6.7.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.7.4 The performance criterion P1 at clause *23.4.1* provides as follows:

Building height must satisfy all of the following:

(a) be consistent with any Desired Future Character Statements provided for the area;
(b) be compatible with the scale of nearby buildings;
(c) not unreasonably overshadow adjacent public space;
(d) allow for a transition in height between adjoining buildings, where appropriate;

6.7.5 With regard to sub-clause (a) for the above performance criterion, there are no Desired Future Character Statements for the Commercial Zone.

6.7.6 With regard to sub-clause (b) for the above performance criterion, the nearby buildings in this context are considered to be those upon the properties with which the subject property shares a boundary. The buildings on the opposite side of Burnett Street to the north-west of the site are also considered to be nearby for the purpose of assessing the proposal against the above sub-clause (b).

6.7.7 The buildings fronting onto Burnett Street, to the north and north-west of the site, and onto Elizabeth Street to the west and south-west, are generally two-storey. There would therefore be a significant difference in

building height between the proposed development and these existing buildings. However, as these existing buildings are close to or upon the respective frontage and the site is an internal lot, there would be separation between the buildings and the proposed development. The development would be separated from the adjacent buildings to the north, north-west, and west by parking areas, driveways, and other areas of open space. This separation is considered to allow for a difference in building height between the proposed development and the buildings generally to the north and west, while maintaining compatibility.

6.7.8 It is noted that compatibility does not require building heights to be identical or even similar. Rather what is required in the context of assessing building height against the above clause is that the proposal must make a positive contribution to the streetscape. The photomontages provided with the application show the proposed development's visual impact upon the streetscape. The montages show that the development would have only limited impact when viewed from the section of Burnett Street to the north-east of the site (see figure 2). While the development would be more visible when viewed from the section of the street opposite to the access to the site, it is considered to sit comfortably with the adjacent buildings (see figure 3). These buildings include the Republic Bar and Cafe building which, while it is only two storey, has a maximum height equivalent to a three storey building due to increased ceiling heights and a parapet. The buildings adjacent to the access to site also include the two storey commercial building at 64 Burnett Street. As noted above, the separation that would be provided between the proposed development and the existing adjacent buildings fronting onto Burnett Street is considered likely to assist in ensuring compatibility.

6.7.9 The photomontages provided with the application also show that the development would have only limited visual impact when viewed from the opposite corner of Burnett Street and Elizabeth Street to the west of the site (see figure 4). While the development would be more visible when viewed from the section of Burnett Street further to the south-west (see figure 5), this impact would offset by the distance between this point and the site. The development would also be behind the Republic Bar building and the adjacent heritage listed building at 295-297 Elizabeth Street when viewed from this direction. This latter building is also two storey but with a maximum height equivalent to a three storey building due to its pitched roof and elevated ground floor level. The height of this building and that of the Republic Bar building would ensure that only the top two storeys of the development are visible when viewed from the west.

6.7.10 There would be no physical separation between the mixed use building at 285 Elizabeth Street (known as Elizabeth Mews) and the approved development. This building has been built up to the boundary with the site and the approved development would also extend to this boundary. However, there would be separation between the proposed development and this existing building - i.e., as the proposed additional storey would be within the northern part of the site, it would be separated from the building at 285 Elizabeth Street by parts of the approved development. Therefore, the relationship between the proposed development and this building would be similar to that between it and the other buildings fronting onto the adjacent streets - i.e. the scale of the existing buildings is not insubstantial and there would be separation between the existing and proposed development, particularly when viewed in the streetscape.

6.7.11 The buildings on the adjacent properties to the south-east of the site fronting onto Tasma Street, are two-storey buildings that were originally built as dwellings. Given that the proposed development would occur within the northern part of the site, there would be considered separation between it and these existing buildings. Therefore, compatibility between the proposed development and the existing buildings to the south-east would be maintained.

6.7.12 The buildings on the adjacent land to the north-east of the site are single storey, warehouse type buildings used for commercial purposes. While there would be a significant difference between the height of the proposed development and these existing buildings, this would not affect the proposal's contribution to the streetscape. The lots to the north-east of the site are internal lots that are separate from the nearby streets by other properties. The relationship between the proposed development and the buildings upon these lots would therefore not have a significant impact upon the streetscape. It is also noted that these lots have significant development potential given their size and location. It is likely that any future development upon these lots would have a greater building height, closer to that allowed for by the acceptable solution for the above clause.

6.7.13 Therefore, the proposal is considered to comply with sub-clause (b) for the above clause as the proposed building height would be compatible with the scale of nearby buildings.

6.7.14 With regard to sub-clause (c) for the above performance criterion, the only areas of public space that may potentially be overshadowed by the proposed development are the adjacent sections of Burnett Street and

Elizabeth Street. Any impact upon Burnett Street would be limited to early morning periods around the summer solstice. This impact is unlikely to be significantly greater than that caused by existing buildings and is not considered unreasonable given when it would occur. Similarly, the development is unlikely to cause significantly greater overshadowing of Elizabeth Street beyond that caused by either existing buildings or the development that is already approved on the site. As discussed above, there would be separation between the proposed development and the adjacent section of Elizabeth Street. The land between the site and this section of street includes substantial buildings such as the mixed use building at 385 Elizabeth Street that already have a significant overshadowing impact upon the street.

6.7.15 The planning report prepared for Council for the originally approved development on the site (i.e. PLN-17-1066) states that:

"As shown on the shadow diagrams provided with the application, the proposed development would not overshadow Burnett Street. The development would overshadow Elizabeth Street during the morning, however, this street is already overshadowed prior to 10am by existing development on June 21. The additional overshadowing impact caused by the development, between the hours of 10am and midday on this day of the year, would be limited to a relatively small area. The development would have no additional overshadowing impact after midday on the shortest day of the year".

While shadow diagrams have not been provided for the current application, the additional building height now proposed is considered unlikely to cause a significant increase in overshadowing of Elizabeth Street. The proposal would increase the height of the building by between 2m and 2.3m. The current proposal is therefore considered unlikely to have a significantly increased overshadowing impact, particularly as it would occur within the part of the site that has the greatest separation from Elizabeth Street. The proposal complies with sub-clause (c) for the above performance criterion.

6.7.16 Sub-clause (d) for the above performance criterion requires building height to allow for transition between adjoining buildings, where appropriate. It is considered that the inclusion of the words "where appropriate" in this sub-clause allow the decision maker to determine whether it is appropriate to require the building height of proposed development to allow for such transition. It is considered that when making this determination regard should be had for the development

potential of the adjoining sites as allowed for by the relevant planning scheme provisions. Related considerations are the likelihood of the adjoining building continuing to exist throughout the life of the proposed development, the heritage status of the adjoining building, and the role the adjoining building plays within the streetscape.

6.7.17 For the purpose of assessing the proposal against the above sub-clause (d), the adjoining buildings are considered to be those upon the lots with which the site shares a boundary. The buildings upon the lots on the opposite sides of Burnett Street and Elizabeth Street could also be considered to be adjoining buildings in this context, given that a recent Tribunal decision (B Paterson and Ors v Hobart City Council and Tasmania Wild Experience Pty Ltd [2021] TASRMPAT 24 (23 June 2021)) has encouraged a wider interpretation of the meaning of the term "adjoining". However, the proposed development would be separated from these buildings by not only the respective streets but also other properties. Therefore, the separation between the buildings and the site is considered to be sufficient to ensure that the former should not be considered to be adjoining buildings.

6.7.18 The adjoining buildings include those fronting onto Burnett Street, Elizabeth Street, and Tasma Street that are discussed above in response to sub-clause (b) for the performance criterion. The buildings fronting onto Elizabeth Street are within the North Hobart 6 Heritage Precinct. The Republic Bar building and the adjacent building at 295-297 Elizabeth Street are listed as heritage places in the planning scheme and on the Tasmania Heritage Register. The Republic Bar building plays an important role in the streetscape given its prominent position on the corner of a key intersection. The building at 285 Elizabeth Street was built relatively recently and is therefore likely to be contemporary with the proposed development. Therefore, it is considered appropriate for there to be transition between the building height of the proposed development and that of the adjoining buildings fronting onto Elizabeth Street.

6.7.19 As discussed earlier, there would be separation between the proposed development and the buildings fronting onto Elizabeth Street. This separation is considered to achieve the same result as would be achieved if the proposed development stepped down in height from its maximum to a height closer to that of the adjoining buildings. A stepped approach in building height is generally recognised as allowing for adequate transition in building height between existing and proposed development. This approach was adopted to a limited extent in the design of the approved development on the site. The design of the

approved development employs a plinth and tower approach in order to provide separation between the higher parts of the building and the site boundaries. As noted earlier, the proposed development would achieve separation from the adjoining buildings to the south-west, including that at 285 Elizabeth Street, as it would be sited within the northern part of the site. The existing separation between the development and the buildings to the west, including the Republic Bar building, generally provided by areas of open space to the rear of the latter, would be maintained. Therefore, the proposal is considered to achieve a transition in building height with the adjoining buildings fronting onto Elizabeth Street.

6.7.20 The adjoining buildings fronting onto Burnett Street to the north of the site, at 62 and 64 Burnett Street, are not heritage listed. While the lots containing these buildings are within an area of archaeological potential, the planning scheme's Historic Heritage Code would not otherwise apply to any future development proposals for these sites. The buildings upon the lots are a single storey dwelling and a two storey office building. The lots are therefore considered to have reasonable development potential and the buildings upon them are less likely to exist throughout the life of the proposed development. As a result, it is less appropriate to require a transition between the height of these buildings and that of the proposed development. However, it is noted that the car parking area and driveway at the rear of 64 Burnett Street, and the area of private open space at the rear of 62 Burnett Street, would provide some separation between the proposed development and the buildings upon these properties.

6.7.21 The adjoining buildings fronting onto Tasma Street are within the North Hobart 12 Heritage Precinct. It is therefore considered appropriate for there to be transition between the proposed development and these buildings. As discussed earlier, there would be considerable separation between the proposed development and these buildings, as the proposed additional storey would be within the northern part of the site.

6.7.22 For the purpose of assessing the proposal against sub-clause (d) for the above performance criterion, the buildings immediately to the north-east of the site are also considered to be adjoining buildings. These buildings are single storey, warehouse buildings that are at least 70 years old according to the available title documents but are not heritage listed or within a heritage precinct. Therefore, the land immediately to the north-east of the site is considered to have significant development potential. As noted above, this land does not have street frontage and the buildings upon it do not play a significant role in the streetscape. Therefore, it is not considered appropriate to require the proposal to allow for a transition in

building height between the proposed development and the adjoining buildings.

6.7.23 The proposal is considered to comply with sub-clause (d) for the above performance criterion as it would allow for a transition in height between adjoining buildings where this is considered appropriate.

6.7.24 The proposal complies with the above performance criterion.

Figure 2: photomontage of development viewed from section of Burnett Street to the north-east.

Figure 3: photomontage of development viewed from section of Burnett Street opposite to the access to the site.

Figure 4: photomontage of development viewed from opposite corner of Burnett Street and Elizabeth Street to the west of the site.

Figure 5: photomontage of development viewed from section of Burnett Street further to the west of the site.

6.8 *23.4.8 Residential and Visitor Accommodation Amenity* P2

6.8.1 The acceptable solution A2 at clause *23.4.8* requires requires the residential components of a new building that includes a single aspect dwelling to be setback at least 5m from a side boundary.

6.8.2 The proposal includes a building that would have single aspect dwellings but would not be setback at least 5m from the site's side boundaries and would not face a frontage.

6.8.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion is relied on.

6.8.4 The performance criterion P2 at clause *23.4.8* provides as follows:

Residential or serviced apartment components of a new building must

be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:

(a) proximity to side and rear boundaries;
(b) proximity to other buildings on the same site;
(c) the height and bulk of other buildings on the same site;
(d) the size of any internal courtyard or void;
(e) the use of light wells or air shafts;
(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and
(g) any assessment by a suitably qualified person.

6.8.5 The side boundary setbacks proposed for the development are considered to allow for reasonable access to daylight into habitable rooms. While a lesser setback is proposed between the side boundaries and elements such balconies, bedroom windows, and smaller living area windows, a setback of at least 5m would be provided to the sliding glass doors that would provide access between the proposed balconies and the open plan living areas. This setback is considered to allow for reasonable access to daylight and opportunity for air circulation natural ventilation for the proposed habitable rooms.

6.8.7 There are no other buildings on the site, so the above sub-clauses (b) and (c) are not relevant. An internal courtyard, void, light well, or air shaft is not proposed so sub-clauses (d) and (e) are also not relevant.

6.8.8 With regard to sub-clause (f), the development potential of adjacent sites is discussed earlier in the report, in response to clause *23.4.1*. As discussed, the adjacent land to the north-east of the site is considered to have significant development potential. The adjacent land to the north also has some development potential. Any future development upon this adjacent land would potentially affect access to daylight and opportunity for air circulation and natural ventilation for the proposed development. However, any future development upon the adjacent land is likely to be subject to similar residential amenity standards that would require some boundary setback to be provided for residential components. Together with the side boundary setbacks for the development currently proposed, these likely setbacks would ensure that there is adequate separation between the proposed and future development to allow for reasonable access to daylight opportunity for air circulation and natural ventilation.

6.8.9 With regard to sub-clause (g), while the application includes a planning

report it does not address the above performance criterion, as it suggests that the above acceptable solution is met on the basis that the proposal is for an addition a previously approved building, rather than for an entirely new building. While this view has merit, a more cautious approach has been taken in this assessment as the status of the approved development in the context of the above clause is not clear.

6.8.6 The proposal complies with the above performance criterion.

6.9 *23.4.8 Residential and Visitor Accommodation Amenity* P5

6.9.1 The acceptable solution A5 at clause *23.4.8* requires each dwelling on a site to have private open space (POS) that, amongst other requirements, includes clothes drying facilities, unless these facilities are provided elsewhere on the site.

6.9.2 The proposal includes POS that would not include clothes drying facilities and these facilities would not be provided elsewhere on the site.

6.9.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.9.4 The performance criterion P5 at clause *23.4.8* provides as follows:

Private open space for dwellings or serviced apartments must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:

(a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit;
(b) the amount of space available for furniture or plantings;
(c) the potential for significant noise intrusion;
(d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments;
(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;
(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;
(g) screening from public view for clothes drying areas; and
(h) any advice from a suitably qualified person.

6.9.5 The POS provided for each dwelling would comply with the relevant standards for size and minimum dimensions. A separate space that appears to be for plant equipment is shown for each dwelling. The area of POS provided for each dwelling is considered adequate for the provision of a small dining setting and small planter boxes. The potential for noise intrusion into the proposed areas of POS is considered further in the section of the report addressing the relevant Attenuation Code standards. However, it is noted that the areas would generally be enclosed on at least two sides and that screens would be provided for some areas of POS. These measures are considered likely to reduce the potential for significant noise intrusion and would also assist in providing screening for privacy and wind protection without restricting access to daylight.

6.9.6 There is some potential overlooking of the areas of POS on the adjacent land to the north, at 62 Burnett Street, and south-west at 285 Elizabeth Street. However, it is noted that the same separation between the areas of POS on the adjacent properties and the proposed POS would exist, as would be achieved between the areas of POS within the approved development and these adjacent areas. The proposal would therefore not lead to increased potential for overlooking.

6.9.7 The proposal is supported by a planning report prepared by a suitably qualified planner which states that:

"The location size and layout of the proposed balconies are well designed to meet the requirements of the performance requirements in that th[ey] are screened and protected and of a usable size and dimension".

This view is supported as the proposed balconies are considered to provide useable areas of POS.

6.9.8 The proposal complies with the above performance criterion.

6.10 *23.4.8 Residential and Visitor Accommodation Amenity* P7

6.10.1 The acceptable solution A7 at clause *23.4.8* requires each multiple dwelling to be provided with a dedicated and secure storage space of no less than $6m^3$.

6.10.2 The proposal includes multiple dwellings that would be provided with less than $6m^3$ of storage space. While storage would be provided for some dwellings on levels 1 and 2, it would not be provided for all dwellings.

6.10.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.10.4 The performance criterion P7 at clause *23.4.8* provides as follows:

Each multiple dwelling must be provided with adequate storage space.

6.10.5 The planning report submitted with the application suggests that:

"The storage units on Levels 1 & 2 will be shared and available to those apartments that want additional storage and therefore the development is considered to meet this standard".

While not ideal, this arrangement is considered acceptable given that internal storage is shown for each apartment.

6.10.6 The proposal complies with the above performance criterion.

6.11 *E6.6.1 Number of Car Parking Spaces* P1

6.11.1 The acceptable solution at clause *E6.6.1* requires the number of on-site car parking spaces to be no less than than the number specified in Table E6.1.

6.11.2 The proposal includes less than the number of on-site car parking spaces specified in Table E6.1. The proposal generates the requirement for an additional 13 on-site car parking spaces to be provided but no additional space are proposed.

6.11.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.11.4 The performance criterion at clause *E6.6.1* 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.

6.11.5 Council's Senior Development Engineering Officer has assessed the proposed car parking arrangements against the above performance criterion and provided the following comments. The SDEO's full report is provided as an attachment.

- The empirical parking assessment indicates that the provision of no additional on-site car parking spaces for the additional 8x units (4x one bedroom, 1x two bedroom and 3x three bedroom) will not sufficiently meet the likely demands associated with the development.

- The proposed development will further increase the total deficiency to eighty two (82) car parking spaces.

- It must be noted that no visitor parking is being provided on-site for the 80 residential apartments (1, 2 and 3 bedroom apartments). Residents of this development will not be eligible for residential parking permits as determined by the City Mobility Unit, meaning further car parking overspill competing for the already very limited

available on-street car parking spaces in the immediate and surrounding areas. Impacting directly on the amenity of residences and businesses in the vicinity.

- When compared to the original approved application (PLN-17-1066), the bicycle parking numbers have now decreased by 30 spaces, scooter parking decreased by 3x spaces and the overall deficiency (shortfall) of car parking for the use has increased from minus 72 spaces to minus 82 spaces. Dwellings have increased from 70 units to 80 units.

- The applicant is only proposing 71 spaces for the residential and commercial uses of the development.

- The current application (PLN-21-475) has reduced the parking provisions on-site for the increased 80 units to the following ;
  • 71 car parking spaces (including 6x small spaces),
  • 2 access parking spaces, manditory requirement,
  • 24 scooter parking spaces, a reduction of 3x spaces,
  • 16 bicycle parking spaces, a reduction of 30x spaces,
  • 0 spaces for visitor and cafe parking spaces,
  • Car parking deficiency of 82 spaces (HIPS 2015), a further increase of 10 spaces.

- Virtually all of the on-street car parking is in the form of metered, restricted and time-restricted parking. Observations indicate that there is an very high demand for these parking spaces especially during peak periods that would not meet the potential demands of visitor and overflow parking.

- Metro Tasmania operates a bus services along Elizabeth Street.

- The RTA guide also states "However in inner metropolitan areas that are more affluent, higher car ownership rates often counter-balance better public transport accessibility".

- It is positive that some developers and areas of Council are encouraging the increased use of bicycles however, this must be matched with adequate facilities already being in place to support this mode of transport and not just facilities being proposed sometime in the future that may never be implemented. Merely attempting to decant individuals from cars to bicycles as a “simple swap” is not feasible or practical for the health and wellbeing of some individuals.

- This development site exposes what can happen to bicycle parking numbers over time, when compared to the original approved application (PLN-17-1066), the bicycle parking numbers have now decreased by 30 spaces. From 46 spaces to just 16 spaces.

- Following the conclusion of the advertising period for the current application, the applicant submitted further information containing an amended parking proposal as a result of being informed that Council engineers were again not supportive of the development due to the significant reduction and deficiency of parking. The amended car parking proposal does not propose to increase the number of car or scooter parking spaces on-site but increases the number of bicycle spaces to 42 spaces, still less than approved in 2017 application. Council has concerns with the proposed bicycle parking configuration as it may be open to inconsistencies with AS 2890.3:2015 Part 3: Bicycle parking, e.g. bicycle spaces shown against the wall on Level 2 surrounded by car parking spaces, precluding ease of access, parking spaces abutting vehicle circulating aisles, parking spaces located a considerable distance from the roadway (>30m).

- Based on the above assessment and given the submitted documentation, the parking provisions cannot be accepted under Performance Criteria P1, *E6.6.1* of the Planning Scheme.

- Development Engineering is not supportive of this proposal and recommends refusal due to the proposed substantial increase to the deficiency of car parking associated with the development site.

6.11.6 Council's Traffic Engineer has also reviewed the proposed car parking arrangements and provided the following comments:

- "[the proposal] results in an additional 10 spaces required for the 6th storey (1 x visitor space), with an additional 3 spaces required for the 5th storey, giving a total of 13 additional spaces (as per the Hobart Interim Planning Scheme). No additional parking has been proposed for these new dwellings, increasing the total deficiency for the development to 82 spaces. It should be noted that residents of this development will not be eligible for a residential parking permit, as per the rules relating to new developments.

- Since approval of an initial application in 2017 (PLN-17-1066), the provision of bicycle and motorcycle parking has been reduced dramatically from 46 bicycle spaces to 19 bicycle spaces, and 27

motorcycle to 24 motorcycle spaces for this application. The 2017 application was approved on the condition that these bicycle and motorcycle spaces were provided to offset the severe deficiency in on-site car parking.

- Serious concerns were also raised when application PLN-19-227 was being assessed, as a reduction in the provision of bicycle and motorcycle parking was coupled with an on-site car parking deficiency of 69 spaces. Previous Manager of Traffic Engineering, Angela Moore, raised these concerns and recommended refusal as bicycle and motorcycle parking that was required as part of the 2017 approval was eroded for the provision of additional visitor accommodation. Finally, Development Engineering recommended refusal of PLN-19-227 due to the shortfall of parking within the North Hobart Area.

- This latest application, PLN-21-475, worsens these issues by increasing the already severe on-site parking deficiency in an area where on-street parking is at a premium.

- As it stands, this application cannot be supported".

6.11.6 The proposal does not comply with the above performance criterion.

6.12 *E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm*

6.12.1 There is no acceptable solution for *E9.7.2* which applies where a sensitive use is proposed in proximity to use with potential to cause environmental harm.

6.12.2 The proposal includes a sensitive use is proposed in proximity to use with potential to cause environmental harm. The proposal includes additional dwellings, which is a sensitive use, and the site is adjacent to the Republic Bar and Cafe, which is considered to be a late night music venue and therefore a use with potential to cause environmental harm.

6.12.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.

6.12.4 The performance criterion at clause *E9.7.2* provides as follows:

Development for sensitive use, including subdivision of lots within a

sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:

(a) the nature of the use with potential to cause environmental harm; including:
(i) operational characteristics;
(ii) scale and intensity;
(iii) degree of hazard or pollution that may emitted from the activity;

(b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;
(c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions

6.12.5 Council's Environmental Development Planner has assessed the proposal against the above performance criterion and provided the following comments:

"A noise impact assessment was submitted with the application. The assessment indicates that Units 60, 61 and 62 (exposed to the noise source) would be constructed in the same manner as the noise-exposed units in the approved building, which were assessed under that application as being subject to an acceptable level of noise emissions from the The Republic Bar. The proposed new units would therefore also be subject to an acceptable level of noise from the The Republic Bar, provided they are constructed in accordance with the recommendations of the previous noise assessment. A condition to this effect is recommended".

6.12.6 The proposal complies with the above performance criterion.

7. Discussion

7.1 Planning approval is sought for an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart.

7.2 The application was advertised and received ten representations. The representations raised concerns regarding the height of the proposed development and associated privacy, overshadowing, and visual impacts; the lack of additional car parking proposed, the lack of additional storage proposed, and the approach taken by the developer in the approval process.

7.3 The proposal would increase the height of the approved development on the site by between 2m and 2.3m. This limited increase in height is not considered likely to cause a significant increase in privacy, overshadowing, or visual impacts. As discussed earlier in the report in the section responding to clause *23.4.1*, the proposed building height is considered to be compatible with the scale of existing buildings and to allow for transition in height between adjoining buildings where this is considered appropriate.

7.4 Council's Senior Development Engineering Officer and its Traffic Engineer have also raised concerns regarding the lack of additional car parking proposed. Given the obvious car parking issues in the North Hobart area, any increase in the car parking deficiency already approved on the site would clearly exacerbate these issues.

7.5 While the lack of additional storage proposed is not ideal, it is noted that this deficiency would only impact upon the residents of the development. Therefore, to some extent, the principle of "buyer beware" applies and it can be left to individuals to determine whether the storage provided for an apartment within the development would be adequate for their needs.

7.6 The *Land Use Planning and Approvals Act 1993* allows a person to make an application for a Planning Permit regardless of whether any previous application has been lodged for a property. Council must accept and assess any valid application for a Planning Permit upon its merits against the relevant planning scheme provisions. It is noted that the building height currently proposed (i.e. a maximum of six storeys and 17.75m) is still less than that originally proposed for the development (seven storeys and 21.5m).

7.7 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to not comply.

7.8 The proposal has been assessed by other Council officers, including the Council's Senior Development Engineering Officer, Cultural Heritage Officer, and Environmental Development Planner. The officers have raised objection to the proposal.

7.9 The proposal is recommended for refusal.

8. Conclusion

8.1 The proposed an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart, does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for an extension to a previously approved development including eight additional multiple dwellings at 66 Burnett Street, North Hobart, for the following reason:

> The proposal does not meet the acceptable solution or the performance criterion with respect to clause *E6.6.1* of the *Hobart Interim Planning Scheme 2015* because the number of on-site car parking spaces would not be sufficient to meet the reasonable needs of users, having regard to car parking demand and the availability of on-street and public car parking in the locality.

(Adam Smee)
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: 3 September 2021

Attachments:

Attachment B - CPC Agenda Documents

Attachment C - Referral Officer Report - Development Engineering

Attachment D - Applicant Submission Regarding Car Parking

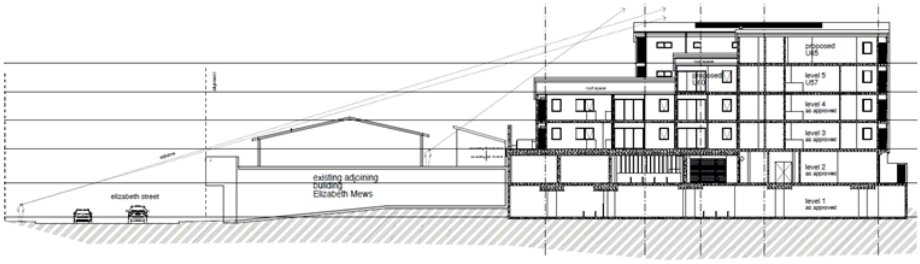


Figure 17: Extract Section A

Similarly, the figure below describes the transition to the dwellings in Tasma Street end.

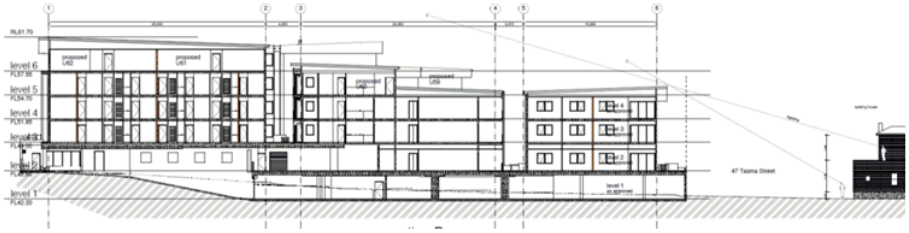


Figure 18: Extract Section B

The transition in height provided by the proposed additions is described above, with the building additions designed to step down, from the new upper floor, to the previously approved parts and then to the neighbouring buildings.

With the development being located on an internal lot, the above figures also describe the limited view lines available from street level and neighbouring ground and first floor levels towards the proposed additions, with the new areas being unable to be seen or only marginally visible over the top of the surrounding buildings which from surrounding streets.

2.3 COMPATIBILITY IN SCALE WITH NEARBY BUILDINGS

The most visible part of the additional level proposed is from the Burnett Street frontage, the montage images of this streetscape in the previous figures (extract repeated below) shows the relationship and compatibility of the proposed with surrounding existing and approved buildings.

Figure 19: Burnett Street streetscape (proposed including approved form of 40-44 Burnett Street apartments)

PLN-21-475 - 66 BURNETT STREET

Application Information

Application Details

PLN-21-475 Extension to Previously Approved Development including Eight Additional Multiple Dwellings
Submitted on: 15/07/2021
Accepted as Valid on: 15/07/2021
Target Time Frame: 42 Days.
Elapsed Time: 28 Days *(Stopped: 14 Days)* = 14 Days Expiry date: 09/09/2021
Officer: Adam Smee

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)? *

Residential, visitor accommodation, food services

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

Additional residential apartments

Estimated cost of development *

1400000.00

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

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

Edit

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-475	**Council notice date**	20/07/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01206-HCC	**Date of response**	02/08/2021
TasWater Contact	Elio Ross	**Phone No.**	0467 874 330
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	66 BURNETT STREET, NORTH HOBART	**Property ID (PID)**	5658573
Description of development	Extension to a Previously Approved Development including Eight Additional Multiple Dwellings		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Shane Mann & Associates / Andrew McKellar Design.	17.0521. Sheets 1.0, 1.1, 1.2, 1.4, 1.5, 1.6, 1.7, 2.1, 3.1, 3.2	--	May 2021

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction / use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

In the event if that TasWater infrastructure are required to be installed, replaced, realigned or relocated due to the proposed works the following "ASSET CREATION & INFRASTRUCTURE WORKS" conditions will apply :

ASSET CREATION & INFRASTRUCTURE WORKS

4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

5. Prior to applying for a Permit to Construct/the issue of a Certificate for Certifiable Work (Building and/or Plumbing to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

8. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

    a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;

    b. A request for a joint on-site inspection with TasWater's authorised representative must be made;

    c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;

    d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.

11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

13. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

DEVELOPMENT ASSESSMENT FEES

14. The applicant or landowner as the case may be, must pay a development assessment fee of $699.36, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Boundary Trap Area

The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary drain. The boundary trap is to be be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

Declaration
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
26099	4
EDITION	DATE OF ISSUE
3	14-Feb-2018

SEARCH DATE : 15-Jul-2021
SEARCH TIME : 12.42 PM

DESCRIPTION OF LAND

City of HOBART
Lot 4 on Sealed Plan 26099
(Formerly Lots 1 & 2 on Sealed Plan 26099)
Derivation : Part of Location to James, Part of 2R-30Ps. Gtd. to R Frost, Part of 1R-25Ps. Gtd. to A M Chandler, Part of 1R-14Ps. Gtd. to J Brown and Part of 2R-34Ps. Gtd. to A Rheuben (Section L.2.)
Prior CT 4188/53

SCHEDULE 1

M664594 TRANSFER to HOBART PROPERTIES & SECURITIES PTY LTD Registered 14-Feb-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 26099 EASEMENTS in Schedule of Easements
E122020 MORTGAGE to Westpac Banking Corporation Registered 14-Feb-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

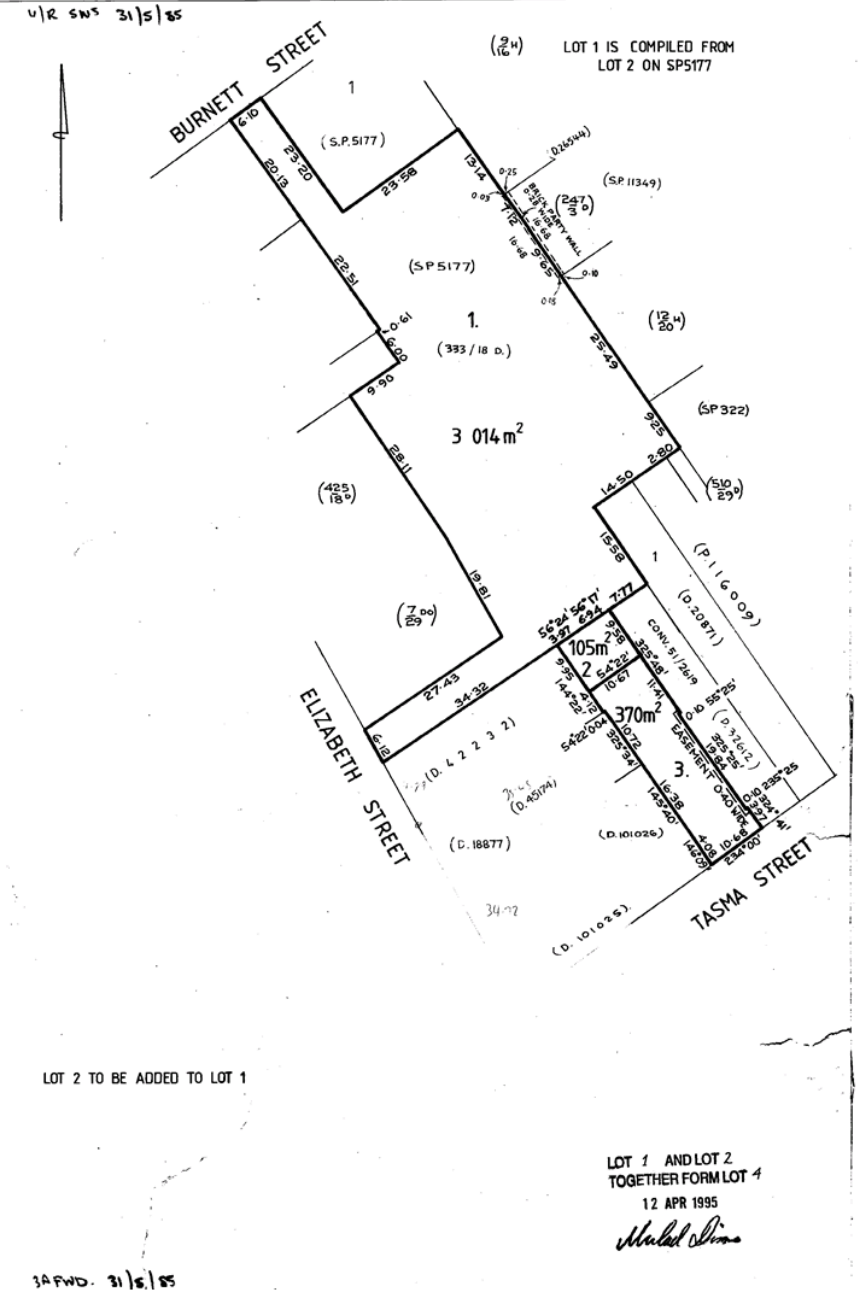
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

4/07 SP 26099

Owner: Donald Gorringe Reconditioning and Spare Parts Pty Ltd	PLAN OF SURVEY by Surveyor N. D. Leary of land situated in the CITY OF HOBART SEC. L 2	Registered Number: S. P26099
Title Reference: Con 45-9087 & C.T. 3406-60	Scale 1: 500 Measurements in Metres	Effective from: 8 AUG 1985
Grantee: Portions Of Loc. to James, 2R 30P Gtd to Robt Frost, 1R 25P Gtd to A. McChandler, 1R 14P Gtd to Jhn Brown & 2R 34P Gtd to Abraham Rheuben		E.R. Thorp Recorder of Titles

U/R SNS 31/5/85



3A FWD. 31/5/85

SCHEDULE OF EASEMENTS

PLAN NO. S. P26099

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.

EASEMENTS AND PROFITS THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

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 easements 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 easements shewn on the plan is indicated by arrows.

The wall shown on the plan as "Brick Party Wall 0.28 wide" is a party wall as defined by Section 34B of the Conveyancing and Law of Property Act 1884 and Lot 1 and Certificate of Title Volume 3187 Folio 51 are affected by easements and rights as mentioned in that Section.

FENCING COVENANT: The owner of Lot 3 hereby covenants with the Vendor Donald Gorringe Reconditioning & Spare Parts Pty. Limited that the Vendor shall not be required to fence.

EASEMENTS: Lot 3 is subject to a right of projecting eaves and spouting and for a stormwater drain and other pipes as the same now exist over the Easement 0.40 metres wide shown on the plan appurtenant to the land described in Conveyance Registered Number 51/2619. as created by Conveyance No. No. 15/5482.

THE COMMON SEAL of DONALD GORRINGE RECONDITIONING & SPARE PARTS PTY. LIMITED was hereunto affixed in the presence of:

Director:

Secretary:

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

This is the schedule of easements attached to the plan of RONALD GORRINGE RECONDITIONING
(Insert Subdivider's Full Name)

& SPARK PROP PTY LTD affecting land in

CONV. 45-3087 & CT 3906-60
(Insert Title Reference)

Sealed by HOBART CITY COUNCIL on 24th MAY, 1985

Solicitor's Reference .....

~~Council Clerk~~/Town Clerk

05.8.3134

66 BURNETT STREET, NORTH HOBART

ireneinc & smithstreetstudio
PLANNING & URBAN DESIGN

PLANNING TAS PTY LTD TRADING AS IRENEINC PLANNING & SMITH STREET STUDIO PLANNING & URBAN DESIGN ABN 78 114 905 074

66 BURNETT STREET, NORTH HOBART

Submission to the Hobart City Council

Planning Application for Additions

Last Updated - 14 July 2021

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ireneinc PLANNING

CONTENTS

1. INTRODUCTION

Ireneinc Planning have been engaged to prepare an application for an additions to a previously approved use and development of the land at 66 Burnett Street, North Hobart.

This report provides an assessment of the proposal against the provisions of the *Hobart Interim Planning Scheme 2015*.

1.1 LOCATION

The site and surrounds and existing development, with the title boundaries of 66 Burnett Street outlined in blue and the area of the site affected by the proposed alteration located in the north east corner of the site, highlighted in red, as described in the following figure:

Figure 1: Cadastre and topographic plan from www.theLIST.tas.gov.au © State of Tasmania

66 Burnett Street, is a 3014m^2 internal lot (Title ref: 26099/4) which previously contained large existing buildings (now demolished).

1.2 BACKGROUND

The approved use and development (Ccl Ref's: PLN-17-1066 & PLN-19-227) is for 57 residential apartments, 15 visitor accommodation apartments, cafe, and signage.

The approved development is designed over 5 Levels, with parking and reception areas accommodated in the lower 2 levels.

Demolition at the site, approved through a separate application and permit and described in the figure below, along with preliminary archaeology and site contamination works are complete and construction of the previously approved development has commenced.

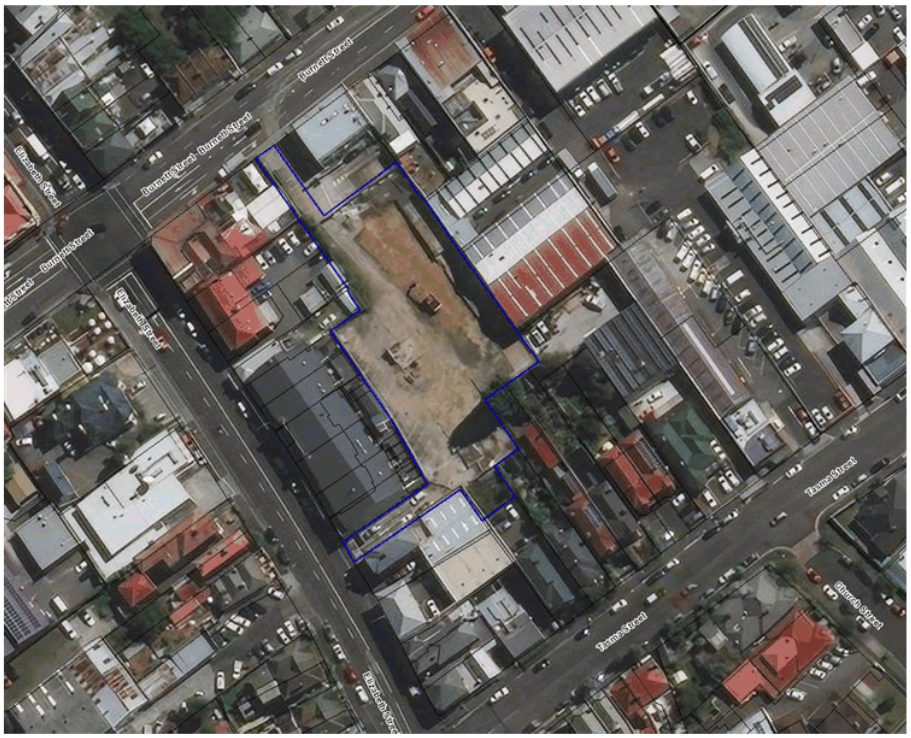


Figure 2: Cadastre and ESRI imagery from www.theLIST.tas.gov.au © State of Tasmania

1.3 PROPOSAL

The proposal is to create an additional level on part of the previously approved development as well as an increase to the existing upper level, to provide an additional 8 apartments. The development proposed as described in the architectural plans is:

- Level 1 - No change
  Previously approved includes 4 serviced apartments, gym, parking, storage and the Elizabeth Street café tenancy.
- Level 2 - No change
  Previously approved includes Reception, 11 serviced apartments and 7 residential apartments.
- Level 3 - No change
  Previously approved 21 residential apartments.
- Level 4 - No change
  Previously approved 20 residential apartments.
- Level 5 - Proposed additional 3 one-bedroom residential apartments.
  Would result in a total of 12 residential apartments
- Level 6 - Proposed additional level containing 5 additional apartments.
  Including 3 three-bedroom, 1 two-bedroom plus study and 1 one-bedroom.

1.3.1 USE

The application does not alter the approved uses for the development other than add 8 additional residential apartments.

The use contained within the development would therefore include 65 residential apartments (including the 8 new) as well as the approved 15 visitor accommodation serviced apartments along with the associated facilities and a food services tenancy fronting Elizabeth Street which are all unchanged.

1.3.2 DEVELOPMENT

The proposal adds 3 apartments to Level 5 and creates and additional level providing 5 apartments. The new development is located towards the Burnett Street end of the site.

While most of the footprint of the development, particularly the areas closest to neighbouring residential properties, will not be altered by the additions there will be some increase with part of the development to be five to six storeys with a maximum height of 17.75m.

External changes to the development are designed to be consistent with the existing development and no other changes are proposed.

2. SITE ANALYSIS

2.1 VISUAL ANALYSIS

The following provides montages describing views to the site from the surrounding area describing comparisons with the pre-development and proposed development.

The montage modelling also includes for reference the form of an approved apartment building development (Ccl ref: PLN-20-633) at 40-44 Burnett Street.

2.1.1 PHOTO LOCATION KEY

Figure 3: Photo location map with topographic from www.thelist.tas.gov.au © the State of Tasmania

2.1.2 LOCATION 1 - BURNETT STREET - SOUTH-WEST

Figure 4: Pre-development

Figure 5: Proposed

Figure 6: Proposed with nearby approved at 40-44 Burnett Street

2.1.3 LOCATION 2 - BURNETT STREET - EAST FROM 301 ELIZABETH

Figure 7: Pre-development

Figure 8 Proposed

Figure 9: Proposed with nearby approved at 40-44 Burnett Street

2.1.4 LOCATION 3 - BURNETT STREET - SOUTH-EAST FROM 340 ELIZABETH STREET

Figure 10: Pre-development

Figure 11: Proposed

Figure 12: Proposed with nearby approved at 40-44 Burnett Street

2.1.5 LOCATION 4 - BURNETT STREET - EAST FROM 85-87 BURNETT STREET

Figure 13: Pre-development

Figure 14: Proposed

Figure 15: Proposed with nearby approved at 40-44 Burnett Street

2.2 TRANSITION IN HEIGHT BETWEEN ADJOINING BUILDINGS

The additional development proposed has been placed in the northeast corner of the lot where the neighbouring properties largely contain large format warehouse buildings adjacent to the north-eastern boundary of the site, as well as existing commercial buildings along Burnett Street.

The proposal plans indicate the transition in height buildings on the Elizabeth Street frontage as well as to the 2 storey dwellings in Tasma Street, in extended elevations and sections.

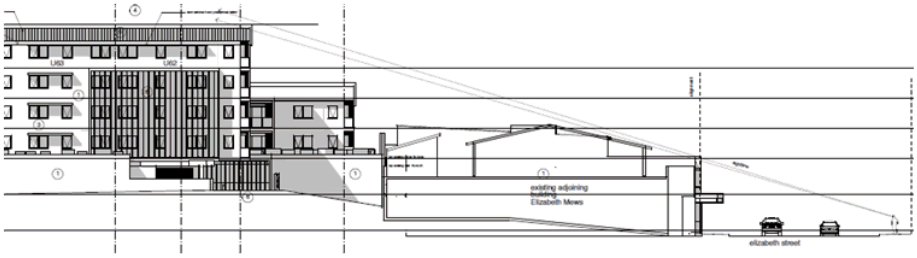


Figure 16: Extract of North Elevation

The figures above and below provide detail of the transition between the proposed building on the subject site and the Elizabeth Mews commercial and residential building in Elizabeth Street.

3. PLANNING SCHEME PROVISIONS

The following provisions of the *Hobart Interim Planning Scheme 2015* are relevant to consideration of the proposal.

3.1 ZONING AND OVERLAYS

The figure below describes the subject site primarily within the Commercial Zone (medium slate blue), with the Elizabeth Street access way being in the Urban Mixed Use Zone (silver). This application is wholly contained within the Commercial Zone.

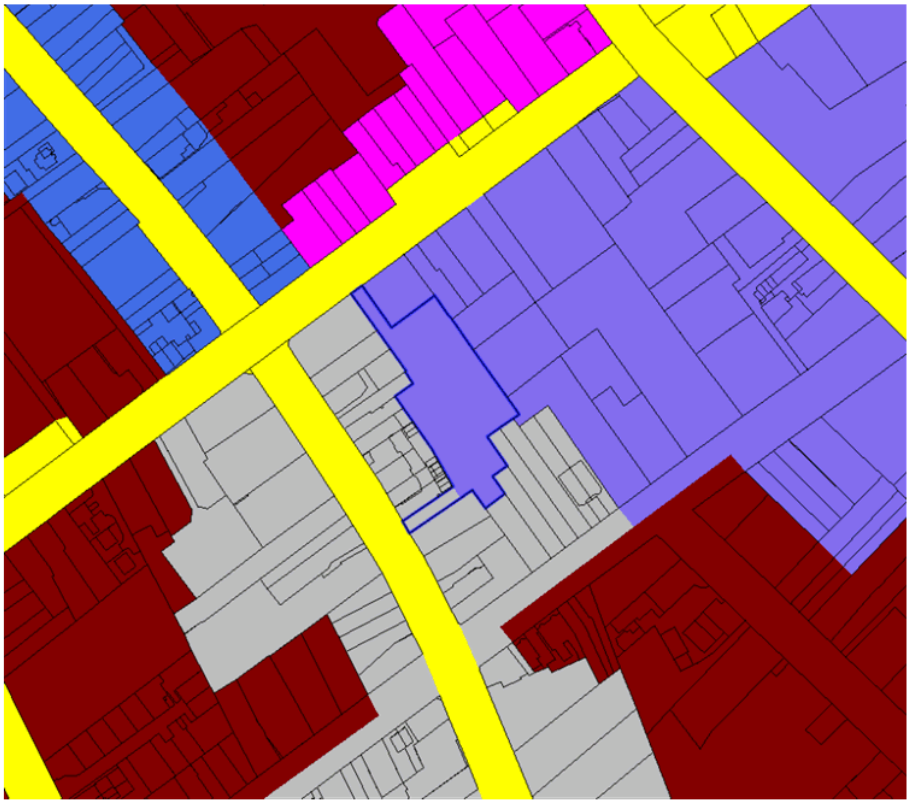


Figure 7: Zoning Plan (Source LISTMap)

Surrounding the site the zones include the General Business (royal blue) and Light Industry (fushia) on the northern side of Burnett Street.

The only mapped overlay which affects the site is the NH6 Heritage Precinct which applies to the Urban Mixed Use zoned part of the land only and therefore does not affect the area of the site which is relevant to this application.

3.2 COMMERCIAL ZONE PROVISIONS

Above ground level residential use is permitted in the Zone, there are no use standards relevant to the additional residential development proposed.

The following development standards of the Zone are relevant to the application:

23.4.1 Building Height	
***Objective**: To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.*	
SCHEME PROVISION	**DEVELOPMENT RESPONSE**
A1…(b) 15m high and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground level for residential use. ***P1*** *Building height must satisfy all of the following:* *(a) be consistent with any Desired Future Character Statements provided for the area;* *(b) be compatible with the scale of nearby buildings;* *(c) not unreasonably overshadow adjacent public space;* *(d) allow for a transition in height between adjoining buildings, where appropriate;*	The application meets the performance criteria as follows: (a) there are no applicable Desired Future Character Statements provided for the area; (b) as detailed previously the additions proposed have been located on part of the site where they will be compatible with the scale of nearby buildings and sit appropriately within the Burnett Street streetscape; (c) the only adjoining public spaces as the streets which surround the site and from which the proposed development is significantly set back from, to the extent that the streets will not be unreasonably overshadowed; (d) The additions are designed to provide a transition in height to adjoining buildings in Burnett, Elizabeth and Tasma Streets.
23.4.2 Setback	
***Objective**: To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.*	
SCHEME PROVISION	**DEVELOPMENT RESPONSE**
A1 *Building setback from frontage must be parallel to the frontage and must be no less than:* *0m.*	Although setback as in internal lot from Burnett Street the building is parallel with the frontage and therefore meets this acceptable solution.

23.4.3 Design	
***Objective**: To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.*	
SCHEME PROVISION	**DEVELOPMENT RESPONSE**
A1 *Building design must comply with all of the following:* *(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;* *(b) … alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;* *(c) … alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;* *(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;* *(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;* *(f) provide awnings over the public footpath if existing on the site or on adjoining lots;* *(g) not include security shutters over windows or doors with a frontage to a street or public place.*	The application meets this acceptable solution as follows: (a) the application does not affect the existing public accesses to the building; (b)& (c)No alterations are proposed to the existing ground level facade; (d) mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, or similar required for the application will be screened from view from the street; (e) roof-top service infrastructure, including service plants and lift structures are within the design of the roof; (f) the application does not relate to part of the site within proximity of the street and there are no existing awnings on adjacent sites; (g) no security shutters are proposed.

23.4.4 Passive Surveillance	
Objective: To ensure that building design provides for the safety of the public.	
SCHEME PROVISION	DEVELOPMENT RESPONSE
A1 *Building design must comply with all of the following:* *(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;* *(b) … alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;* *(c) … alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;* *(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;* *(e) provide external lighting to illuminate car parking areas and pathways;* *(f) provide well-lit public access at the ground floor level from any external car park.*	The application meets this acceptable solution as follows: (a) the application does not affect the existing public accesses to the building, however they are clearly visible from the road; (b)& (c) No alterations are proposed to the existing ground level windows or door openings; (d) the application adds an upper floor and does not create any entrapment space; (e) no changes to existing approved parking areas are proposed however these areas and pathways are proposed to be lit; (f) no change to car park access is proposed by the application.
23.4.8 Residential and Visitor Accommodation Amenity	
Objective: To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space, storage.	
SCHEME PROVISION	DEVELOPMENT RESPONSE
A1 *Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 - Road Traffic Noise Intrusion (Building Siting*	The additional apartments proposed in the application will be substantially setback from Burnett and Elizabeth Streets given the shape of the lot. Additionally, the development previously approved has been designed in accordance with the recommendations of a noise

and Construction) and AS2107:2016 - Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)).	assessment to ensure that appropriate internal noise levels were achieved (to address the Attenuation Code in relation to the proximity to the neighbouring live music venue. The application will therefore meet the requirements of A1.
A2 *Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:* *(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 23.4 i); or* *(b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either:* *(i) set back at least 5m from a side or rear boundary or other building on the same site; or* *(ii) facing a frontage (refer Figure 23.4 ii).*	This application does not relate to a new building given it is designed to be an addition to the previously approved development underway. This standard is therefore not applicable.
A3 *Every habitable room in a dwelling:* *(a) must have at least one external window;* *(b) must have at least one external window visible from all points of the room if a living room; and* *(c) where the only external window in the room is located within a recess, that recess must be:* *(i) a minimum width of 1.2m, and* *(ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and*	All habitable rooms have external windows, living rooms all have a window visible from all part of the room, and no recess windows are proposed. The depth of open plan living/dining/kitchen areas meets (d). The application therefore complies with this acceptable solution.

(d) must have a room depth from an external window of: *(i) not more than 2.5 times the ceiling height; or* *(ii) If an open plan layout (where the living, dining and kitchen are combined), not more than 8m.*	
A4 *Private open space must be provided for each dwelling or serviced apartment on a site.*	Private open space is provided as a balcony to each apartment, meeting this acceptable solution.
A5 *Each dwelling or serviced apartment on a site must have private open space that:* *(a) has an area not less than:* *...(ii) 10m2 for 2 bedroom dwellings or serviced apartments;* *(iii) 12m2 for 3 or more bedroom dwellings or serviced apartments;* *(b) does not include plant and equipment such as outdoor components of an air conditioning unit;* *(c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view;* *(d) has a minimum horizontal dimension of 2m, ...;* *(e) where above ground floor level, not be located within 5m of private open space ... in another building ...; and* *(f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.* ***P5*** *Private open space for dwellings or serviced apartments must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:* *(a) the size and minimum dimensions of the space, excluding space occupied by plant*	The proposed apartments do not meet all the requirements of A5 and therefore are required to meet P5. The 3 apartments being added to Level 5 are 1 bedroom and are provided with balconies which have an area of 9.2m² and minimum dimension of approx. 2.8m clear of mechanical plant. The 1 one-bedroom apartment on Level 6 is provided with a balcony the same format as the floor below, with an area of 9.2m² and minimum dimension of approx. 2.8m clear of mechanical plant. The 4 three-bedroom apartments on Level 6 are each provided with 2 balconies, 1 accessed from the living area and the other from bedrooms. The balconies are the same format as the level below but provide a total area for each of these apartments of 18.4m². The location size and layout of the proposed balconies are well designed to meet the requirements of the performance requirements in that that are screened and protected and of a usable size and dimension.

and equipment such as outdoor components of an air conditioning unit; *(b) the amount of space available for furniture or plantings;* *(c) the potential for significant noise intrusion;* *(d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments;* *(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;* *(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;* *(g) screening from public view for clothes drying areas; and* *(h) any advice from a suitably qualified person.*	
A6 *Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:* *(a) is at least 70m2, with an additional 2m² for every dwelling or serviced apartment over 10;...* ***P6*** *Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:* *(a) the area and dimensions of the space;* *(b) the total number of dwellings or serviced apartments on the site;* *(c) the accessibility of the space;* *(d) the flexibility of the space and opportunities for various forms of recreation;* *(e) the availability and location of common facilities within the space;*	The previously approved development already has more than 10 residential and serviced apartments (total approved is 72), the application proposes an additional 8. The communal open space required for the entire development by A6 would therefore be 230m², although the additional 8 apartments only generates an additional 16m². The existing development includes 26m² of shared open space, as a terrace located on Level 2, and also provides an additional recreational facility in the communal gym on Level 1. The application does not propose any additional communal open space and therefore it does not meet the acceptable solution. The 8 apartments proposed in this application meet performance criteria by providing reasonable amenity and recreational opportunities as follows: • The existing development underway on site provides a small area of usable open space as a terrace on Level 2;

(f) landscaping; *(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space;* *(h) accessibility to daylight, taking into account the development potential of adjacent sites;* *(i) the outlook from the space;* *(j) the level of noise intrusion from external noise sources; and* *(k) any advice from a suitably qualified person;* *unless:* *(i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, …;* *(ii) open space, accessible by the public, …; or* *(iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.*	• Extensive landscaped areas are provided on the rooftop terraces of Levels 2 & 3, which will provide amenity to the apartments; • Additional communal recreational facility is provided in the gym on Level 1; • All apartments have their own balcony or terrace to provide private outdoor areas. In addition the application meets P6 (i) & (ii), given that: • the apartments are to be located in an existing approved complex where inclusion of additional communal areas cannot reasonably be achieved; and • private open space is provided for all apartments on the site which provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs.
A7 *Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m^3, located externally to the dwelling.* *P7* *Each multiple dwelling must be provided with adequate storage space.*	While the approved development was designed prior to these provisions being included in the planning scheme, it was designed to include storage units in the car park areas of Level 1 & 2. The application however does not include any additional storage external to the apartments and therefore requires consideration against the performance criteria. The storage units on Levels 1 & 2 will be shared and available to those apartments that want additional storage and therefore the development is considered to meet this standard.

3.3 POTENTIALLY CONTAMINATED LAND CODE

3.3.1 USE STANDARDS

***Objective**: To ensure that potentially contaminated land is suitable for the intended use*	
SCHEME PROVISION	**DEVELOPMENT RESPONSE**
P1 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.*	The approved development included reports which demonstrated P1 could be met, the development which is now underway has included the required site decontamination and completion of this process is a requirements of the Planning Permit on which this application relies.

3.3.2 DEVELOPMENT STANDARDS

This application does not include any excavation and therefore there are no applicable development standards.

3.4 ROAD AND RAILWAY ASSETS CODE

No change to the existing access or parking arrangements are proposed as part of the application.

3.4.1 APPLICATION OF THE CODE

The Scheme provides as follows:

E5.2.1 This Code applies to use or development of land:

(a) that will require a new vehicle crossing, junction or level crossing; or

(b) that intensifies the use of an existing access; …

This application does not propose or require any new or change to the previously approved vehicle crossing. The application proposes no change to the previously approved parking arrangement approved on Levels 1 & 2 of the development underway, as the parking spaces in the development are dedicated for the use of individual apartments in the complex the additional 8 residential apartments proposed in this application will make no change to the number of vehicle movements related to the approved parking spaces and therefore does not intensify the use of the existing access.

This Code therefore does not apply to the application.

3.5 PARKING AND ACCESS CODE

3.5.1 USE STANDARDS

E6.6.1 Number of Car Parking Spaces	
SCHEME PROVISION	**DEVELOPMENT RESPONSE**
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;*	The approved development includes a total of 73 car parking spaces (including 2 accessible), 24 motorbike/scooter spaces and 24 bicycle spaces. The 8 additional apartments would generate under the acceptable solution 15 car spaces. No additional parking is proposed, and the application is therefore required to be considered against the performance criteria. The parking available in all modalities is intended to provide a variety of options for different visitors and residents, including a pool of parking spaces retained to cater for some of the visitor accommodation serviced apartments, a small number of jockey spaces which would provide a few apartments with 2 parking spaces, and others the opportunity for either car, scooter and/or bicycle spaces. It is considered that the combined parking options provided by the development in additional to it siting will meet the performance criteria as follows: (a) car parking demand - the residents and guests who are accommodated in the development will choose to do so knowing the parking arrangement available to their apartments or accommodation, this type of occupancy is different to other commercial/community services which draw customers or client who have to attend the site and therefore may be more reliant on their existing private car transport. In this development the users expectations will be matched by theire understanding of the parking arrangements in place. (b) on-street and public car - while there is on street and public parking in the vicinity this is all controlled through much of the week, and therefore no significant impact would be caused by the additional residential development proposed. (c) public transport - the site is located on the high frequently bus route in Elizabeth Street and is therefore perfectly located for use of public transport.

(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 Schedule.	(d) other modes of transport - the site is well located for walkable access to both North Hobart and the City centre, the development also, as detailed above includes provision of numbers of both bicycle and motorbike parking not required by the Scheme. (e) alternative arrangements for residents to park additional vehicles would be presumed to be possible in the surrounding area subject to commercial availability; (e), (f), (g), (h), (i), (j), (k), (l) and (m) - not relevant to current application.

3.5.2 DEVELOPMENT STANDARDS

The application makes no alteration to parking and access and therefore the development standards of this Code are not relevant.

3.6 STORMWATER MANAGEMENT CODE

The application does not generate additional stormwater and this Code is therefore not relevant.

3.7 HISTORIC HERITAGE CODE

As detailed previously the Elizabeth Street (previous access) area of the site is within the NH6 - however this application does not affect any part of the land within this precinct.

The area of the site subject to the proposed additional apartments is within the Archaeological Potential area, however there is no excavation associated with this application as it only changes upper levels.

There are therefore no relevant standards applicable to the application.

4. CONCLUSION

The current application for use and development at 66 Burnett Street relates to an additional 8 residential apartments proposed as an addition to one level and a new upper level on the Burnett Street end of the previously approved development now under construction.

No other changes to the approved use and development are proposed.

The addition proposed will increase the overall height however the placement of the extra apartments has been carefully considered to ensure that the additional development will meet the requirement of the performance criteria triggered in relation to height as well as making sure that there will be no increased impact on residential neighbours. As the additional apartments are built to the format of the previous approved format some discretion is required in relation to newer amenity standards in the planning scheme. The apartments are however considered to meet the performance solutions where they are triggered.

The additional apartments result in a small increase in the discretion relating to the car parking previously approved, however the site is well located to cater to future residents able to utilise active and alternate transport rather than reliance on private vehicle ownership.

ireneinc
PLANNING & URBAN DESIGN

2 August 2021

Mr Adam Smee
Planning Officer
Hobart City Council

Dear Adam

PLN-21-475 - 66 BURNETT STREET, NORTH HOBART

I write in response to Council's request for information letter dated 29 July 2021, in relation to the following item:

Sw 1

- *Demonstrate how stormwater from the proposed development (including roofed areas and impervious surfaces driveways etc) will be disposed of via gravity to public stormwater infrastructure.*
- *Demonstrate how stormwater from the proposed development will be treated to State Stormwater Strategy targets.*

As discussed with Sarah Zehmeister, the stormwater from the new development proposed by this application, will connect to the approved infrastructure for the currently under construction stages of the development of the site, as detailed in the attached plans.

If there are any queries in relation to any of the above or the accompanying documents, please contact me on 03 6234 9281 or email on jacqui@ireneinc.com.au.

Yours sincerely

Jacqui Blowfield
Senior Planner
IRENEINC PLANNING & URBAN DESIGN

smithstreetstudio | ireneinc
49 Tasma St, North Hobart, TAS 7000
Tel (03) 6234 9281
Fax (03) 6231 4727
Mob 0418 346 283
Email planning@ireneinc.com.au
ABN 78 114 905 074

NVC
NOISE VIBRATION CONSULTING

Irene Inc.
49 Tasma Street
North Hobart, TAS 7000

3 Aug 2021

1228-5_01 Revised Noise Assessment

Attention: Jacqui Blowfield

66 Burnett Street – Revised DA Noise Assessment

Sixty Six North Hobart is proposing an additional floor, Level 6, to its currently approved development at 66 Burnett street. The addition includes 5 additional residential units on L6 and 3 additional units on L5, and council has requested a site specific study assessing the potential risk of environmental nuisance to the proposed residential uses from noise associated with the Republic Bar (RBC), in accordance with the performance criterion E9.7.2 P1 of the Code

This letter responds to that request.

The Development

The initial noise impact assessment[1] for the development against clause E9.7.2 P1 of the Hobart Interim Planning Scheme (Scheme) covered the development from ground level up to Level 5.

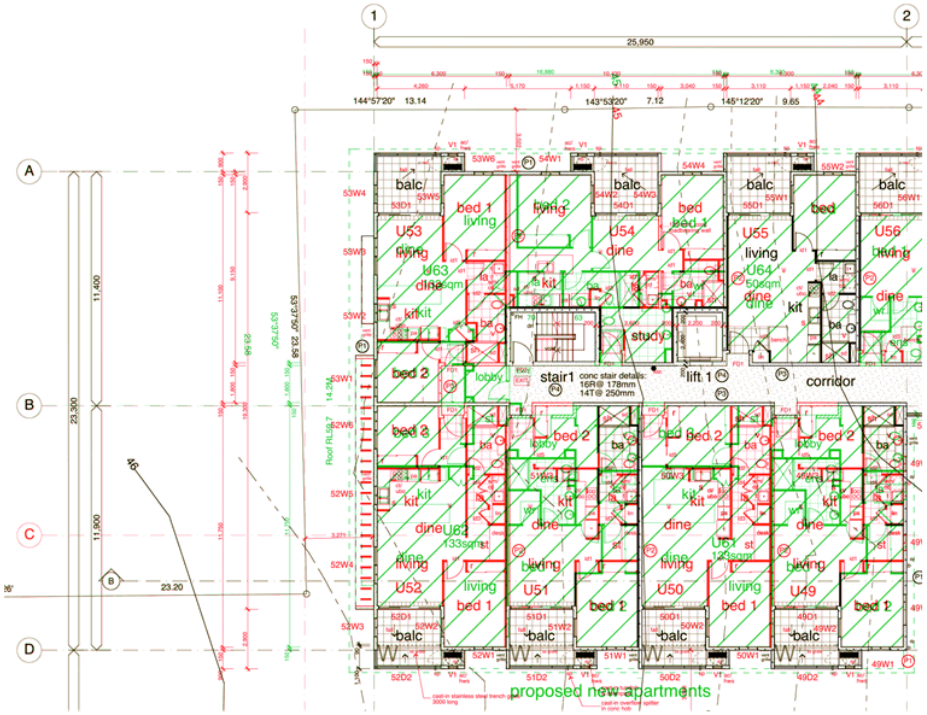


FIGURE 1: L5 / L6 FLOOR PLAN OVERLAID

The proposed L6 is shown in Figure 1 (green), overlaid on L5 (red), and shows L6 sits directly above L5. The facade, balconies etc are in the same location in the horizontal plane just 2.9m higher.

[1] "66 Burnett Street – Noise Assessment", NVC Pty Ltd, 3 July 2018, Ref. 5702_03

On L5 the new units are on the south eastern end of the floor as shown in green in Figure 2. The figure shows they are further from the RBC than the already approved units on the west corner of the building (U52).

FIGURE 2: LEVEL 5 SHOWING 3 NEW UNITS IN GREEN

The building construction for L6 is identical to L5 (concrete panel facade, windows are awning type 5/9/5 double glazed, balconies have bifold doors), which meets with the requirements of the initial noise assessment and is an approved construction by council.

In terms of noise from the RBC it is noted that:

- the L6 units are at nominally the same distance from the RBC and have the same view of it, and hence are exposed to the same noise as the existing L5 units.
- The new L5 units are further from the RBC than the existing units, and have partially or fully screened view of the RBC as compared to the existing L5 units which have full view of the RBC. The new units on L5 will therefore be exposed to lower noise levels from the RBC than the existing units.
- The construction of the L6 and new L5 units are the same as the existing L5 units.

As the new units on L5 and L6 are exposed to similar or lower noise from the RBC than the already compliant units on L5, and they have the same construction as the already compliant units, by default they therefore comply with clause E9.7.2 P1 of the Scheme.

Should you have any queries, please do not hesitate to contact me directly.

Kind regards,

Bill Butler

NOISE VIBRATION CONSULTING


NOVUS WINDSCREEN REPAIRS
13cabs


13cabs


13cabs


republic bar & café great food, live music every day
republic bar & café great food, live music
FULL ALL DAY MENU AVAILABLE
republic
bar

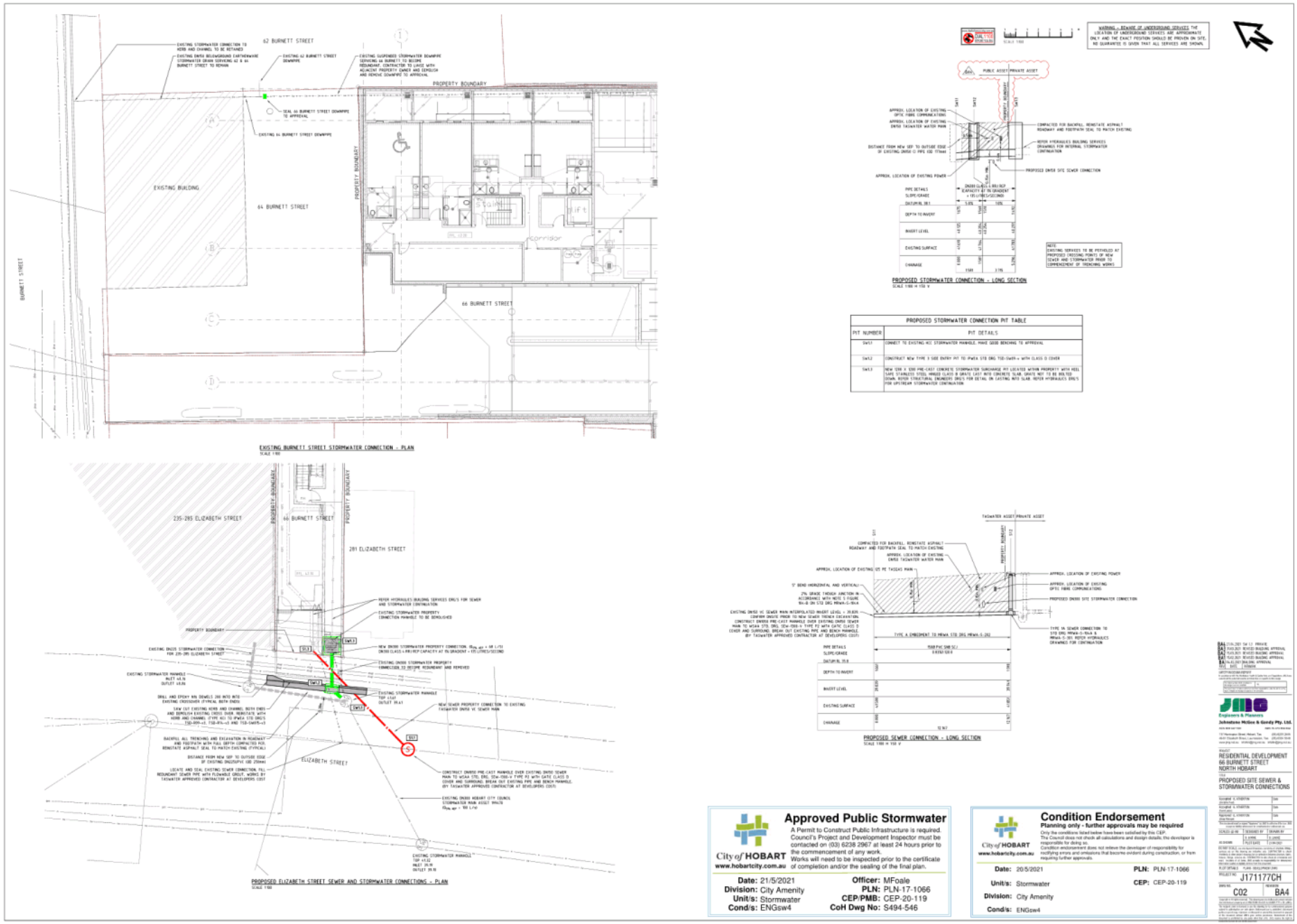

republic bar & cafe great food, live music every day republic bar & cafe great food, live music
FULL ALL DAY MENU AVAILABLE
republic
bar

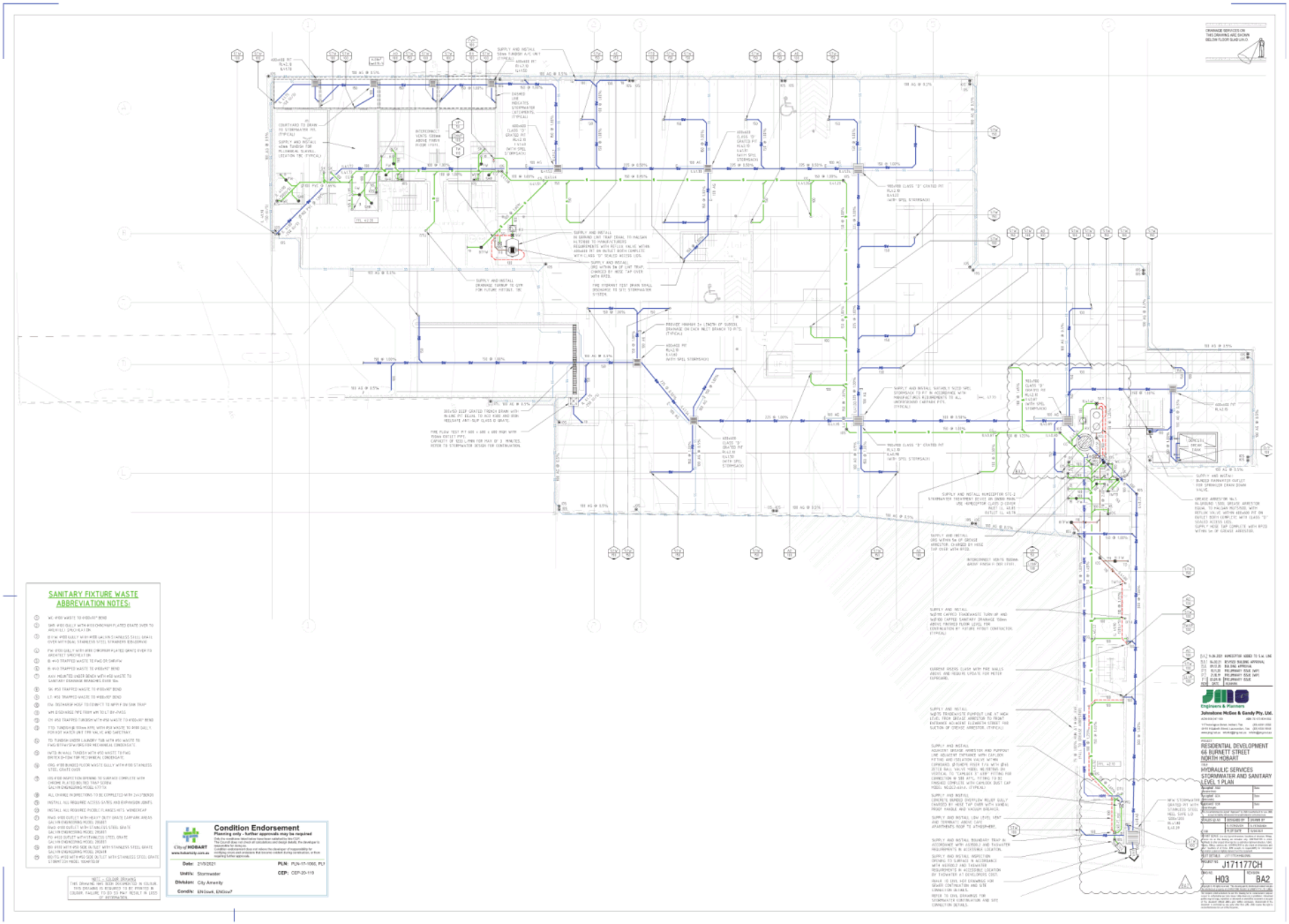

republic bar & café great food, live music every day republic bar & café great food, live music
FULL ALL DAY MENU AVAILABLE
EXPRESS LUNCH MENU
republic bar


Day to day Glide account
with zero monthly fees.
MyStateBank
EMPIRE HOTEL
EDGE LEGAL


EMPIRE HOTEL
Day to day Glide account
with zero monthly fees.
MyStateBank
EDGE LEGAL


Day to day Glide account
with zero monthly fees.
MyStateBank
EMPIRE HOTEL
EDGE LEGAL


62 BURNETT STREET
PROPERTY BOUNDARY
EXISTING BUILDING
64 BURNETT STREET
66 BURNETT STREET
BURNETT STREET
EXISTING BURNETT STREET STORMWATER CONNECTION - PLAN
235-285 ELIZABETH STREET
281 ELIZABETH STREET
ELIZABETH STREET
PROPOSED ELIZABETH STREET SEWER AND STORMWATER CONNECTIONS - PLAN
PROPOSED STORMWATER CONNECTION - LONG SECTION
PROPOSED STORMWATER CONNECTION PIT TABLE
PIT NUMBER
PIT DETAILS
PROPOSED SEWER CONNECTION - LONG SECTION
Approved Public Stormwater
A Permit to Construct Public Infrastructure is required. Council's Project and Development Inspector must be contacted on (03) 6238 2967 at least 24 hours prior to the commencement of any work. Works will need to be inspected prior to the certificate of completion and/or the sealing of the final plan.
City of HOBART
www.hobartcity.com.au
Date: 21/5/2021
Division: City Amenity
Unit/s: Stormwater
Cond/s: ENGsw4
Officer: MFoale
PLN: PLN-17-1066
CEP/PMB: CEP-20-119
CoH Dwg No: S494-546
Condition Endorsement
Planning only - further approvals may be required
Only the conditions listed below have been satisfied by this CEP. The Council does not check all calculations and design details; the developer is responsible for doing so.
Condition endorsement does not relieve the developer of responsibility for rectifying errors and omissions that become evident during construction, or from requiring further approvals.
City of HOBART
www.hobartcity.com.au
Date: 20/5/2021
Unit/s: Stormwater
Division: City Amenity
Cond/s: ENGsw4
PLN: PLN-17-1066
CEP: CEP-20-119
Johnstone McGee & Gandy Pty. Ltd.
Engineers & Planners
RESIDENTIAL DEVELOPMENT
66 BURNETT STREET
NORTH HOBART
PROPOSED SITE SEWER & STORMWATER CONNECTIONS
J171177CH
C02
BA4


SANITARY FIXTURE WASTE ABBREVIATION NOTES:
Condition Endorsement
Planning only - further approvals may be required
City of HOBART
Date: 21/9/2021
Unit/s: Stormwater
Division: City Amenity
Cond/s: ENGcon4, ENGcon7
PLN: PLN-17-1060, PLN
CEP: CEP-20-119
Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
RESIDENTIAL DEVELOPMENT
66 BURNETT STREET
NORTH HOBART
HYDRAULIC SERVICES
STORMWATER AND SANITARY
LEVEL 1 PLAN
J171177CH
H03
BA2

ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT

66 BURNETT ST
NORTH HOBART
FOR
HOBART PROPERTIES & SECURITIES PTY LTD

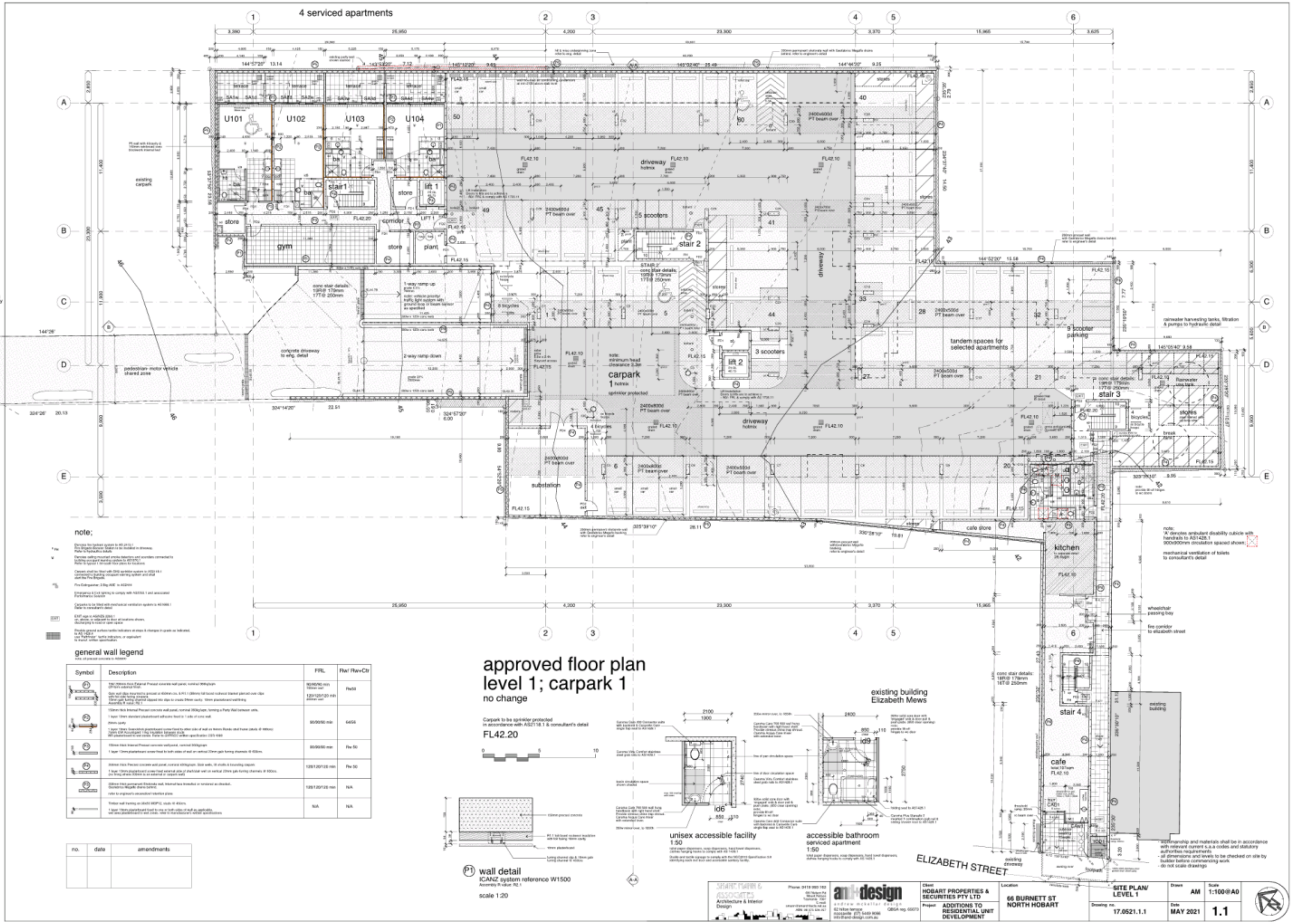
SIXTY SIX
NORTH HOBART

DRAWING SCHEDULE

no.	date	amendments

Architecture & Interior Design

and design


4 serviced apartments
U101
U102
U103
U104
gym
stair1
lift 1
store
plant
corridor
driveway
stair 2
carpark
1
lift 2
3 scooters
5 scooters
tandem spaces for selected apartments
stair 3
storage
substation
kitchen
cafe store
stair 4
cafe
existing building Elizabeth Mews
existing carpark
existing driveway
pedestrian- motor vehicle shared zone
note;
general wall legend
approved floor plan
level 1; carpark 1
no change
FL42.20
unisex accessible facility
1:50
accessible bathroom
serviced apartment
1:50
wall detail
ICANZ system reference W1500
scale 1:20
ELIZABETH STREET
HOBART PROPERTIES & SECURITIES PTY LTD
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST
NORTH HOBART
SITE PLAN/ LEVEL 1
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MAY 2021
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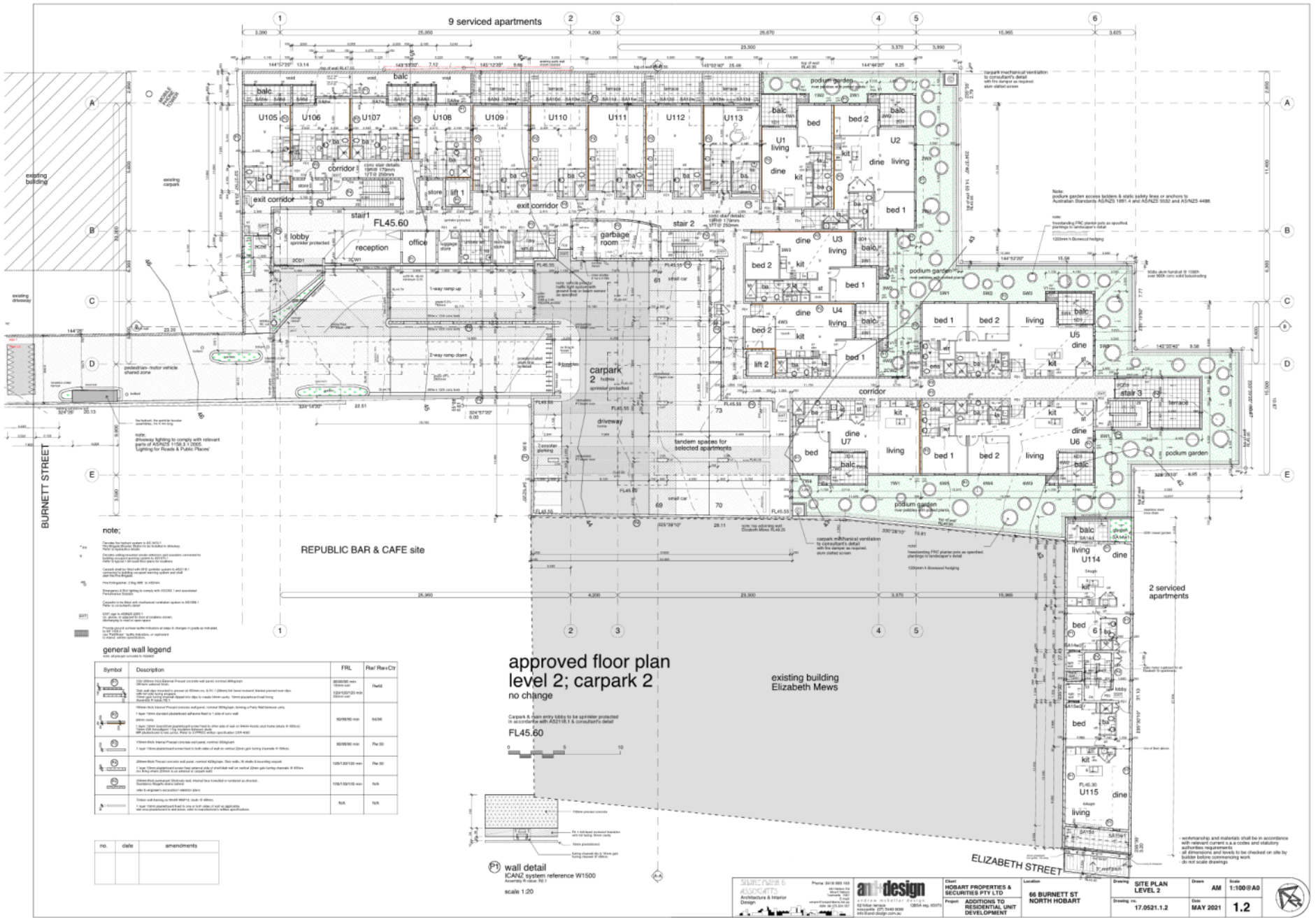
9 serviced apartments
BURNETT STREET
REPUBLIC BAR & CAFE site
ELIZABETH STREET
2 serviced apartments
approved floor plan
level 2; carpark 2
no change
existing building
Elizabeth Mews
FL45.60
wall detail
scale 1.20
general wall legend
note;
66 BURNETT ST
NORTH HOBART
SITE PLAN
LEVEL 2
17.0521.1.2
MAY 2021
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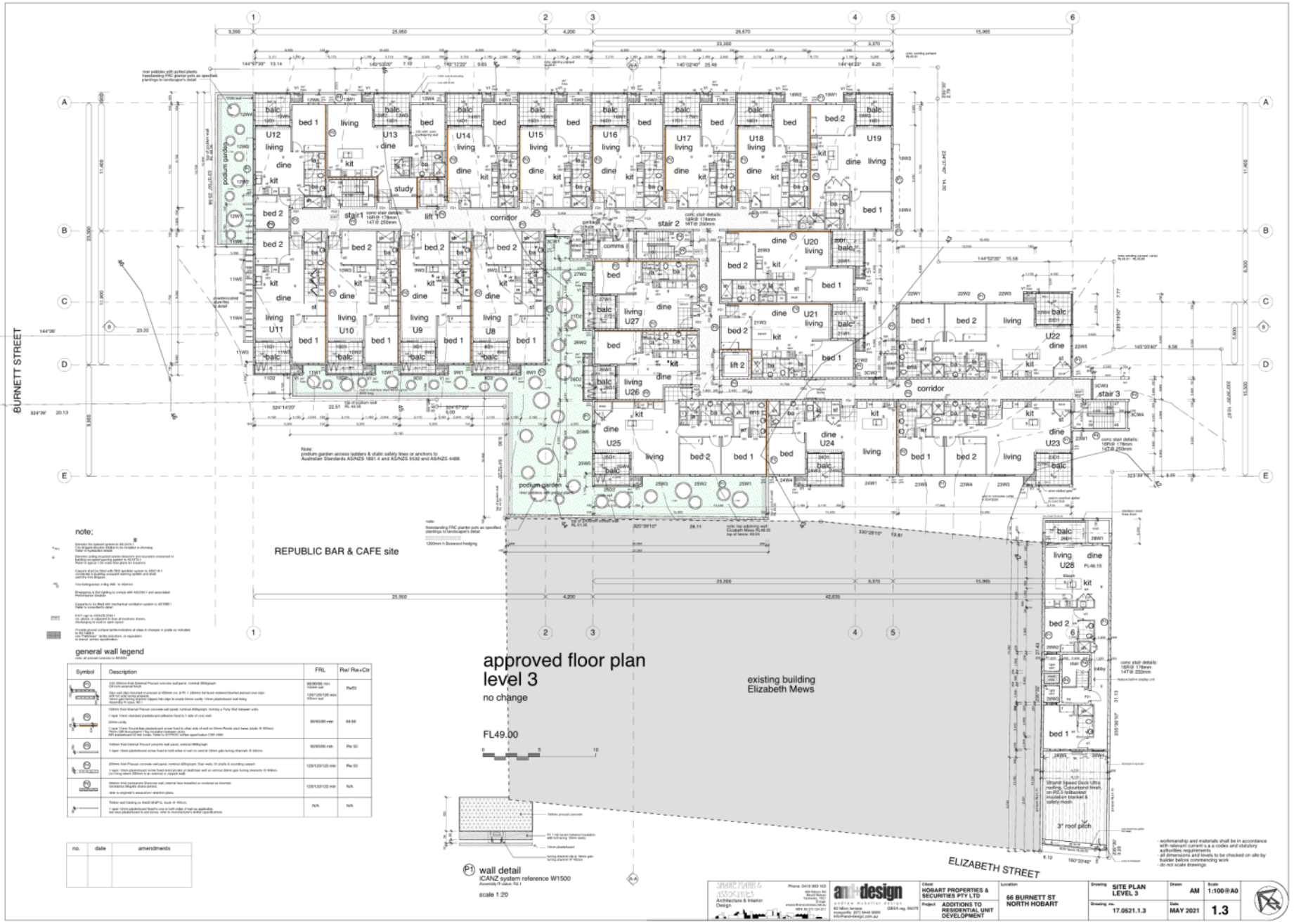
BURNETT STREET
REPUBLIC BAR & CAFE site
podium garden
corridor
stair 1
stair 2
stair 3
lift 1
lift 2
note;
general wall legend
approved floor plan
level 3
no change
FL49.00
existing building
Elizabeth Mews
ELIZABETH STREET
3° roof pitch
wall detail
ICANZ system reference W1500
scale 1:20
SHARP PLANN & ASSOCIATES
Architecture & Interior Design
and design
HOBART PROPERTIES & SECURITIES PTY LTD
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST NORTH HOBART
SITE PLAN LEVEL 3
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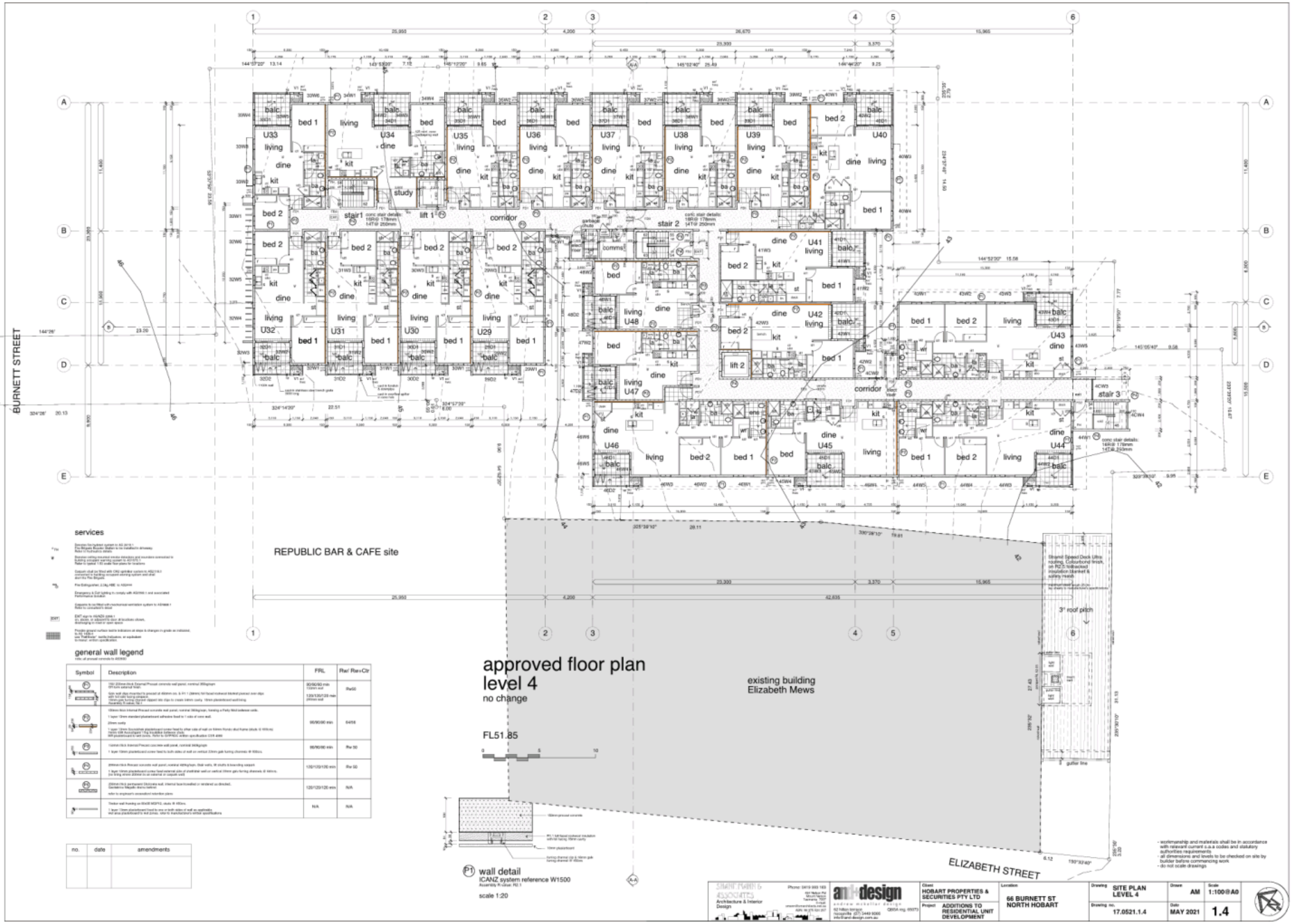
BURNETT STREET
ELIZABETH STREET
REPUBLIC BAR & CAFE site
existing building
Elizabeth Mews
approved floor plan
level 4
no change
FL51.85
services
general wall legend
wall detail
ICANZ system reference W1500
scale 1:20
corridor
stair 1
lift 1
stair 2
lift 2
stair 3
comms
U29
U30
U31
U32
U33
U34
U35
U36
U37
U38
U39
U40
U41
U42
U43
U44
U45
U46
U47
U48
HOBART PROPERTIES & SECURITIES PTY LTD
66 BURNETT ST
NORTH HOBART
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
SITE PLAN LEVEL 4
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MAY 2021
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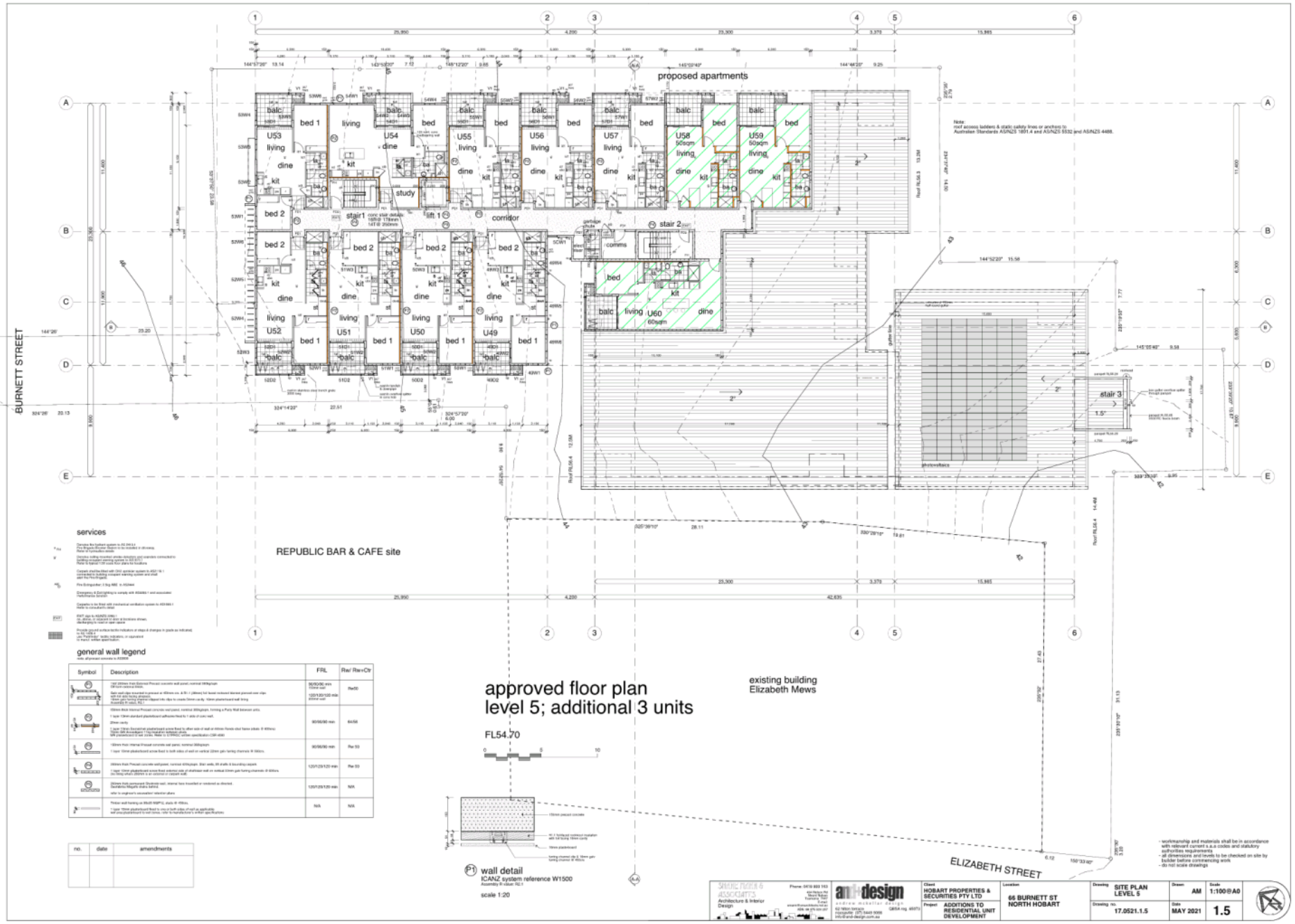
proposed apartments
BURNETT STREET
REPUBLIC BAR & CAFE site
ELIZABETH STREET
existing building
Elizabeth Mews
approved floor plan
level 5; additional 3 units
FL54.70
services
general wall legend
wall detail
ICANZ system reference W1500
scale 1:20
SITE PLAN
LEVEL 5
17.0521.1.5
MAY 2021
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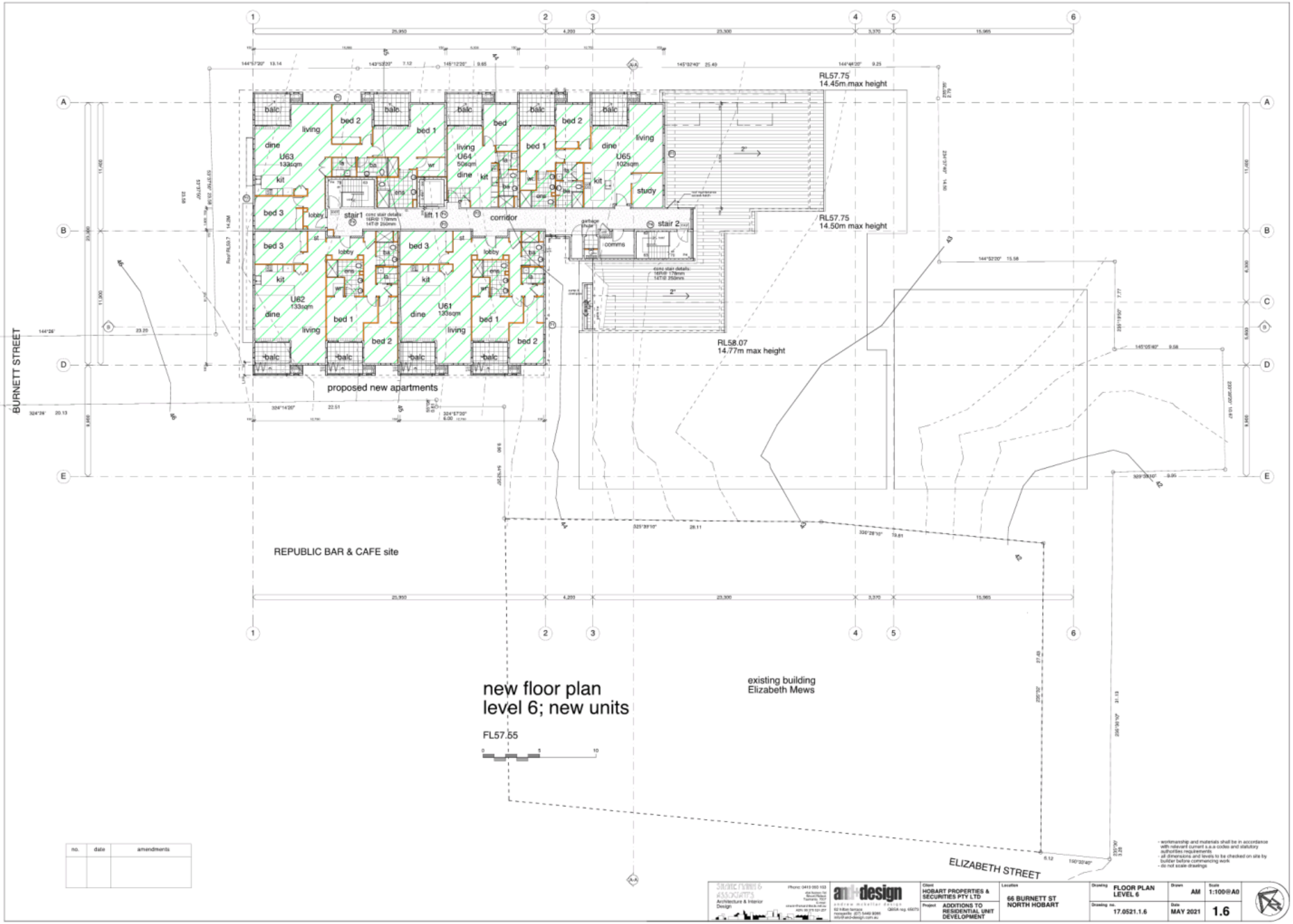
HOBART PROPERTIES & SECURITIES PTY LTD
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST
NORTH HOBART


RL57.75
14.45m max height
RL57.75
14.50m max height
RL58.07
14.77m max height
balc
bed 2
bed 1
living
dine
U63
133sqm
kit
bed 3
lobby
stair1
lift 1
corridor
U64
50sqm
U65
102sqm
study
stair 2
comms
garbage chute
U62
133sqm
U61
133sqm
bed 3
bed 1
bed 2
proposed new apartments
BURNETT STREET
REPUBLIC BAR & CAFE site
new floor plan
level 6; new units
FL57.55
existing building
Elizabeth Mews
ELIZABETH STREET
no.
date
amendments
and design
HOBART PROPERTIES & SECURITIES PTY LTD
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST NORTH HOBART
FLOOR PLAN LEVEL 6
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17.0521.1.6
MAY 2021
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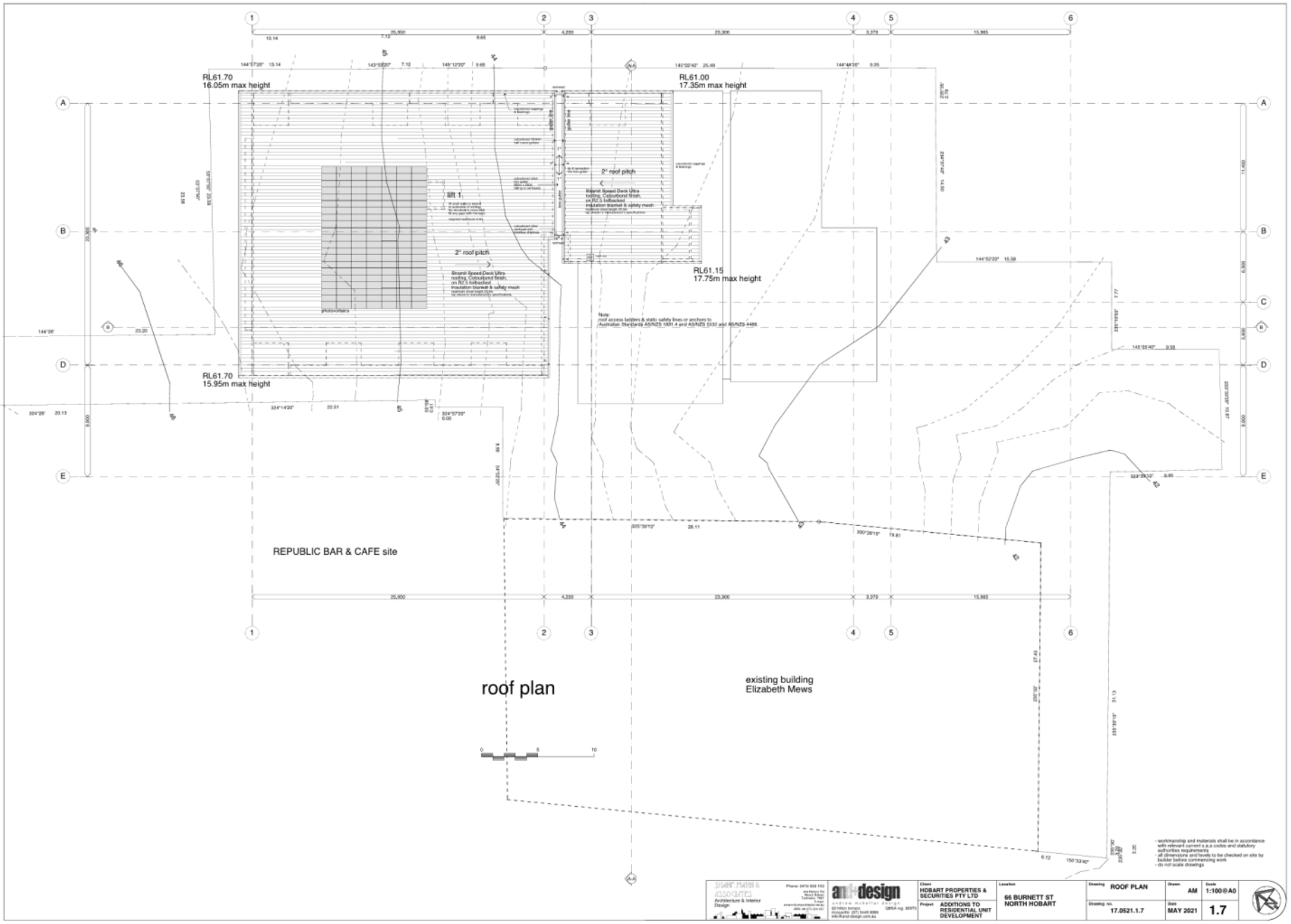
RL61.70
16.05m max height
RL61.00
17.35m max height
RL61.15
17.75m max height
RL61.70
15.95m max height
lift 1
2° roof pitch
2° roof pitch
Stramit Speed Deck Ultra roofing, Colourbond finish, on R2.5 foilbacked insulation blanket & safety mesh
Stramit Speed Deck Ultra roofing, Colourbond finish, on R2.5 foilbacked insulation blanket & safety mesh
photovoltaics
Note:
roof access ladders & static safety lines or anchors to Australian Standards AS/NZS 1891.4 and AS/NZS 5532 and AS/NZS 4488
REPUBLIC BAR & CAFE site
roof plan
existing building
Elizabeth Mews
0
5
10
- workmanship and materials shall be in accordance with relevant current s.a.a codes and statutory authorities requirements
- all dimensions and levels to be checked on site by builder before commencing work
- do not scale drawings
andrew mckellar design
Architecture & Interior Design
Client
HOBART PROPERTIES & SECURITIES PTY LTD
Project
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
Location
66 BURNETT ST NORTH HOBART
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ROOF PLAN
Drawn
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Scale
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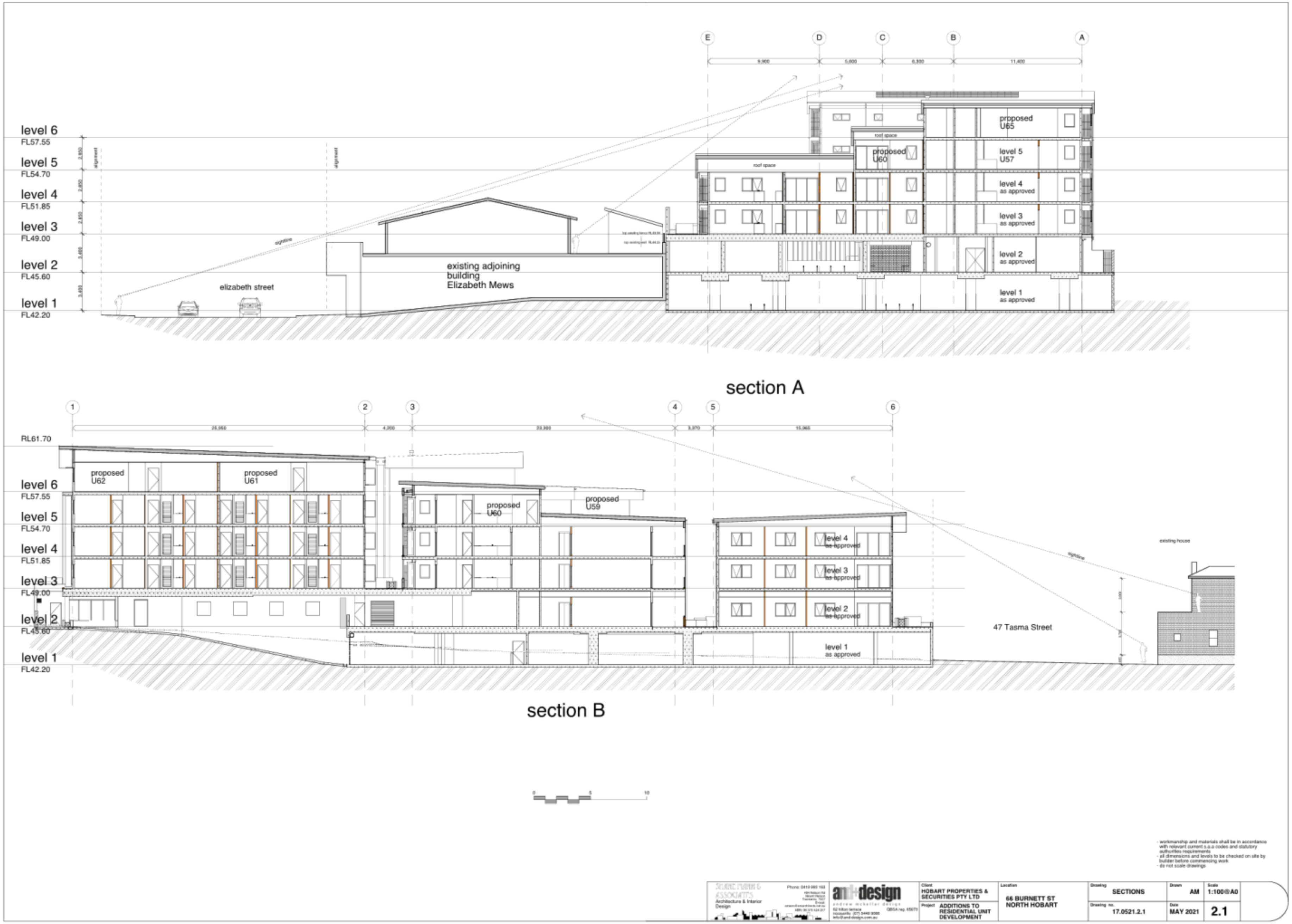
Drawing no.
17.0521.1.7
Date
MAY 2021
1.7


level 6
FL57.55
level 5
FL54.70
level 4
FL51.85
level 3
FL49.00
level 2
FL45.60
level 1
FL42.20
elizabeth street
existing adjoining building Elizabeth Mews
proposed U65
level 5 U57
proposed U60
level 4 as approved
level 3 as approved
level 2 as approved
level 1 as approved
roof space
section A
RL61.70
proposed U62
proposed U61
proposed U60
proposed U59
47 Tasma Street
existing house
section B
HOBART PROPERTIES & SECURITIES PTY LTD
ADDITIONS TO RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST NORTH HOBART
SECTIONS
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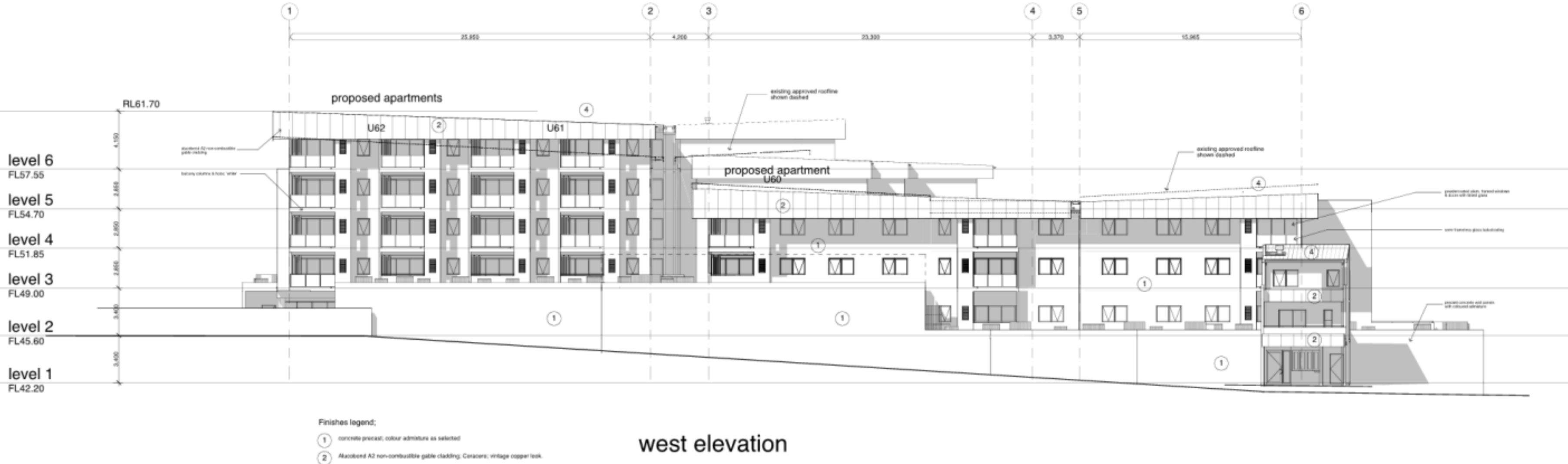
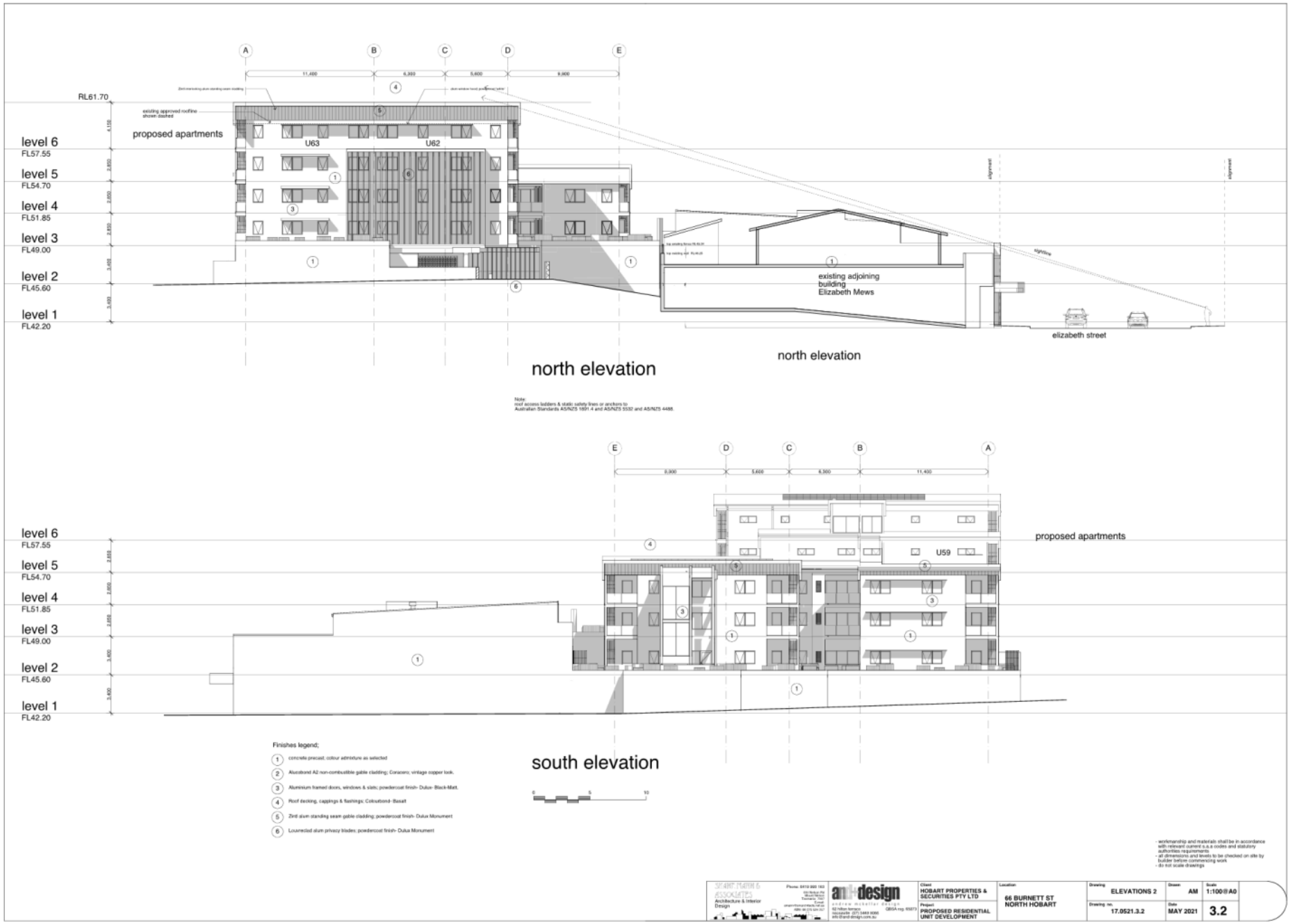
17.0521.2.1
MAY 2021
2.1



Finishes legend;

1. concrete precast; colour admixture as selected
2. Alucobond A2 non-combustible gable cladding; Ceracore; vintage copper look.
3. Aluminium framed doors, windows & slats; powdercoat finish- Dulux- Black-Matt.
4. Roof decking, cappings & flashings; Colourbond- Basalt
5. Zintl alum standing seam gable cladding; powdercoat finish- Dulux Monument
6. Louvreclad alum privacy blades; powdercoat finish- Dulux Monument

Client	Location	Drawing	Drawn	Scale
HOBART PROPERTIES & SECURITIES PTY LTD	66 BURNETT ST NORTH HOBART	ELEVATIONS 1	AM	1:100@A0
Project: PROPOSED RESIDENTIAL UNIT DEVELOPMENT		Drawing no. 17.0521.3.1	Date MAY 2021	3.1


A
B
C
D
E
RL61.70
level 6
FL57.55
level 5
FL54.70
level 4
FL51.85
level 3
FL49.00
level 2
FL45.60
level 1
FL42.20
proposed apartments
U63
U62
existing adjoining building Elizabeth Mews
elizabeth street
north elevation
north elevation
Note:
roof access ladders & static safety lines or anchors to Australian Standards AS/NZS 1891.4 and AS/NZS 5532 and AS/NZS 4488.
E
D
C
B
A
proposed apartments
U59
south elevation
Finishes legend;
1 concrete precast; colour admixture as selected
2 Alucobond A2 non-combustible gable cladding; Corazero; vintage copper look.
3 Aluminium framed doors, windows & slats; powdercoat finish- Dulux- Black-Matt.
4 Roof decking, cappings & flashings; Colourbond- Basalt
5 Zinti slvm standing seam gable cladding; powdercoat finish- Dulux Monument
6 Louvreclad slum privacy blades; powdercoat finish- Dulux Monument
- workmanship and materials shall be in accordance with relevant current s,a,s codes and statutory authorities requirements
- all dimensions and levels to be checked on site by builder before commencing work
- do not scale drawings
Architecture & Interior Design
andrew mckellar design
Client
HOBART PROPERTIES & SECURITIES PTY LTD
Location
66 BURNETT ST NORTH HOBART
Project
PROPOSED RESIDENTIAL UNIT DEVELOPMENT
Drawing
ELEVATIONS 2
Drawn
AM
Scale
1:100@A0
Drawing no.
17.0521.3.2
Date
MAY 2021
3.2

Application Referral Development Engineering - Response

From:	Stefan Gebka - Development Engineering
Recommendation:	Proposal is unacceptable.
Date Completed:	
Address:	66 BURNETT STREET, NORTH HOBART
Proposal:	Extension to Previously Approved Development including Eight Additional Multiple Dwellings
Application No:	PLN-21-475
Assessment Officer:	Adam Smee,

Referral Officer comments:

Development Engineering is not supportive of this proposal and recommends refusal due to the proposed substantial increase to the deficiency of car parking associated with the development.

A 100% deficiency with no additional car parking spaces is proposed for the increased number of dwellings as confirmed by the submitted documentation. The reliance on existing car parking spaces to address the shortfall within the development site is not considered adequate and furthermore will not be consistent with previous planning approvals by increasing the parking shortfall. Any future amendment(s) required to existing permits (increased parking shortfall) could not be supported as it would be assessed as an increase in detriment to persons.

When the publicly advertised documentation specifying the parking proposal was compared to the original approved application (PLN-17-1066), the bicycle parking numbers decreased by 30 spaces, scooter parking decreased by 3x spaces and the overall deficiency (shortfall) of car parking for the use had increased from minus 72 spaces to minus 82 spaces however the dwellings have increased from 70 units to 80 units. The 2019 (PLN-19-227) application was recommended for refusal by the Manager of Traffic Engineering and Development Engineering. This application was not supported for approval due to the increased shortfall of parking that was being proposed, with 24 scooter and 26 bicycle spaces proposed on-site. Concerns related to the impact on parking within the North Hobart area however, the application was later approved by the Council.

Following the conclusion of the advertising period for the current application, the applicant submitted further information containing an amended parking proposal as a result of being informed that Council engineers were again not supportive of the development due to the significant reduction and deficiency of parking. The amended car parking proposal does not propose to increase the number of car or scooter parking spaces on-site but increases the number of bicycle spaces to 42 spaces, still less than approved in 2017 application. Council has concerns with the proposed bicycle parking configuration as it may be open to inconsistencies with AS 2890.3:2015 Part 3: Bicycle parking, e.g. bicycle spaces shown against the wall on Level 2 surrounded by car parking spaces, precluding ease of access, parking spaces abutting vehicle circulating aisles, parking spaces located a considerable

distance from the roadway (>30m).

This development site exposes what does happen to bicycle parking numbers over time, when compared to the original approved application (PLN-17-1066) and the current publicly advertised documentation, the bicycle parking numbers were to be decreased by 30 spaces. From 46 spaces to just 16 spaces. The applicant stated in the further information containing an amended parking proposal (following the conclusion of the advertising period for the current application) *"The development also already provides significantly more parking through both motorbike and bicycle parking than otherwise required by the planning scheme"* **but fails to articulate that the elevated numbers of motorcycle and bicycle parking spaces provided on-site was insisted by Council engineers to offset the major deficiency in car parking in order to gain support for the proposal when the 2017 application was assessed.**

Given that a number of years have passed since the approval of the 2017 application the traffic and parking dynamics within the North Hobart area have changed. Since this approval, the demand for parking in North Hobart has increased significantly, making the deficiencies in this proposal difficult to support. It should also be noted that since 2017, parking spaces in North Hobart have been line marked to Australian Standards, reducing the supply of on-street spaces. If the identical 2017 proposal was assessed in 2021 it would be difficult to be supported it on parking and access grounds.

Even if there was scope to increase the number of car parking spaces on-site, any intensification of vehicle movements along the already constrained pedestrian-motor vehicle shared zone access driveway would unlikely be supported by Council due to the increased risk of conflicts between users (vehicles, cyclists and pedestrians). Any additional traffic movements will likely contribute to unreasonable interference with the flow of traffic on adjoining roads.

It must be noted that NO visitor parking is being provided on-site for the 80 residential apartments (1, 2 and 3 bedroom apartments). Residents of this development will not be eligible for residential parking permits as determined by the City Mobility Unit pertaining to new developments, meaning further car parking overspill competing for the already very limited available car parking spaces in the immediate and surrounding areas. Impacting directly on the amenity of residences and businesses in the vicinity.

The Council's traffic engineer has provided the following comments in relation to the proposed development;

"In short, the proposed addition of a 6th storey and an additional 3 x 1 bedroom apartments on the 5th storey cannot be supported. No additional parking has been proposed, therefore resulting in an increased parking deficiency as the development is intensified.

The proposed 6th storey is to contain:

•1 x 1 Bedroom Apartment
•1 x 2 Bedroom Apartment
•3 x 3 Bedroom Apartments

This results in an additional 10 spaces required for the 6th storey (1 x visitor space), with an additional 3 spaces required for the 5th storey, giving a total of 13 additional spaces (as per the Hobart Interim Planning Scheme). No additional parking has been proposed for these new dwellings, increasing the total deficiency for the development to 82 spaces. It should be noted that residents of this development will not be eligible for a residential parking permit,

as per the rules relating to new developments.

Since approval of an initial application in 2017 (PLN-17-1066), the provision of bicycle and motorcycle parking has been reduced dramatically from 46 bicycle spaces to 19 bicycle spaces, and 27 motorcycle to 24 motorcycle spaces for this application. The 2017 application was approved on the condition that these bicycle and motorcycle spaces were provided to offset the severe deficiency in on-site car parking. However, in hindsight, given the severe deficiency in off-street parking, the 2017 application should not have been approved.

Serious concerns were also raised when application PLN-19-227 was being assessed, as a reduction in the provision of bicycle and motorcycle parking was coupled with an on-site car parking deficiency of 69 spaces. Previous Manager of Traffic Engineering, Angela Moore, raised these concerns and recommended refusal as bicycle and motorcycle parking that was required as part of the 2017 approval was eroded for the provision of additional visitor accommodation. Finally, Development Engineering recommended refusal of PLN-19-227 due to the shortfall of parking within the North Hobart Area.

This latest application, PLN-21-475, worsens these issues by increasing the already severe on-site parking deficiency in an area where on-street parking is at a premium. As noted earlier, the severe deficiency of off-street parking should not have been approved in 2017. Since this approval, the demand for parking in North Hobart as increased significantly, making the deficiencies in this proposal difficult to support. It should also be noted that since 2017, parking spaces in North Hobart have been line marked to Australian Standards, reducing the supply of on-street spaces.

As it stands, this application cannot be supported."

Therefore, in a council related engineering context, the proposal cannot be supported.

E5.0 Road and railway access code

E5.1 Purpose			E5.1.1 The purpose of this provision is to: (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.
E5.2 Application of this Code	~~YES~~	**NO**	
			This Code applies to use or development of land:
	~~Yes~~	No	(a) that will require a new vehicle crossing, junction or level crossing; or
	~~Yes~~	No	(b) that intensifies the use of an existing access; or
	~~Yes~~	No	(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
	~~Yes~~	No	(i) a rail network;

	~~Yes~~	No	(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.
Clause for Assessment			**Comments / Discussion (in bold)**
Clause 5.5.1 Existing road accesses and junctions NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.5.1. No intensification of existing road accesses and/or junctions proposed. Even if there was scope to increase the number of car parking spaces on-site, any intensification of vehicle movements along the constrained pedestrian-motor vehicle shared zone access driveway would be resisted by Council engineers.
Clause 5.5.2 Existing level crossings NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.5.2. No intensification of an existing level crossings proposed.
Clause 5.6.1 development adjacent to roads and railways NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.6.1. No development adjacent to category 1 or category 2 road proposed.
Clause 5.6.2 road and access junctions NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.6.2. No new accesses or access junctions proposed.
Clause 5.6.3 new level crossings NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.6.3. No new level crossings proposed.
Clause 5.6.4 sight distance at access and junctions NOT APPLICABLE			Documentation submitted to date appears not to invoke clause E5.6.4. No new accesses (road) and/or junctions proposed.

E 6.0 Parking and Access Code

E6.1 Purpose			E6.1.1 The purpose of this provision is to:
	Yes	~~N/A~~	(a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
	Yes	~~N/A~~	**(b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;**
	Yes	~~N/A~~	**(c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;**
	Yes	~~N/A~~	(d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
	Yes	~~N/A~~	(e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
	Yes	~~N/A~~	**(f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;**
	Yes	~~N/A~~	(g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
	~~Yes~~	N/A	(h) provide for safe servicing of use or development by commercial vehicles.
E6.2 Application of this Code	**YES**	—	**This code applies to all use and development.**
Clause for Assessment			**Comments / Discussion (in bold)**
Clauses 6.6's are all to do with parking number assessment. These will be assessed by planner based on DE assessment of the following relevant clauses. **PERFORMANCE CRITERIA** **NOT SUPPORTED**			The parking number assessment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.6.1 (a) and as such, shall be assessed under Performance Criteria.** Acceptable solution - A1: - **NON COMPLIANT** The number of on-site car parking spaces must be: (a) no less than and no greater than the number specified in Table E6.1; **- Submitted documentation indicates a 100% deficiency as no new car parking spaces are proposed.** Performance Criteria - 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; **- The empirical parking assessment indicates that the provision of no additional on-site car parking spaces for the additional 8x units (4x one bedroom, 1x two bedroom and 3x three bedroom) will not sufficiently meet the likely demands associated with the development.** **- The proposed development will further increase the total deficiency to eighty two (82) car parking spaces.** **- Even if there was scope to increase the number of car parking spaces on-site, any intensification of vehicle movements along the already constrained pedestrian-motor vehicle shared zone access driveway would unlikely be supported by Council due to the increased risk of conflicts between users (vehicles, cyclists and pedestrians). Any additional traffic movements will likely contribute to unreasonable interference with the flow of traffic on adjoining roads.** **- It must be noted that NO visitor parking is being provided on-site for the 80 residential apartments (1, 2 and 3 bedroom apartments). Residents of this development will not be eligible for residential parking permits as determined by the City Mobility Unit, meaning further car parking overspill competing for the already very limited available on-street car parking spaces in the immediate and surrounding areas. Impacting directly on the amenity of residences and businesses in the vicinity.** **- When the publicly advertised documentation specifying the parking proposal was compared to the original approved application (PLN-17-1066), the bicycle parking numbers decreased by 30 spaces, scooter parking decreased by 3x spaces and the overall deficiency (shortfall) of car parking for the use had increased from minus 72 spaces to minus 82 spaces however the dwellings have increased from 70 units to 80 units. The 2019 (PLN-19-227) application was recommended for refusal by the Manager of Traffic Engineering and Development Engineering. This application was not supported for approval due to the increased shortfall of parking that was being proposed, with 24 scooter and 26 bicycle spaces proposed on-site. Concerns related to the impact on parking within the North Hobart Area however, the**

application was later approved by the Council.

<u>The applicant is only proposing 71 spaces and 2 accessible spaces for the residential and commercial uses of the development.</u>

The development site includes:
- 43x 1-bedroom apartments
- 34x 2-bedroom apartments
- 3x 3-bedroom apartments
- Cafe (Level 1)

The original application (PLN-17-1066) was approved with the following parking provisions on-site for 70 units;

- 66 car parking spaces (including 14x small spaces)
- 2 access parking spaces
- 27 scooter parking spaces
- 46 bicycle parking spaces
- 0 spaces for visitor and cafe parking spaces
- Car parking deficiency of 72 spaces (HIPS 2015)

Compared to

The current application (PLN-21-475) has reduced the parking provisions on-site for the increased 80 units to the following ;

- 71 car parking spaces (including 6x small spaces)
- 2 access parking spaces, manditory requirement
- 24 scooter parking spaces, a reduction of 3x spaces
- 16 bicycle parking spaces, a reduction of 30x spaces
- 0 spaces for visitor and cafe parking spaces
- Car parking deficiency of 82 spaces (HIPS 2015), a further increase of 10 spaces

Following the conclusion of the advertising period for the current application, the applicant submitted further information containing an amended parking proposal as a result of being informed that Council engineers were again not supportive of the development due to the significant reduction and deficiency of parking;

The current application (PLN-21-475) has reduced the parking provisions on-site for the increased 80 units to the following ;

• 71 car parking spaces (including 6x small spaces)

• 2 access parking spaces, manditory requirement

• 24 scooter parking spaces, a reduction of 3x spaces

• 42 bicycle parking spaces, a reduction of 4x spaces

• 0 spaces for visitor and cafe parking spaces
• Car parking deficiency of 82 spaces (HIPS 2015), a further increase of 10 spaces

(b) the availability of on-street and public car parking in the locality;
- Virtually all of the on-street car parking is in the form of metered, restricted and time-restricted parking. Observations indicate that there is an very high demand for these parking spaces especially during peak periods that would not meet the potential demands of visitor and overflow parking.

Please note the extensive sections of "NO STOPPING" kerb use and yellow linemarking within the immediate area of the development site.

(c) the availability and frequency of public transport within a 400m walking distance of the site;
- Metro Tasmania operates a bus services along Elizabeth Street.

The RTA guide also states "However in inner metropolitan areas that are more affluent, higher car ownership rates often counter-balance better public transport accessibility".

There is a lack of empirical data showing Hobart's existing public transport system (bus only) and how it is able to meet the reasonable needs of the public not only for commuting (Mon-Fri) but moving around the greater Hobart area for weekend activities (school/club sports, restaurant diners etc.) and the "take-up" of those activities via public transport. It would be interesting to carry out surveys at locations such as up at the Domain and Cornelian Bay sports grounds during the winter months on a Saturday morning when school/club sport is being played to review the number of families who commute there and back from home

on their bicycles or via public transport. As for other weekend activities, I suspect there is limited availability of public transport to areas where attractions e.g. beaches, bushwalking trails and wineries outside the greater Hobart area.

(d) the availability and likely use of other modes of transport;
- It is positive that some developers and areas of Council are encouraging the increased use of bicycles however, this must be matched with adequate facilities already being in place to support this mode of transport and not just facilities being proposed sometime in the future that may never be implemented. Merely attempting to decant individuals from cars to bicycles as a "simple swap" is not feasible or practical for the health and wellbeing of some individuals.

This development site exposes what does happen to bicycle parking numbers over time, when compared to the original approved application (PLN-17-1066) and the current publicly advertised documentation, the bicycle parking numbers were to be decreased by 30 spaces. From 46 spaces to just 16 spaces. The applicant stated in the further information containing an amended parking proposal (following the conclusion of the advertising period for the current application) *"The development also already provides significantly more parking through both motorbike and bicycle parking than otherwise required by the planning scheme"* **but fails to articulate that the elevated numbers of motorcycle and bicycle parking spaces provided on-site was insisted by Council engineers to offset to major deficiency in car parking in order to gain support for the proposal when the 2017 application was assessed.**

(e) the availability and suitability of alternative arrangements for car parking provision;
- No alternative parking provision is available or considered necessary.

(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;
- Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land;
- Not applicable.

(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;
- **Not applicable.**

(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;
- **Not applicable.**

- Council's position and/or lack of policy, whereby to the best of my knowledge, no car parking provisions exists for the ability to obtain a financial contribution (from developers) in lieu of parking to go towards the cost of parking facilities or other transport facilities.

(j) any verified prior payment of a financial contribution in lieu of parking for the land;
- **Not applicable.**

(k) any relevant parking plan for the area adopted by Council;
- **Not applicable.**

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and
- **Not applicable.**

(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.
- **No impact.**

The Council's traffic engineer has provided the following comments in relation to the proposed development;

"In short, the proposed addition of a 6th storey and an additional 3 x 1 bedroom apartments on the 5th storey cannot be supported. No additional parking has been proposed, therefore resulting in an increased parking deficiency as the development is intensified.

The proposed 6th storey is to contain:

•1 x 1 Bedroom Apartment
•1 x 2 Bedroom Apartment
•3 x 3 Bedroom Apartments

This results in an additional 10 spaces required for the 6th storey (1 x visitor space), with an additional 3

spaces required for the 5th storey, giving a total of 13 additional spaces (as per the Hobart Interim Planning Scheme). No additional parking has been proposed for these new dwellings, increasing the total deficiency for the development to 82 spaces. It should be noted that residents of this development will not be eligible for a residential parking permit, as per the rules relating to new developments.

Since approval of an initial application in 2017 (PLN-17-1066), the provision of bicycle and motorcycle parking has been reduced dramatically from 46 bicycle spaces to 19 bicycle spaces, and 27 motorcycle to 24 motorcycle spaces for this application. The 2017 application was approved on the condition that these bicycle and motorcycle spaces were provided to offset the severe deficiency in on-site car parking. However, in hindsight, given the severe deficiency in off-street parking, the 2017 application should not have been approved.

Serious concerns were also raised when application PLN-19-227 was being assessed, as a reduction in the provision of bicycle and motorcycle parking was coupled with an on-site car parking deficiency of 69 spaces. Previous Manager of Traffic Engineering, Angela Moore, raised these concerns and recommended refusal as bicycle and motorcycle parking that was required as part of the 2017 approval was eroded for the provision of additional visitor accommodation. Finally, Development Engineering recommended refusal of PLN-19-227 due to the shortfall of parking within the North Hobart Area.

This latest application, PLN-21-475, worsens these issues by increasing the already severe on-site parking deficiency in an area where on-street parking is at a premium. As noted earlier, the severe deficiency of off-street parking should not have been approved in 2017. Since this approval, the demand for parking in North Hobart as increased significantly, making the deficiencies in this proposal difficult to support. It should also be noted that since 2017, parking spaces in North Hobart have been line marked to Australian Standards, reducing the supply of on-street spaces.

As it stands, this application cannot be supported."

Based on the above assessment and given the submitted documentation, the parking provisions cannot be accepted under *Performance Criteria P1:E6.6.1* of the Planning Scheme.

Development Engineering is not supportive of this proposal and recommends refusal due to the proposed substantial increase to the deficiency of

			car parking associated with the development site.
Clause 6.7.1 number of vehicle accesses NOT APPLICABLE			The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.1.** **Submitted documentation appears to indicate no changes proposed to the number of vehicle accesses.**
Clause 6.7.2 design vehicle access NOT APPLICABLE			The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.2.** **Submitted documentation appears to indicate no changes proposed to the previously approved vehicle access.**
Clause 6.7.3 vehicle passing NOT APPLICABLE			Vehicle passing must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.4.** **Submitted documentation appears to indicate no facility / requirement for vehicle passing.** Acceptable solution - A1: Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; - **Yes** (ii) is more than 30 m long; - **Yes** (iii) it meets a road serving more than 6000 vehicles per day; - **Yes** (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; - **Yes** (c) have the first passing area constructed at the kerb; - **N/A** (d) be at intervals of no more than 30 m along the access. - **N/A** **Submitted documentation appears to indicate no changes propsed to the previously approved vehicle passing facility.**

Clause 6.7.4 on site turning NOT APPLICABLE			On-site turning must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.4.** Acceptable solution - A1: On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; - **NON COMPLIANT** (b) it meets a road carrying less than 6000 vehicles per day. - **NON COMPLIANT** **Submitted documentation appears to indicate no changes proposed to the previously approved facility / requirement for on-site turning.**
Clause 6.7.5 layout of parking area NOT APPLICABLE			The layout of the parking area must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause 6.7.5.** **Submitted documentation appears to indicate no new parking area(s) proposed.** **Submitted documentation appears to indicate no changes proposed to the previously approved parking area(s).**
Clause 6.7.6 surface treatment NOT APPLICABLE			The surface treatment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.6**. **Submitted documentation appears to indicate no changes proposed to the previously approved surface treatment within a car parking area(s).**
Clause 6.7.7 Lighting of parking area Planner and health unit to assess	—	—	Planner to assess
Clause 6.7.8 Landscaping Planner to assess	—	—	Planner to assess

Clause 6.7.9 motor bike parking NOT APPLICABLE			The motor bike parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.9.** Acceptable Solution A1 (E6.6.3): The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced. **NO REQUIREMENT** (<19 car parking spaces).
Clause 6.7.10 bicycle parking **ACCEPTABLE SOLUTION**			The bicycle parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does satisfy the Acceptable Solution for clause E6.7.10**. Acceptable Solution A1: - **COMPLIANT** The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2. Acceptable Solution A2: - **COMPLIANT** The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. *Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.* **This development site exposes what does happen to bicycle parking numbers over time, when compared to the original approved application (PLN-17-1066) and the current publicly advertised documentation, the bicycle parking numbers were to be decreased by 30 spaces. From 46 spaces to**

			just 16 spaces. The applicant stated in the further information containing an amended parking proposal (following the conclusion of the advertising period for the current application) "The development also already provides significantly more parking through both motorbike and bicycle parking than otherwise required by the planning scheme" but fails to articulate that the significant numbers of motorcycle and bicycle parking spaces provided on-site was insisted by Council engineers to offset to major deficiency in car parking in order to gain support for the proposal when the 2017 application was assessed. The amended car parking proposal increases the number of bicycle spaces to 42 spaces, still less than approved in 2017 application. Council has concerns with the proposed bicycle parking configuration as it may be open to inconsistencies with AS 2890.3:2015 Part 3: Bicycle parking, e.g. bicycle spaces shown against the wall on Level 2 surrounded by car parking spaces, precluding ease of access, parking spaces abutting vehicle circulating aisles, parking spaces located a considerable distance from the roadway (>30m). Bicycle parking areas compliant with the Australian Standards AS/NZS 2890.3:2015 could not be accommodated within individual storage compartments and would not be acceptable to Council engineers for the following reasons; • Any reduction would contravene condition ENG 6 on planning permit PLN-19-227 where is states *"The number of bicycle parking spaces approved on the site is a minimum of twenty four (24). The bicycle parking areas must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to the commencement of the use."* An amendment to this condition would not be supported by Council's engineers; and • A significant number of individual storage compartments are located directly in front of the car parking spaces resulting in the vehicle having to be moved in order to gain access to these areas therefore access is precluded while a car is parked within the space. This will discourage these spaces being utilised as regular storage space for bicycle parking as it would not be considered convenient. The remaining storage compartments appear smaller in size and may not be able to physically accommodate larger items such as bicycles.

Clause 6.7.11 bicycle end trip Planner to assess	—	—	Planner to assess
Clause 6.7.12 siting of car parking Planner to assess based on DE assessment of Clause 6.7.5 layout of parking area	—	—	Planner to assess
Clause 6.7.13 facilities for commercial vehicles NOT APPLICABLE			The facilities for commercial vehicles must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.13.** **Submitted documentation appears to indicate no changes proposed to existing the previously approved commercial vehicles loading, unloading or manoeuvring.**
Clause 6.7.14 access to a road NOT APPLICABLE			The access to a road must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.14.** **Submitted documentation appears to indicate no access to a road, existing or proposed.** **Submitted documentation appears to indicate no changes proposed to the existing access to a road.**
Clause 6.7.15 access to Niree Lane NOT APPLICABLE			The access to Niree Lane must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E6.7.15.** **No development proposed within Niree Lane.**

E 7.0 Stormwater

E7.1.1 Purpose			E7.1.1 The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

E7.2 Application of this Code	**YES**	~~N/A~~	**This code applies to development requiring management of stormwater. This code does not apply to use.**
Clause for Assessment			**Comments / Discussion (in bold)**
A1 (SW disposed to Public SW Inf via Gravity / P1 (onsite/pump) **ACCEPTABLE SOLUTION**			The stormwater drainage and disposal must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E7.7.1 (A1).** Acceptable Solution A1: - **COMPLIANT** Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. **Submitted plans appear to indicate stormwater from new impervious surfaces being able to be disposed of by gravity to public stormwater infrastructure.** **To be verfied at Plumbing Permit stage.**
A2 (WSUD) /P2 (Mechanical Treatment) **NOT APPLICABLE**			The stormwater drainage and disposal must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E7.7.1 (A2).** Acceptable Solution A2: A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m2; - **No** (b) new car parking is provided for more than 6 cars; - **No** (c) a subdivision is for more than 5 lots - **No** **Submitted documentation appears to indicate no requirement for stormwater treatment.** **Submitted documentation appears to indicate no changes proposed to the previously approved existing stormwater treatment.**

A3 (Minor SW System) **ACCEPTABLE SOLUTION**			The stormwater drainage and disposal must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E7.7.1 (A3).** Acceptable Solution A3: - **COMPLIANT** A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; and **- Acceptable, submitted documentation appears to satisfy this requirement** (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. **- Acceptable, submitted documentation appears to satisfy this requirement** Performance Criteria – P3: **No Performance Criteria.** **Referred to the Stormwater Unit for determination and conditioning.**
A4 (Major SW System accommodates 1:100 ARI) **NOT APPLICABLE**			The stormwater drainage and disposal must satisfy the Acceptable Solution of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date appears not to invoke clause E7.7.1 (A4).** **Submitted documentation does not appear to show any proposal for construction of major stormwater drainage.**

PROTECTION OF COUNCIL INFRASTRUCTURE

Council infrastructure at risk	Why?
Stormwater pipes	Not required
Council road network	Yes - During construction

COMMENTS:

Summary:
Planning approval is sought for an extension to a previously approved development including

eight additional multiple dwellings at 66 Burnett Street, North Hobart.

More specifically the proposal includes:

- A 100% deficiency in car parking with no additional car parking spaces is proposed
- Shortfall of 13x car parking spaces
- A further increase in car parking deficiency (-82) resulting in a total increase of 13x parking spaces when compared to the previous development
- A further reduction of 10x bicycle parking spaces resulting in a total decrease of 30x parking spaces when compared to the original development approval
- A further reduction of 3x scooter parking spaces resulting in a total decrease of 3x parking spaces when compared to the original development approval
- Construction of three additional dwellings on level 5 of the multi-level apartment approved on the site.
- Construction of an additional level (level 6) at the north-western end of the approved building. The proposed additional level would include five additional dwellings.
- A total of eight additional dwellings are proposed. A range of three, two, and one bedroom apartments are proposed. The proposal would result in there being 65 dwellings on the site and a building with a maximum height above ground level of approximately 17.75m

CONDITIONS:
Development Engineering is not supportive of this proposal and recommends refusal due to the proposed substantial increase to the deficiency of car parking associated with the development.

General Conditions:
N/A

ADVICE:
N/A

REPRESENTATIONS:
Numerous, parking deficiency concerns.

ireneinc
PLANNING & URBAN DESIGN

27 August 2021

Mr Adam Smee
Planning Officer
Hobart City Council

Dear Adam

PLN-21-475 - 66 BURNETT STREET, NORTH HOBART

I write in relation to the above application and in response to the concern you have indicated as being expressed by Council's engineers in relation to the amount of parking provided.

It is understood that the concern is that the application which increases the number of apartments by 8 does not provide sufficient parking for the entire development at 66 Burnett Street. It is understood that this concern is consistent with that expressed in the officer's report on the previous application detailed below.

Previously Approved Parking

The parking currently approved was under permit PLN-19-227 which included changes to the parking layout. The report related to that application included the comments from the Manager Traffic Engineering:

> *...The revised proposal essentially reduces the parking from 141 spaces (car/motorbike/bike combined) to 121 spaces (car/motorbike/bike combined).*
>
> *As this revised application stands I would find it difficult to support the reduced overall parking - particularly given that the bicycle parking was required ... to support the residential development and is being eroded...*

Notwithstanding the concerns raised Council approved the application the permit for the development which is now under construction - includes conditions requiring parking as per the following:

Cars	Motorbikes	Bicycles	Total (all modes)
73	24	24	121

Current Application

The current application, by adding 8 additional residential apartments, would result in a total of 65 residential apartments and 15 visitor serviced apartments, but it does not include any additional car parking spaces as no further spaces can be accommodated within the approved layout.

The parking generated for the existing plus new components of the development, in accordance with the parking table under the Code, is detailed as follows:

smithstreetstudio | ireneinc
49 Tasma St, North Hobart, TAS 7000
Tel (03) 6234 9281
Fax (03) 6231 4727
Mob 0418 346 283
Email planning@ireneinc.com.au
PLANNING TAS PTY LTD TRADING AS IRENEINC PLANNING & SMITH STREET STUDIO PLANNING & URBAN DESIGN ABN 78 114 905 074

Use	Category	Car spaces	Bicycle parks	Motorbike parks	Total (all modes)
Residential	1 bedroom (25)	25	0		
	2 or more bedroom (40)	80	0		
	Visitor	22	0		
Visitor accommodation	Serviced apartment (15)	15	0		
Cafe	@107m2	15	1		
Total parking by Code for subject site		**157**	**1**	**3**	**161**

The subject site is located on Elizabeth and Burnett Streets, where access to good public transport is on the doorstep. The development also already provides significantly more parking through both motorbike and bicycle parking than otherwise required by the planning scheme.

To put the parking in a broader context the site is 1 block (approx. 300m) from land zoned Central Business, towards the city centre in Elizabeth Street. In this nearby zone the acceptable solution of the Planning Scheme does not require any parking be provided, or alternatively where parking is provided has a maximum of 1 space per dwelling to cap the provision of excessive parking in close proximity to the city as detailed in the following:

	Car spaces	Bicycle parks	Motorbike parks	Total (all modes)
Minimum Acceptable Solution - Central Business Zone	0	1	0	1
Maximum Acceptable Solution - Central Business Zone	65	1	2	68

Additional Bicycle Parking

Notwithstanding the above the concerns previously raised relating to the total parking available the development, through all modes, have been considered and in particular the concern in relation to the previous reduction in bicycle parking spaces.

The approved parking layout within Levels 1 & 2 for the development have been reviewed by the architect and this has identified a number of opportunities within the existing layout where additional bicycle parking can be accommodated, including revision of the Australian Standard which indicated that some of the areas of previously planned bicycle parking can be altered to accommodate additional numbers. There are further opportunities identified in underutilised space and some storage areas for further spaces.

In total the architect has identified opportunities sufficient to accommodate up to 42 bicycle spaces (an increase on the approved number by 18), the areas where additional parking can be accommodated are notated on the attached copies of the level 1 & 2 floor plans.

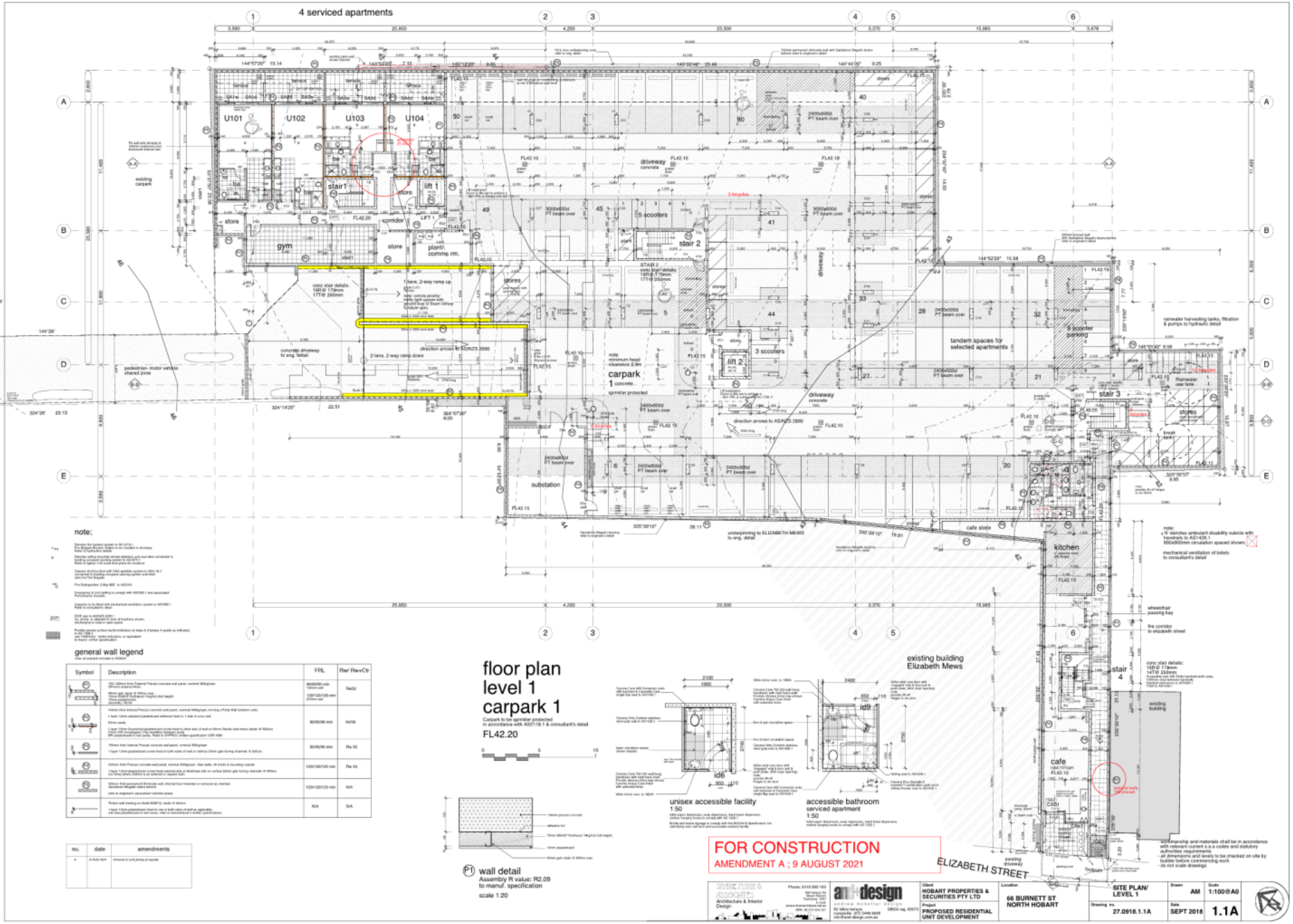
The total parking that could therefore be accommodated through the application and achieved through conditions on the Permit are as follows:

	Car spaces	Bicycle parks	Motorbike parks	Total (all modes)
Parking achievable in development	**73**	**42**	**24**	**139**

If there are any queries in relation to any of the above or the accompanying documents, please contact me on 03 6234 9281 or email on jacqui@ireneinc.com.au.

Yours sincerely

Jacqui Blowfield
Senior Planner
IRENEINC PLANNING & URBAN DESIGN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lift 2
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driveway
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existing building Elizabeth Mews
note;
general wall legend
floor plan
level 1
carpark 1
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wall detail
Assembly R value: R2.09
to manuf. specification
scale 1:20
unisex accessible facility
1:50
accessible bathroom
serviced apartment
1:50
FOR CONSTRUCTION
AMENDMENT A ; 9 AUGUST 2021
ELIZABETH STREET
HOBART PROPERTIES & SECURITIES PTY LTD
66 BURNETT ST NORTH HOBART
PROPOSED RESIDENTIAL UNIT DEVELOPMENT
SITE PLAN/ LEVEL 1
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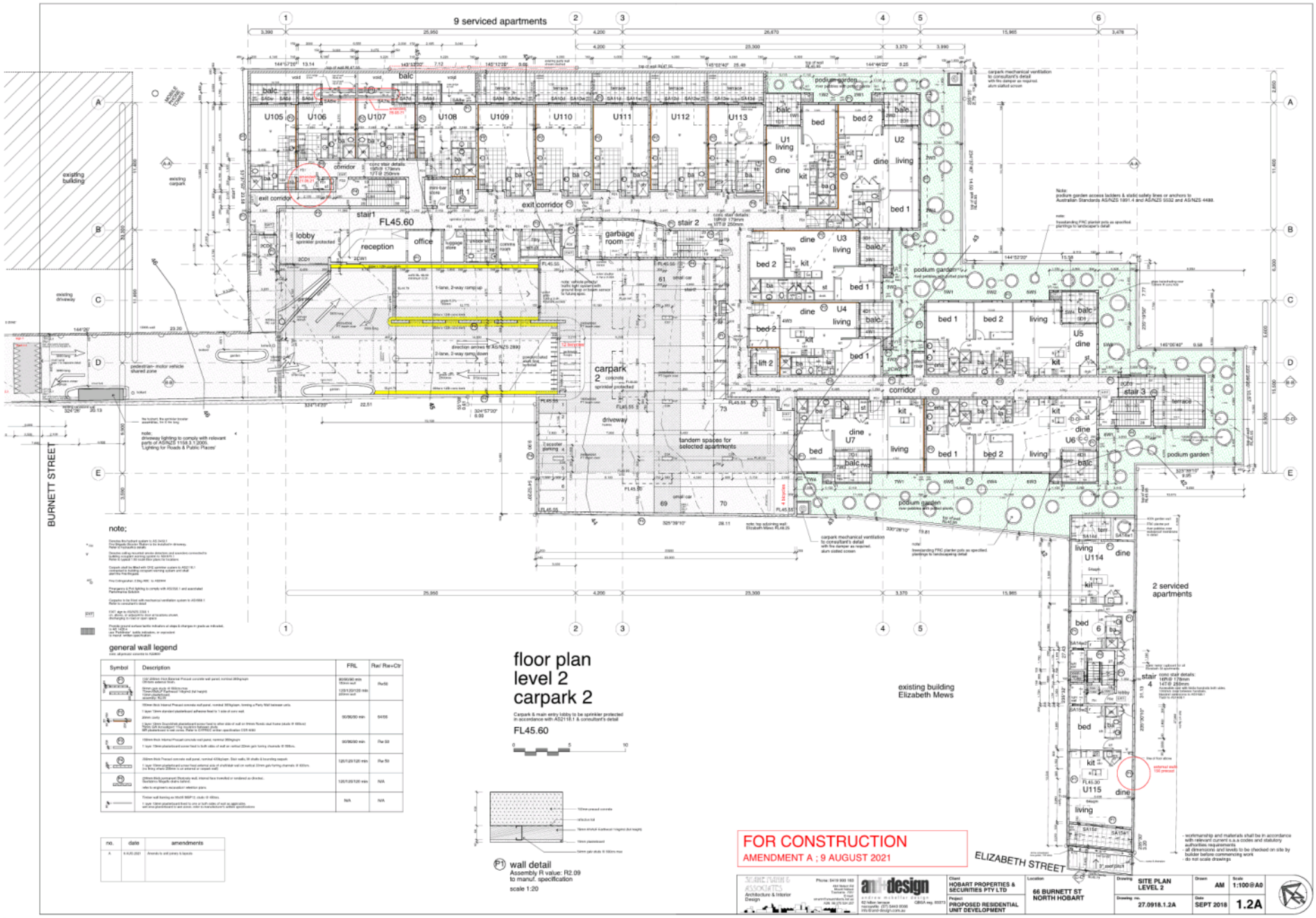
27.0918.1.1A
SEPT 2018
1.1A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BURNETT STREET
ELIZABETH STREET
existing building
Elizabeth Mews
2 serviced apartments
floor plan
level 2
carpark 2
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general wall legend
wall detail
Assembly R value: R2.09
to manuf. specification
scale 1:20
FOR CONSTRUCTION
AMENDMENT A ; 9 AUGUST 2021
HOBART PROPERTIES & SECURITIES PTY LTD
PROPOSED RESIDENTIAL UNIT DEVELOPMENT
66 BURNETT ST
NORTH HOBART
SITE PLAN
LEVEL 2
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SEPT 2018
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7.2.2 339 LENAH VALLEY ROAD, 30 LUMEAH AVENUE AND 337 LENAH VALLEY ROAD, LENAH VALLEY - SUBDIVISION (BOUNDARY ADJUSTMENT) PLN-21-367 - FILE REF: F21/88872

Address:	339 Lenah Valley Road, 30 Lumeah Avenue and 337 Lenah Valley Road, Lenah Valley
Proposal:	Subdivision (Boundary Adjustment)
Expiry Date:	21 October 2021
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for subdivision (boundary adjustment) 339 Lenah Valley Road Lenah Valley TAS 7008 for the following reason:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 10.6.1.P4 (i) of the *Hobart Interim Planning Scheme 2015* because the driveway access strip will not be sealed prior to the sealing of the final plan.

Attachment A:	PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 - CPC Agenda Documents ⇩
Attachment C:	PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 - Planning Referral Officer Surveying Services Report ⇩
Attachment D:	PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 - Planning Referral Officer Development Engineering Report ⇩
Attachment E:	PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 - Planning Referral Officer Environmental Development Planner Report ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	13 September 2021
Expiry Date:	21 October 2021
Application No:	PLN-21-367
Address:	339 LENAH VALLEY ROAD , LENAH VALLEY 30 LUMEAH AVENUE , LENAH VALLEY 337 LENAH VALLEY ROAD , LENAH VALLEY
Applicant:	Nico van Leeuwen 339 Lenah Valley Road
Proposal:	Subdivision (Boundary Adjustment)
Representations:	No representations received.
Performance criteria:	Subdivision lot size. Driveway access

1. Executive Summary

1.1 Planning approval is sought for a Subdivision (Boundary Adjustment)|339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008.

1.2 More specifically the proposal is for:

- subdivision to adjust the rear boundary of 339 Lenah Valley Road by the addition of approximately 75m2 of land from the property behind known as 30 Lumeah Court,
- the area is already fenced inside the applicants' land an contains a small outbuilding that has existed there for a number of years,
- an 11.5m triangle of land in front of the dwelling, fenced inside and used for storage is also proposed to be added to the subject lot,
- no change to the existing accesses for both titles is proposed,
- the applicants have declared that they will not upgrade the road as a consequence of this subdivision.

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

1.3.1 General Residential Zone - Internal Lot, Public Open Space, Lot Frontage.
1.3.2 Environmental Living Zone - Minimum Lot size, Internal Lot, Public Open Space, Servicing.
1.3.3 Landslide Code - Subdivision within a Landslide area.

1.4 No representations were received during the statutory advertising period between 17th and 31st August 2021.

1.5 The proposal is recommended for refusal.

1.6 The final decision is delegated to the Council, because the application is recommended for refusal.

2. Site Detail

2.1 The site is located on the northern side of Lenah Valley Road. It contains a single dwelling and is a larger residential lot on the urban fringe of Hobart Council area. The site is an internal lot with a shared access onto Lenah Valley Road with the eastern neighbour. The rear lot, from which the portion of land is to be acquired, is a larger almost 7ha bush lot. That contains a single dwelling, accessed from Lumeah Ave over Council's Reserve via a Right of Way.

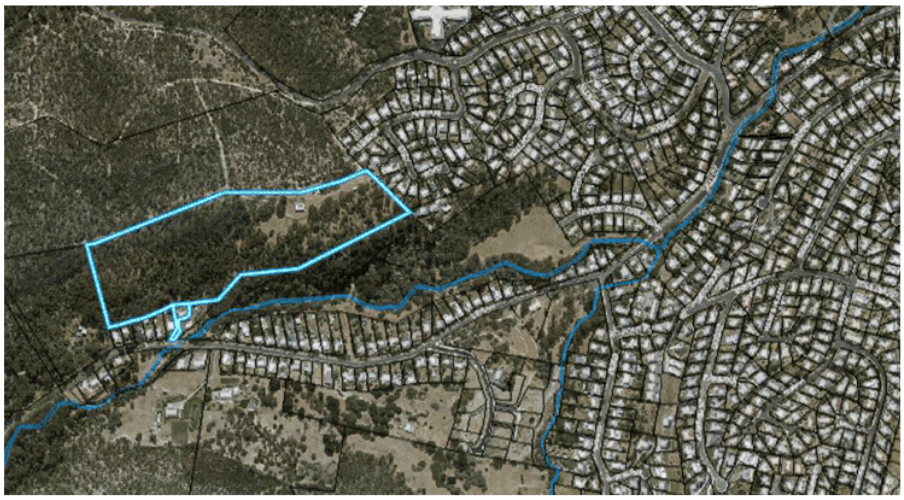

Figure 1: Location Plan (Geo Cortex, 2021)

Surrounding uses are residential to the east, south and west along Lenah Valley Road. As well, residential subdivision is located to the east of the larger bush lot. To the north and west is undeveloped bushland managed by Council (in the northern lot) and private bushland to the north west. The New town Rivulet runs close to the property frontage to the south and south east. It crosses under Lenah Valley Road in front of the subject property, with a pedestrian bridge over the creak within the road reserve and Council land along the creek bank, possibly transferred to Council as a riparian reserve when the subdivision was approved prior to the gazettal of LUPA.

Figure 2: Site Plan (Geo Cortex, 2021)

The access onto Lenah Valley Road is gravel and more than 35m to the front property boundary to the lot area proper. The frontage is shared with the eastern neighbour. Both the apron and driveways for both properties are a gravel surface. This seems to be a consequence of the previous subdivision that created these residential lots in the early 1990's.

Figure 3: Existing Access onto Lenah Valley Road (Google Streetview, 2021)

3. Proposal

3.1 Planning approval is sought for Subdivision (Boundary Adjustment) 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008.

3.2 More specifically the proposal is for:

- subdivision to adjust the rear boundary of 339 Lenah Valley Road by the addition of approximately 75m2 of land from the property behind known as 30 Lumeah Court,
- the area is already fenced inside the applicants' land an contains a small outbuilding that has existed there for a number of years,
- an 11.5m triangle of land in front of the dwelling, fenced inside and used for storage is also proposed to be added to the subject lot,
- no change to the existing accesses for both titles is proposed,
- the applicants have declared that they will not upgrade the road as a consequence of this subdivision.

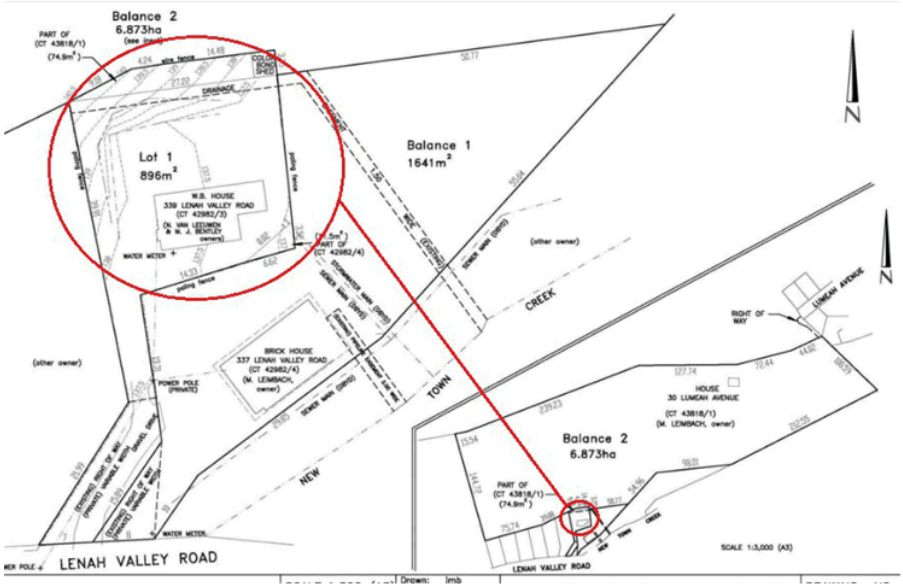

Figure 4: Applicant Site plan (John Bamford and Assocs Surveyors, 2021)

Figure 5: Annotated aerial photograph of proposal (John Bamford and Assocs Surveyors, 2021)

4. Background

4.1 PAE: 19-12 requesting advice in regard to the proposed boundary adjustment and extensions and alterations on site advised that a permit would be required for the subdivision.

PLN-19-662 for Subdivision, Demolition Alterations and Extension was lodged which included the proposed subdivision. Further information was requested of the applicant including a more accurate plan and details of the proposed works on site. Eventually the application was withdrawn as the applicants decided not to proceed with the on site works.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 17th and 31st August 2021.

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 and Environmental Living zones of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is residential - single dwelling on both lots. The proposed use is residential - single dwelling on both lots. The existing use is a No Permit Required use in the General Residential zone and a Permitted use in the Environmental Living zone. The proposed use is a No Permit Required use in the General Residential zone and a Permitted use in the Environmental Living zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 10 General Residential Zone

6.4.2 Part D - 14.0 Environmental Living Zone

6.4.3 Part E 1.0 Bushfire Prone Areas Code

6.4.4 Part E 3.0 Landslide Code

6.4.5 Part E 11.0 Waterways and Coastal Protection Code

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

6.5.1 General Residential zone -

Internal Lot - Part D 10.6.1 P4
Public Open Space provision - Part D 10.6.3 P1
Lot frontage - Part D 10.6.4 P1

6.5.3 Environmental Living Zone:

Minimum Lot size - Part D 14.5.1 P1
Internal Lot - Part D 14.5.1 P4
Public Open Space Provision - Part D 14.5.3 P1
Lot Service - Part D 14.5.4 P2

6.5.3 Landslide Code:

Subdivision within a landslide area Part E 3.8.1 P1

6.6 Each performance criterion is assessed below.

6.7 General Residential Zone - Internal Lot - Part D 10.6.1 P4; Environmental Living Zone - Internal Lot - Part D 14.5.1 P4

6.7.1 The acceptable solutions at clauses 10.6.1 A4 and 14.5.1 A4 require that no internal lots are proposed.

6.7.2 The proposal includes both the new Lot 1 and the Balance lot are internal lots.

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 criteria at clauses 10.6.1 P4 in the General Residential Zone and 14.5.1 P4 in the Environmental Living Zone both provide as follows:

An internal lot must satisfy all of the following:

(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;
(b) it is not reasonably possible to provide a new road to create a standard frontage lot;
(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;
(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;
(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;
(f) the lot has access to a road via an access strip, which is part of the

lot, or a right-of-way, with a width of no less than 3.6m;
(g) passing bays are provided at appropriate distances to service the likely future use of the lot;
(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;
(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.
(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.

6.7.5 The proposal is to add approximately 75m2 of land from a large bush lot onto the rear boundary and a triangular piece of land from the rear corner of 337 Lenah Valley Road to provide greater separation between the existing dwelling on the subject land (339 Lenah Valley Road) and the mutual boundary between these two lots. This is a minor boundary adjustment for a very small portion of land, creating a very minor change in the affected lots. Such proposal are normally assessed under clause 9.3 of the Special Provision of the Interim Planning Scheme. That clause requires consideration of the following provisions;

An application for a boundary adjustment is permitted and a permit must be granted if:

(a) no additional lots are created;
(b) there is only minor change to the relative size, shape and orientation of the existing lots;
(c) no setback from an existing building will be reduced below the applicable minimum setback requirement;
(d) no frontage is reduced below the applicable minimum frontage requirement; and
(e) no lot boundary that aligns with a zone boundary will be changed.

The reason that this proposal cannot be assessed under the Special Provisions is because of sub-clause (e), which requires that no lot boundary crosses a zone boundary. Because the rear portion of land to be added to 339 Lenah Valley Road is within the Environmental Living zone and the subject lot is within the General Residential zone, this frustrates compliance with (e). The small 11.5m2 triangle of land to be added from 337 Lenah Valley Road complies with clause 9.3, however the 75m2 rectangular portion of land at the rear from 30 Lumeah Ave does not. Therefore a subdivision application is required.

Whilst the proposed lot complies with the minimum and maximum lot sizes in the General Residential zone, it needs to be assessed against all subdivision provisions. Because it is currently an internal lot and this will not change, the proposal relies on the performance criteria requiring assessment of internal lots. Being in existence already the proposal meets sub clauses (a), (b), (c), (e), (f), (g) and (h). The minor change to the lot proposed in this application has no consequence on (d) the efficient use of residential land and infrastructure, as it does not increase the number of potential lots or demand on infrastructure.

Sub-clause (j) is not relevant to the subject lot as it does not front public open space. Whilst the balance and 337 Lenah Valley Road both abut public open space, the affected boundaries do not abut and are not affected by the proposal.

The application was also referred to Council's Development Engineer, who advised the following;

The Lot at 339 Lenah Valley Road does not meet the minimum requirements for road frontage and therefore is considered an internal lot. No acceptable solution under 10.6.1, A4 for an internal lot is provided and assessment is based wholly on the performance criteria P4 of which all criteria must be satisfied.

- Refusal is recommended based on the applicants failure to address the performance criteria of 10.6.1 - Lot Design (P4), (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. No sealed and drained driveway plans were provided.
- No plans provide to show driveway drained to councils stormwater system via gravity. E7.7.1 - Stormwater drainage and disposal, acceptable solution A1 or performance criteria P1 not met.

Having a gravel surface for the access, the proposal does not meet (i). The applicants have stated that they will not upgrade the access as required by this clause. Therefore, the proposal does not comply with 10.6.1 P4 and cannot be recommended for approval.

6.7.6 The proposal does not comply with the performance criterion.

6.8 General Residential Zone - Public Open Space provision - Part D 10.6.3 P1

6.8.1 There is no acceptable solution for clause 10.6.3.

6.8.2 The proposal does not make provision for any public open space on plan.

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

6.8.4 The performance criteria at clause 10.6.3 P1 provide as follows:

The arrangement of ways and public open space within a subdivision must satisfy all of the following:

(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;
(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;
(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;
(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;
(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;
(f) provides for a legible movement network;
(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;
(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.
(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:

(i) the width of the way;
(ii) the length of the way;
(iii) landscaping within the way;
(iv) lighting;
(v) provision of opportunities for 'loitering';
(vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).

6.8.5 The application was referred to Council's Open Space Planner, who advised that as there were no additional lots to be created, in accordance

with Council's Public Open Space Contributions Policy, not public open space or cash in lieu was required in this instance.

6.8.6 The proposal complies with the performance criterion.

6.9 General Residential Zone - Lot Frontage - Part D 10.6.4 P5

6.9.1 The acceptable solution at clause 10.6.4 A5 requires each lot to have a minimum 15m frontage to a road.

6.9.2 The proposal includes frontage of 7m.

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 10.6.4 P5 provides as follows:

Each lot must front a road which has adequate width to provide access for refuse vehicles, emergency services vehicles and the future construction and maintenance of streets and to facilitate the construction and maintenance of public and private service infrastructure.

6.9.5 The existing access is 7m and the subject property also has a Right of Way over 337 Lenah Valley Road of 8m. This provides 15m frontage in total, but not completely within the proposed new lot. Given the practical access potential and the fact that the lot has existed without problem for a number of years and (importantly) there is no increase in infrastructure demand by the proposal, it is considered to satisfactorily comply with this performance criteria.

6.9.6 The proposal complies with the performance criterion.

6.10 Environmental Living Zone - Subdivision - Lot Design - 14.5.1 P1

6.10.1 The acceptable solution at clause 14.5.1 requires subdivision to comply with Table 14.1, which requires new lots to have a minimum of 4 ha in Lenah Valley.

6.10.2 The proposal includes creation of a lot smaller than 4ha to be adhered to

land within the General Residential zone.

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 14.5.1 P1 provides as follows:

The size of lots may be less than that specified in A1 provided all of the following are satisfied:

(a) the total number of lots is no more than would be possible under A1;

(b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values;

(c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures;

(d) mechanisms on large titles, with nominal future subdivision potential under A1, prevent further subdivision.

6.10.5 The total number of lots for 339 Lenah Valley Road and 30 Lumeah Ave as two lots, without possibility of increasing the number of lots. The General Residential zone Table 10.1 requires internal lots to have a minimum of 550m2 per lot. Given the total lot area will be 896, this prevents re-subdivision with the additional 74.9m2.

The layout of lots remains unchanged, with no increased impact on natural values in the area.

The net conservation benefit remains unchanged.

Because the balance lot is 6.5ha, it is unable to be re-subdivided under the current provisions. Mechanisms on title are not considered necessary in this instance.

6.10.6 The proposal complies with the performance criterion.

6.11 Environmental Living Zone - Public Open Space Provision - Part D 14.5.3 P1

6.11.1 There is no acceptable solution for 14.5.3.

6.11.2 The proposal does not provide any public open space on plan.

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

6.11.4 The performance criterion at clause 14.5.3 P1 provides as follows:

P1 - The arrangement of ways and public open space within a subdivision must satisfy all of the following:

(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;
(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;
(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;
(d) topographical and other physical conditions of the site are appropriately accommodated in the design;
(e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;
(f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.

P2 - Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

6.11.5 The application was referred to Council's Open Space Planner, who advised that as there were no additional lots to be created, in accordance with Council's Public Open Space Contributions Policy, not public open space or cash in lieu was required in this instance.

6.11.6 The proposal complies with the performance criterion.

6.12 Environmental Living Zone - Lot Service - Part D 14.5.4 P2

6.12.1 There is no acceptable solution for 14.5.4 A2.

6.12.2 The proposal includes creation of a lot 75m2 in area to be added to Lot 1. This lot is not capable of accommodating onsite wastewater treatment within its area.

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

6.12.4 The performance criterion at clause 14.5.4 P2 provides as follows:

Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

6.12.5 Whilst this clause strictly invokes a discretion under the scheme, the provision is not relevant as the area of the new lot within the Environmental Living Zone will not be a stand alone title, but added to 339 Lenah Valley Road. Therefore its ability to sustain wastewater on site is not relevant as 339 Lenah Valley Road is already connected to sewerage.

6.12.6 The proposal complies with the performance criterion.

6.13 Landslide Code - Subdivision within a landslide area Part E 3.8.1 P1

6.13.1 There is no acceptable solution for 3.8.1.

6.13.2 The proposal includes subdivision of land which falls within a landslide prone area.

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

6.13.4 The performance criterion at clause 3.8.1 P1 provides as follows:

Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:

(a) separation of existing dwellings;
(b) creation of a lot for the purposes of public open space, public reserve or utilities;
(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk

associated with the subdivision is either:
(i) acceptable risk, or
(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

6.13.5 The application was referred to Council's Environmental Development Planner, who advised the following;

Approval is sought for boundary adjustments to transfer 74.9m2 of land from 30 Lumeah Avenue to 339 Lenah Valley Road and 11.5m2 of land from 337 Lenah Valley Road to 339 Lenah Valley Road.

339 Lenah Valley Road would increase in size from 810m2 to 896m2.

Landslide Code

The Landslide Code applies because subdivision within a Landslide Hazard Area is proposed. A Low Landslide Hazard Area exists over the access strip for 339 Lenah Valley Road.

No Code exemptions apply.

The relevant standards are under clause E 3.8.1. There is no acceptable solution for A1. Performance Criterion P1 states the following:

Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:

(a) separation of existing dwellings;
(b) creation of a lot for the purposes of public open space, public reserve or utilities;
(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:
(i) acceptable risk, or
(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

P 1(a) and P 1(b) do not apply.

There are no High Landslide Hazard Areas on the relevant lots.

Landslide risk associated with the subdivision is acceptable because

none of the land being transferred is within a Landslide Hazard Area and no additional development potential is being created within the Landslide Hazard Area.

6.13.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Subdivision (Boundary Adjustment) 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008.

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 not perform well.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Environmental Development Planner, Open Space Planner and Survey Officer. Most of these officers have raised no objection to the proposal, subject to conditions; other than Council's Development Engineer, who advised that the gravel surface does not comply with 10.6.1 P2.

This is an instance where, what should be a very simple proposal, is unable to be recommended for approval because of a provisions which would be unreasonable to impose on the developers. There is no increased impact created by the proposal and the situation has existed for at least 30 years. The lot was created in the early 1990s, whilst rates information states the house was on site since 1961. The latter is unlikely to have predated the creation of the lot, but this cannot be confirmed.

The scheme is constructed to permit minor boundary adjustment under clause 9.3 Adjustment to Boundary. This provides as follows;

An application for a boundary adjustment is permitted and a permit must be granted if:

(a) no additional lots are created;
(b) there is only minor change to the relative size, shape and orientation of the existing lots;
(c) no setback from an existing building will be reduced below the applicable

minimum setback requirement;
(d) no frontage is reduced below the applicable minimum frontage requirement; and
(e) no lot boundary that aligns with a zone boundary will be changed.

The proposal meets all sub-clauses except for (e). As the General Residential zone boundary currently follows the rear boundary of the residential properties on the northern side of Lenah Valley Road in this area, the addition of the 75m2 extra land would force the rear boundary outside of the General Residential zone and into the Environmental Living zoning. Notwithstanding the minor nature of the proposed boundary adjustment, it is frustrated by the fact that the rear portion of land is located in a different zone (Environmental Living zone).

The rear boundary also extends outside the Urban Growth Boundary (UBG), which defines the extent for currently proposed residential expansion. Communication with the Tasmanian Planning Commission has advised that the boundary adjustment can proceed as there is no request to extend the UGB and there is no proposal for rezoning, The property boundary can extend across the UGB without any amendments to the scheme as long as there is no rezoning (and it's not prohibited under the standards for either zone).

The proposal was forced to be assessed under the subdivision provisions of both the General Residential and Environmental Living zonings. It met all relevant zone provisions except for the requirement for new lots to have a sealed access. As mentioned above, whilst the dwelling has existed in this condition for many years, there is no discretion to waive this provision as a new lot will be created under the General Residential zone provisions. The applicant has confirmed in writing that they refuse to upgrade the driveway surface. "I understand this planning application is a challenging one because of the zoning of part of the land changes and it is classified as a subdivision, but there is no change to the access and use so no change to current parking". The applicant was made aware that the application would therefore have to be recommended for refusal and sent to council for a decision. The applicant's answer was "Yes, I intend not to provide the requested information".

Because the applicant has stated that they will not upgrade the driveway to a sealed surface the requirement of clause 10.6.1 (i) cannot be met. Therefore the application must be recommended for refusal.

7.5 The proposal must be recommended for refusal.

8. Conclusion

8.1 The proposed Subdivision (Boundary Adjustment)|339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Subdivision (Boundary Adjustment)|339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008 for the following reasons:

1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause 10.6.1.P4 (i) of the *Hobart Interim Planning Scheme 2015* because the driveway access strip will not be sealed prior to the sealing of the final plan.

(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.

(Karen Abey)
Manager Development Appraisal

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: 2 September 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Surveying Services Report

Attachment D - Planning Referral Officer Development Engineering Report

Attachment E - Planning Referral Officer Environmental Development Planner Report

Planning: #218786

Property

339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008

People

Applicant
*

Nico van Leeuwen
339 Lenah Valley Road
LENAH VALLEY TAS 7008
0498225427
chaingethecycle@gmail.com

Owner
*

Nico van Leeuwen
339 Lenah Valley Road
LENAH VALLEY TAS 7008
0498225427
chaingethecycle@gmail.com

Owner
*

Michael Bentley
339 Lenah Valley Road
LENAH VALLEY TAS 7008
0417798621
chaingethecycle@gmail.com

Entered By
NICOLE VAN LEEUWEN
0498225427
chaingethecycle@gmail.com

Use

Subdivision

Details

Have you obtained pre application advice?

- Yes

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

PLN-19-662

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)?
*

Residential

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

Subdivision; add around 80m2 to the existing land parcel

Is the application for subdivision only? If yes enter $0 in estimated cost of development to calculate related fees.

- No

If yes, how many new lots are proposed?

0

Estimated cost of development
*

0.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
		80

Carparking on Site

N/A

Total parking spaces	Existing parking spaces	
3	3	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)
*

201910 titles adjascent properties.pdf

Plans (proposed, existing)
*

2020 10 7156A3PropA - Plan of Subdivison - 337+339 Lenah Valley Road.pdf

Covering Letter 2020 10 COH Letter 339 LENAH VALLEY ROAD re SUBDIVISION APPLICATION NO. PLN19662.pdf

Supporting Documents

Bushfire Management Plan 2021 Bushfire Hazard Report 339 Lenah Valley Road.pdf
Subdivision Proposal Plan 2020 10 7156A3PropA - Plan of Subdivison - 337+339 Lenah Valley Road.pdf

Hobart City Planning
coh@hobartcity.com.au
(03) 6238 2715

Subject: 339 LENAH VALLEY ROAD, SUBDIVISION, APPLICATION NO. PLN19662

Hobart, November 2020

Dear Sir/Madam,

I am writing about the planning permit application submitted on 3 October 2019 for a boundary adjustment (subdivision) and extension.
Application number PLN19662

After further considerations, we have decided to not pursue the extension proposed in the planning application. However, we would like to pursue the boundary adjustment (subdivision).

Please see the plan for subdivision for the boundary adjustment (subdivision) attached, which includes, as requested:

- lot numbers, existing and proposed title boundaries, dimensions and areas for all lots including the balance lot;
- new title boundaries to be clearly differentiated from existing, i.e new shown as a heavy outline with existing shown as lighter outline ;
- scale – must be such that all information on the plan is clearly legible;
- North Point;
- general levels and contours at maximum 1m intervals and datum for the same (State datum should be used);
- location of roads, streets and ways, both public and private, indicating whether they are existing or proposed;
- location of any easements, building envelopes, restrictive covenants or other encumbrance on the land indicating whether they are existing or proposed;
- location of telephone or electric power lines and easements did not change;
- location of buildings on adjacent lots within 3 metres of the boundaries;
- location of adjoining land in the same ownership.

The location of the existing services will not be changed as part of this application.

If you require any further information, please contact me via the contact details below.

Sincerely,
Nico

Nico van Leeuwen
0498 225 427
chaingethecycle@gmail.com

From: Chainge the Cycle <chaingethecycle@gmail.com>
Sent: Friday, 30 July 2021 1:08 PM
To: Victoria Maxwell
Subject: Re: TRIM: Re: Additional Information Request - PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008

Thank you for your email, Victoria.
Yes, I intend to not provide the requested information.

Nico

Op vr 30 jul. 2021 12:15 p.m. schreef Victoria Maxwell <maxwellv@hobartcity.com.au>:

> Hi Nico
>
> Thanks for your email. Just confirming that you do not intend to provide the requested information. On this basis, please be aware that staff will have to recommend refusal because the proposal will not meet the planning scheme requirements.
>
> Because staff do not have delegation to refuse applications, this will require a decision by Council. You will have the opportunity to speak to the City Planning Committee and explain the situation and why you feel the application should be approved. That committee will then recommend approval or refusal to the full council.
>
> Whilst I will have to recommend refusal, I will write my report explaining the proposal and the minimal likely impacts, why it cannot be approved and a balanced assessment of the merits of the new lot.
>
> Please confirm that you do not intend to provide further information, so I can proceed to advertising.
>
> Kind regards

Victoria Maxwell | Development Appraisal Planner | City Planning

6238 2810

From: Chainge the Cycle [mailto:chaingethecycle@gmail.com]
Sent: Friday, 30 July 2021 12:02 PM
To: Victoria Maxwell <maxwellv@hobartcity.com.au>
Subject: TRIM: Re: Additional Information Request - PLN-21-367 - 339 LENAH VALLEY ROAD LENAH VALLEY TAS 7008

Thank you for your message, Victoria.

I believe this request is unreasonable because the impact does not change.

I understand this planning application is a challenging one, because the zoning of part of the land changes and it is classified as a subdivision, but there is no change to the access and use, so no change to current parking.

Nico

Op vr 30 jul. 2021 8:40 a.m. schreef <maxwellv@hobartcity.com.au>:

> Dear Nico
>
> I am so sorry about this, I thought we were ready to advertise, but Engineering reminded me of the access requirements in their request for further information.
>
> Additional information is required for Council to assess your planning application.
>
> Please download the letter formally requesting the additional information at the following link:
>
> https://HobartCityCouncil.sharefile.com/d/sac0192b7cf8f42fbaae0c551d7b41f4d

Note: The above link will expire in 14 days. Please download and save the documents within this time frame.

Please submit your additional information through the Hobart City Council online services e-planning. Additional information submitted in any other way will not be accepted.

Kind regards

Victoria Maxwell
Development Appraisal Planner | City Planning

16 Elizabeth Street, Hobart, Tasmania, Australia, 7000 | hobartcity.com.au
Telephone (03) 6238 2810

This communication and any files transmitted with it are intended for the named addressee, are confidential in nature and may contain legally privileged information.

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Bushfire Hazard Report

Subdivision / Boundary adjustment involving

339 Lenah Valley Road

337 Lenah Valley Road

30 Lumeah Avenue

Lenah Valley 7008

Hobart Interim Planning Scheme 2015

Property ID	Title Reference
7468140	42982/3
1705563	42982/4
7468132	43818/1

M Bentley & N van Leeuwen

May 2021

Roger Fenwick Bush Fire Consultant
PO Box 86B Kettering Tasmania 7155
roger@bushfire-consultant.com.au
0411 609 906
Provisional Accreditation No. BFP – P

2105MIK.LEN.LEN1.1

Table of Contents

Executive summary

I am a Provisionally Accredited person permitted, under supervision, to assess bushfire hazards and to define Hazard Management Areas and to prepare appropriate plans for their ongoing management. A summary of my *curriculum vitae* is attached at Annexure A.

This report concerns a proposed minor boundary adjustment in a bushfire-prone area . This is assessed under the provisions of the Bushfire-Prone Areas Code within the *Hobart Interim Planning Scheme 2015* area..

I certify that the proposed boundary adjustment is exempt from the Code because there is considered to be insufficient increase in risk from bushfire to warrant any specific bushfire protection measures.

Roger Fenwick

Mark Chladil, Fire Management Planning Officer
On behalf of the Chief Officer Tasmania Fire Service
May 18 2021

2105MIK.LEN.LEN1.1

Purpose

I have been engaged to undertake a Bushfire Assessment for a boundary adjustment of a property located at 339 Lenah Valley Road, Lenah Valley, near where it crosses New Town Rivulet, known as Property ID 7468140, Title Reference 42982/3. The proposal aligns the boundary with an existing front fence at the expense of one adjoining parcel of land (337 Lenah Valley Rd ID 1705563 Title 42982/4) and encloses an existing rear garden shed on another parcel of adjacent land (30 Lumeah Ave ID 7468132 Title 43818/1. It involves the transfer of ownership of about 86m^2 of land. The Properties on Lenah Valley Rd are zoned General Residential, and the land to the rear (north) of the site, #30, is zoned Environmental Living.

This report provides an assessment of the bushfire risk, and certifies no significant increase as a result. Plans showing the site and proposed development are attached at Annexure C.

General site description

The 896m^2 battleaxe site (#339) is located on the northern side of Lenah Valley Rd. There is an existing residence on the site, and a garden shed behind the site on adjoining land. Part of the front boundary line is not aligned with the fence. Both the adjacent land and house which are the object of the mis-aligned fence (#337), and the other adjacent land parcel containing the off-site shed (#30), are owned by the same person. That owner has consented to the proposal.

Topography

The site slopes slightly down to the SE. Commencing about 40m from the north of the site the adjoining land slopes steeply upwards.

Vegetation

The residential area is normal urban garden and development. Immediately behind the properties is mown grass becoming forest which continues to the top of the adjacent ridge. .

Fire history

The LIST records bushfire on the site in 1980/81.

Bushfire Context

A bushfire prone area is defined as land so mapped, or land within 100m of bushfire prone vegetation equal to or exceeding 1 hectare in area. Bushfire prone vegetation includes areas of grasses and shrubs other than defined exceptions such as maintained lawns, gardens, some horticultural land and the like.

The slope used in bushfire assessments is the gradient beneath unmanaged adjoining vegetation able to support fire movement towards structures. It varies from Upslope and Level (both defined as 0^o) to groups of Downslope in 5^o increments. Downslope means that fire is travelling uphill when moving towards the structure.

Setbacks are defined as the plan view (horizontal) distance between the edge of unmanaged vegetation and the nearest part of a structure subject to the assessment. This means to the nearest wall, or if there is no wall, to the nearest supporting post or column of a carport, deck, veranda, landing, stairs or ramps. Eaves and overhangs, tanks, chimneys, unroofed pergolas and sun blinds are excluded.

For planning purposes, it is assumed that the McArthur Forest Fire Danger Index (FDI) is 50. This defined FDI may not cover the worst case exposure at a site, and even strict adherence to the mandatory and other recommended specifications will not guarantee that structures will not be ignited by bushfire.

Site slopes

The area and immediate surrounds slope gradually up to the north Beyond the site is a steep upslope.

Site vegetation

Relative to the house, a mix of 14m of managed rear yard and 20m of informally managed grass only is present adjacent to the rear boundary, beyond which Woodland transitions to Forest vegetation.

The existing garden shed is located within an informally mown grass area on #30, and about 8m from the start of Woodland. The shed is 13m from the house on site, and over 30m from the closest other house, #337.

BAL ratings

The vegetation type and slope setbacks provide a BAL-12.5 to BAL-19 exposure for the existing house, derived from Table 2.6 of AS 3959. While these depend on ongoing maintenance of the adjacent vegetation boundaries, there is no reason to foresee any change. Nothing in what is proposed will guarantee survivability of structures exposed to bushfire, whether burning at, above, or below the design FDI of 50.

Adjustment of the rear boundary with #30 will have no effect on the risk to dwellings on any property arising from bushfire, but will formalise the legal ability of 339 to mow an insignificant area of what is already managed, along the present northern boundary of the subject site.

Adjustment of part of the front boundary with 337 to reflect the actual location of the fence will have no effect on access to or fire safety of any property.

Access

Existing site access to 339 and 337 is directly off Lenah Valley Road, an existing Council-maintained 7m wide sealed road, and will not be affected by the proposed changes. There will be no effect on the access to #30 Lumeah Rd.

Water

Reticulated water supply exists, with a hydrant on the road verge beside the driveway. Residences on both 339 and 337 are within 120m of the hydrant. The proposed changes will not affect this.

Environmental & other constraints

A Biodiversity Protection Area overlay covers the land on #30 to be included on the title of #339. No altered vegetation management is proposed as a result of the boundary adjustment. While the overlay defines the entirety of #30 as being within this overlay, it does not reflect the actual native vegetation boundary

Assessment

Hazard Management Area

The grounds should continue to be maintained to normal garden standards.

Conclusion

The proposed boundary adjustment will have no effect on the risk or threat of bushfires and is exempt from the application of the Bushfire Prone Areas Code. A Certificate to that effect is Annexure B.

Annexure A Curriculum vitae

Qualifications

Graduate Certificate in Bushfire Protection, UWS, 2013

Bachelor of Science (Forestry), ANU, 1969

Work Experience

Self-employed consultant – 1988 to present

ACT Bush Fire Council

Chief Fire Control Officer – 1986 to 1987

Secretary – 1985

Chief Fire Control Officer -1976 to 1978

Deputy Chief Fire Control Officer – 1972 to 1975

Assistant to Chief Fire Control Officer - 1970 to 1971

CSIRO

Experimental Officer, Project Aquarius 1982 to 1984

Chemonics Industries USA 1979 to 1981

Field Service Representative, chemical fire retardants

Project Experience

- Responsible for all aspects of staff administration, finance, bush fire safety planning, fire management, training, and fire control operations in the ACT.
- Attended approximately 2000 wildfires, experimental fires and controlled burns.
- Attended to an additional approximately 1000 wildfires.
- Personally prepared approximately 2800 compliance reports to accompany Development Applications for subdivisions, Special Purpose structures, houses, industrial buildings and Defence complexes.
- Prepared assessments for 31 schools in the Nation-Building Program for the Dept of Education, Employment & Workplace Relations.
- Gave evidence in the Land & Environment Court on contested DA matters.
- Prepared Vegetation Management Plans for large (primarily Defence) estates throughout Australia.
- Prepared training plans and the Bushfire Response Action Plan for Puckapunyal Base, Dept of Defence.
- Provided studies of bush fire behaviour to assist planning and risk management by plantation insurance companies, Councils and other land management agencies.
- As an Expert Witness, investigated, reported on and gave evidence in 35 matters involving fire causation and fire management activities, mainly in connection with civil litigation.
- As Senior Research Officer, assisted in the experiment design and data analysis and responsible for all field operations for Project Aquarius, the major study of large aircraft assisted bush fire control by CSIRO Division of Forestry Research.
- As a field representative for Chemonics Industries in the USA, maintained and oversaw the operation of all of the US Forest Service air tanker bases in Washington & Oregon, and introduced the use of fire retardants by ground application for fire management in the western states.
- Lectured in bush fire behaviour and control principles at the ANU and the Canberra College of Advanced Education (now University of Canberra).
- Wrote the bush fire training module for the ACT Fire Brigade.
- Prepared the first urban-rural interface bush fire protection planning guidelines in the ACT for the National Capital Development Commission.

Annexure B Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street addresses:	339 & 337 Lenah Valley Road and 30 Lumeah Ave, Lenah Valley Hobart 7008
Certificates of Title / PID:	**42982/3, 42982/4, 43818/1**
	7468140, 1705563, 7468132

2. Proposed Use or Development

Description of proposed Use and Development:	Boundary adjustment
Applicable Planning Scheme:	Hobart Interim 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Roger Fenwick	18 May 2021	2105MIK.LEN.LEN1.1
Survey	John Bamford	2/10/20	Dwg 4156 A

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☒	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☐	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Roger Fenwick	**Phone No:**	0411 609 906
Postal Address:	PO Box 86B Kettering Tas 7155	**Email Address:**	roger@bushfire-consultant.com.au
Accreditation No:	BFP – P	**Scope:**	1, 2, 3A, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed: *certifier*

Name: Roger Fenwick **Date:** 18 May 2021

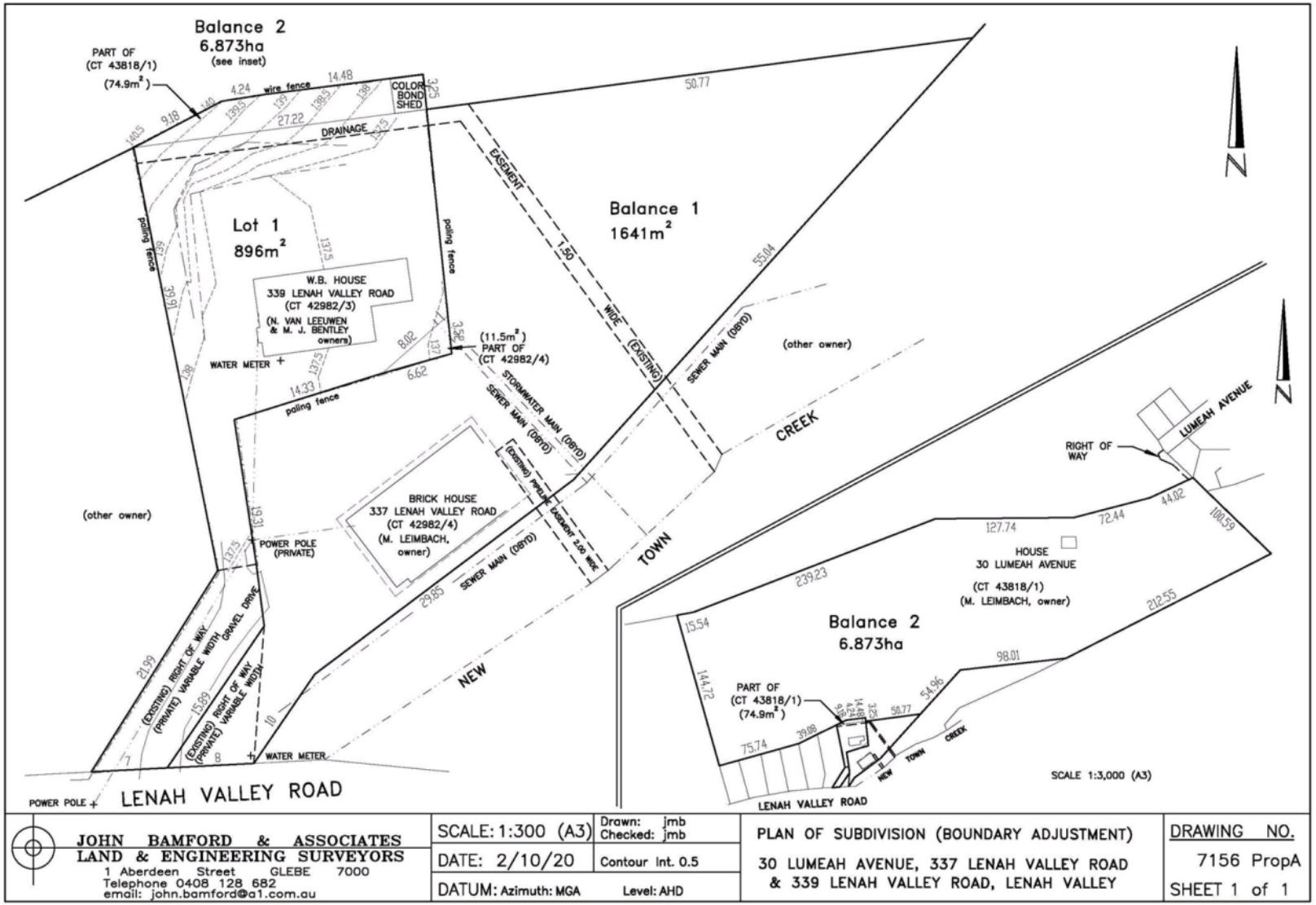
Certificate Number: 2105MIK.LEN.LEN1.1

(for Practitioner Use only)

Mark Chladil, Fire Management Planning Officer
On behalf of the Chief Officer Tasmania Fire Service
May 18 2021

Annexure C Site plans

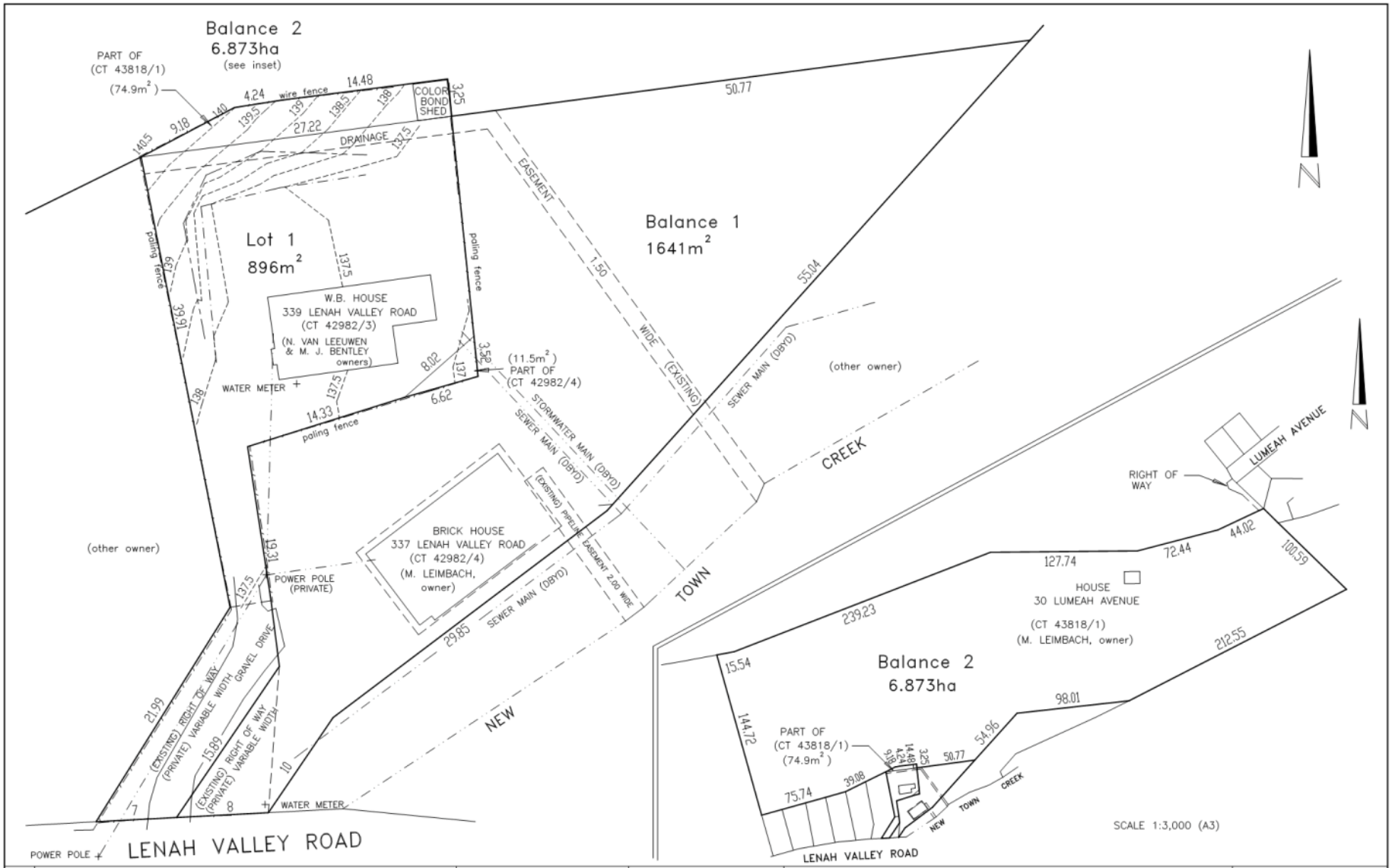

Tools
Basemaps
Disclaimer and Copyright Notice



JOHN BAMFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 1 Aberdeen Street GLEBE 7000 Telephone 0408 128 682 email: john.bamford@a1.com.au	SCALE: 1:300 (A3)	Drawn: jmb Checked: jmb	PLAN OF SUBDIVISION (BOUNDARY ADJUSTMENT) 30 LUMEAH AVENUE, 337 LENAH VALLEY ROAD & 339 LENAH VALLEY ROAD, LENAH VALLEY
	DATE: 2/10/20	Contour Int. 0.5	
	DATUM: Azimuth: MGA	Level: AHD	

DRAWING NO. 7156 PropA
SHEET 1 of 1

Roger Fenwick BFP-P Scope 1, 23, 3A, 3B
PO Box 86B Kettering Tas 7155
Ref 2105MIK.LEN.LEN1.1 6 May 2021



JOHN BAMFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 1 Aberdeen Street GLEBE 7000 Telephone 0408 128 682 email: john.bamford@a1.com.au	SCALE: 1:300 (A3)	Drawn: jmb Checked: jmb	PLAN OF SUBDIVISION (BOUNDARY ADJUSTMENT) 30 LUMEAH AVENUE, 337 LENAH VALLEY ROAD & 339 LENAH VALLEY ROAD, LENAH VALLEY	DRAWING NO. 7156 PropA SHEET 1 of 1
	DATE: 2/10/20	Contour Int. 0.5		
	DATUM: Azimuth: MGA	Level: AHD		

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
42982	3
EDITION	DATE OF ISSUE
5	01-Mar-2018

SEARCH DATE : 02-Oct-2019
SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

City of HOBART
Lot 3 on Sealed Plan 42982
Derivation : Part of Lot 29727 - Gtd. to E.E. Hickman.
Prior CT 4710/8

SCHEDULE 1

E122413 TRANSFER to MICHAEL JAMES BENTLEY and NICOLE VAN LEEUWEN Registered 01-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 28691 & SP 42982 FENCING PROVISION in Schedule of Easements
SP 42982 EASEMENTS in Schedule of Easements
E122415 MORTGAGE to Commonwealth Bank of Australia Registered 01-Mar-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS **PLAN NO.** SP42982

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.

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 easements 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 easements shewn on the plan is indicated by arrows.

Each lot on the plan is subject to a right of drainage, appurtenant to Lots 1 to 4 on Sealed Plan No. 28691, over the Drainage Easement 1.50m wide shown on the plan.

Each lot on the plan is together with a right of drainage over the Drainage Easement 1.50m wide over land described in Certificate of Title Volume 4272 Folio 35, being Lot 6 on Sealed Plan No. 28691.

Lot 2 is together with a right to convey water, under through over along and upon the Pipeline Easement 2.00m wide shown on ~~Sealed~~ THE Plan ~~No. 28691~~, together with the right to lay and maintain pipes and valves and fittings in connection therewith.

RIGHT OF WAY:

Lot 3 is subject to a right of carriage way, appurtenant to lots 1 and 2, over the land marked ABCDE on the plan.

Lot 3 is together with a right of carriage way over the land marked EDF on the plan.

Lots 1 and 2 are together with a right of carriage way over the land marked ABCDE on the plan.

Lot 1 is subject to a right of carriage way, appurtenant to Lot 3, over the land marked EDF on the plan.

Lot 1 is subject to a Right to Convey Water (appurtenant to Lot 2) under through over along and upon the Pipeline Easement 2.00m wide shown on the Plan and subject to the right to lay and maintain pipes and valves and fittings in connection therewith.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

42982

FENCING PROVISION

In respect of each lot on the plan, the Vendors Herbert Leimbach and Marlise Leimbach shall not be required to fence.

SIGNED by HERBERT LEIMBACH)
as registered proprietor)
of and described in)
Certificate of Title Volume)
4272 Folio 34 in the)
presence of:)

Herbert Leimbach

SIGNED by MARLISE LEIMBACH)
as registered proprietor)
of and described in)
Certificate of Title Volume)
4272 Folio 37 in the)
presence of)

Marlise Leimbach

Signed by WESTPAC SAVINGS BANK LIMITED by its Attorneys

DAVID JOHN MACKAY
and
IAN WILLIAM SEALY

under power No. 69 [illegible] who hereby [illegible]

Bank Officer, Hobart

WESTPAC SAVINGS BANK LIMITED by its Attorneys

Acting
MANAGER LENDING
TASMANIA DIVISION
WESTPAC BANKING CORPORATION

ASSISTANT MANAGER
LEGAL
TASMANIA DIVISION
WESTPAC BANKING CORPORATION

Mortgagee under Mortgages B166784 and B236295

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

42982

This is the schedule of easements attached to the plan of HERBERT LEIMBACH & MARLISE LEIMBACH
(Insert Subdivider's Full Name)

affecting land in

Certificate of Title Volume 4272 Folio 34 and Volume 4272 Folio 37
(Insert Title Reference)

Sealed by HOBART CITY COUNCIL on 7th FEBRUARY, 1990

Solicitor's Reference G.R. HOWES & CO.

~~Council Clerk~~/Town Clerk

05 x 3134

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Owner: H. & M. Leimbach.

Title Reference: 4272-34, 4272-37.

Grantee: Part of Lot 29727, 54a 1r 0p. Gtd. to. Emma Eliza Hickman.

PLAN OF SURVEY

by Surveyor B. A. Connor of land situated in the J. B. MEDBURY P/L, SURVEYORS OF 22A CAMPBELL ST., HOBART.

CITY OF HOBART

SCALE 1: 500 MEASUREMENTS IN METRES

Registered Number: SP42982

Approved Effective from: 5 OCT 1990

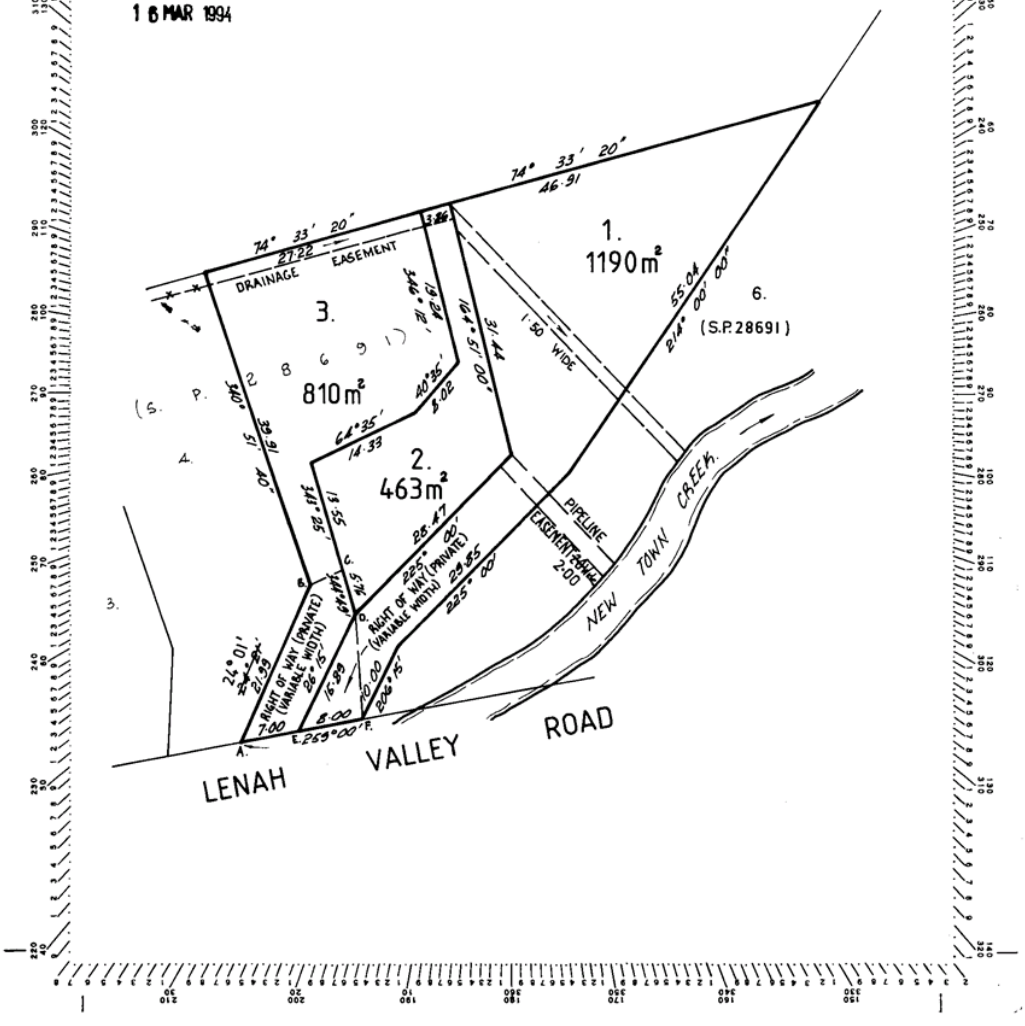
Recorder of Titles

Note: Lot 2 to be adhered to Lot 1.

LOT 1 AND LOT 2 TOGETHER FORM LOT 4

16 MAR 1994

TASMAP MUNICIPAL CODE NO. 21	LAST TASMAP UPI NO. 7097	LAST SURVEY PLAN
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
43818	1
EDITION	DATE OF ISSUE
3	17-Mar-2000
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.

DESCRIPTION OF LAND

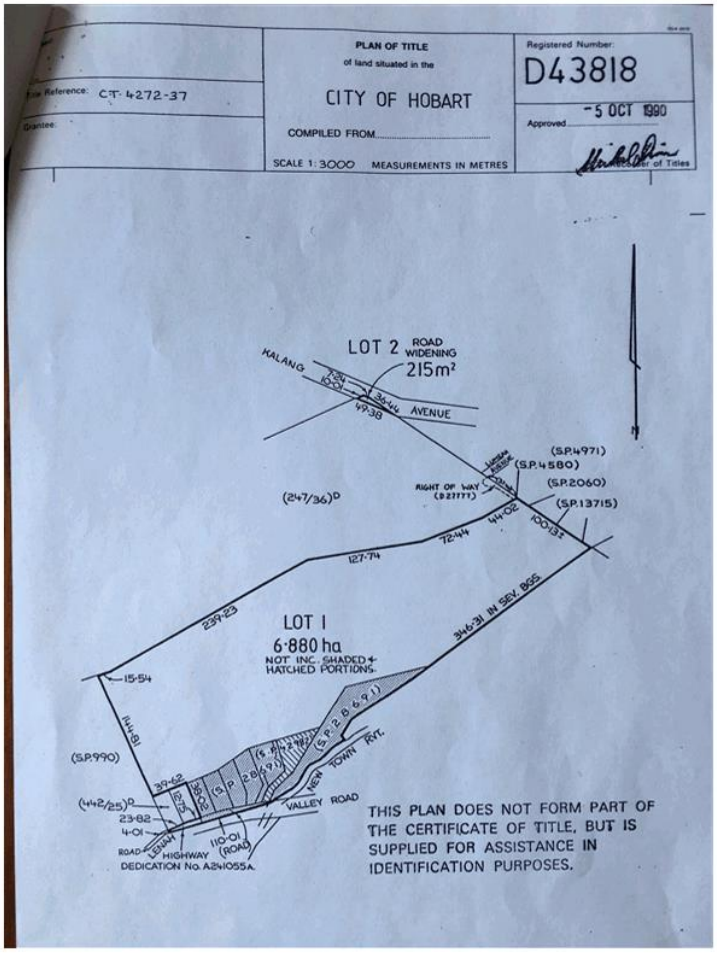
City of HOBART
Lot 1 on Diagram 43818
Derivation : Part of Lot 29727 Gtd. to E.E. Hickman
Prior CT 4272/37

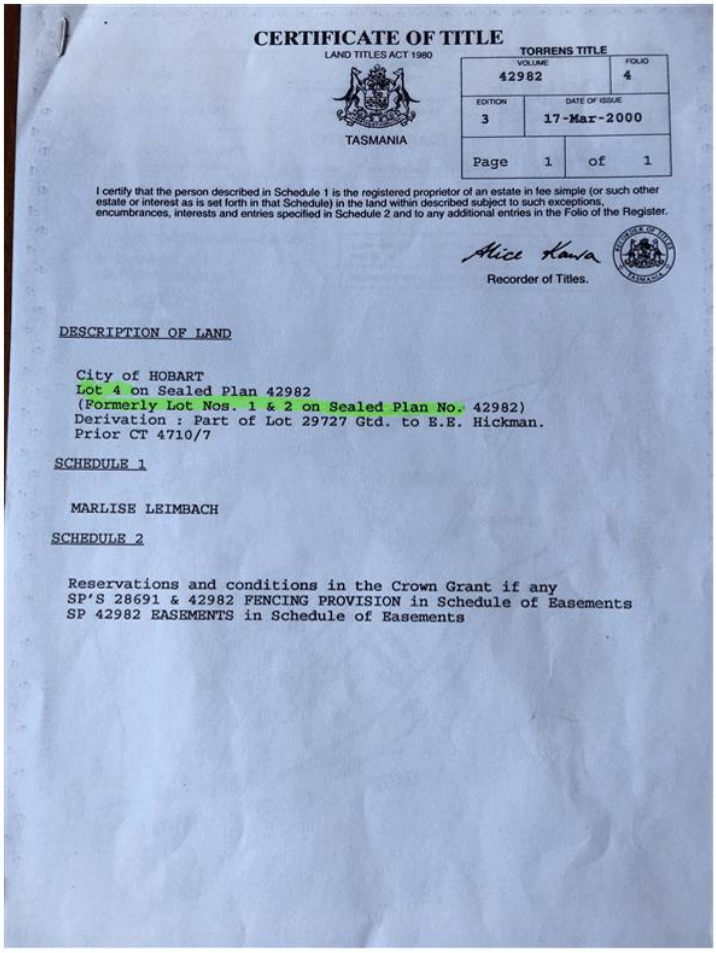
SCHEDULE 1

MARLISE LEIMBACH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
TOGETHER WITH a Right of Carriageway over the land marked Right of Way on Diagram No. 43818


PLAN OF TITLE
of land situated in the
CITY OF HOBART
COMPILED FROM
SCALE 1:3000 MEASUREMENTS IN METRES
Registered Number:
D43818
Approved
-5 OCT 1990
Title Reference: C.T. 4272-37
Grantee:
LOT 2 ROAD WIDENING 215m²
KALANG
AVENUE
(S.P.4971)
(S.P.4580)
(S.P.2060)
(S.P.13715)
RIGHT OF WAY (B27771)
(247/36)D
LOT 1
6·880 ha
NOT INC. SHADED + HATCHED PORTIONS.
(S.P.990)
(442/25)D
VALLEY ROAD
NEW TOWN RIVT.
HIGHWAY
DEDICATION No. A241055A.
THIS PLAN DOES NOT FORM PART OF THE CERTIFICATE OF TITLE, BUT IS SUPPLIED FOR ASSISTANCE IN IDENTIFICATION PURPOSES.



CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
42982	4
EDITION	DATE OF ISSUE
3	17-Mar-2000
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.

DESCRIPTION OF LAND

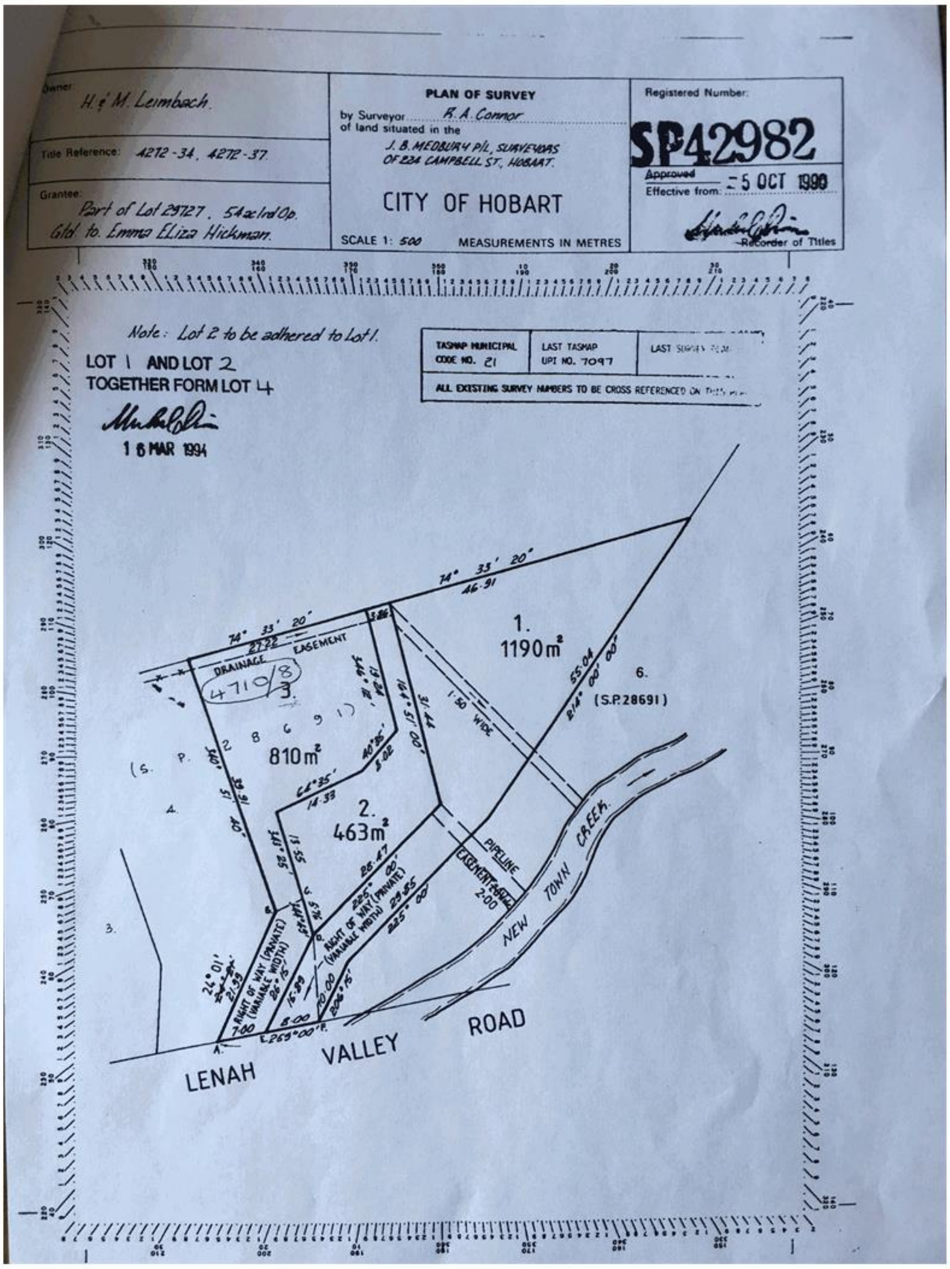
City of HOBART
Lot 4 on Sealed Plan 42982
(Formerly Lot Nos. 1 & 2 on Sealed Plan No. 42982)
Derivation : Part of Lot 29727 Gtd. to E.E. Hickman.
Prior CT 4710/7

SCHEDULE 1

MARLISE LEIMBACH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP'S 28691 & 42982 FENCING PROVISION in Schedule of Easements
SP 42982 EASEMENTS in Schedule of Easements


Owner: H. & M. Leimbach.
Title Reference: 4272-34, 4272-37
Grantee: Part of Lot 29727, 54a 1r 1d Op. Gtd. to Emma Eliza Hickman.
PLAN OF SURVEY
by Surveyor R. A. Connor
of land situated in the
J. B. MEDBURY P/L, SURVEYORS OF 224 CAMPBELL ST, HOBART.
CITY OF HOBART
SCALE 1: 500
MEASUREMENTS IN METRES
Registered Number:
SP42982
Approved
Effective from: 5 OCT 1990
Recorder of Titles
Note: Lot 2 to be adhered to Lot 1.
LOT 1 AND LOT 2
TOGETHER FORM LOT 4
16 MAR 1994
TASMAP MUNICIPAL CODE NO. 21
LAST TASMAP UPI NO. 7097
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
1.
1190m²
2.
463m²
810m²
4710/8
3.
6.
(S.P. 28691)
DRAINAGE EASEMENT
PIPELINE EASEMENT
1.50 WIDE
RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH)
NEW TOWN CREEK
LENAH VALLEY ROAD
74° 33' 20"
46.91
55.04
214° 00' 00"

Application Referral Surveying - City Amenity - Response

From:	Mark Anderson
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	339 LENAH VALLEY ROAD, LENAH VALLEY 30 LUMEAH AVENUE, LENAH VALLEY 337 LENAH VALLEY ROAD, LENAH VALLEY
Proposal:	Subdivision (Boundary Adjustment)
Application No:	PLN-21-367
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

Plan of Subdivision is prepared by John Bamford and Associates. It shows that a 74.9 m² portion of CT 43818/1 and an 11.5 m² portion of CT 42982/4 are proposed to be added to the property at 339 Lenah Valley Road. The reason for the boundary adjustment is to re-align the boundaries with the fencing and resolve an encroachment of a shed onto CT 43818/1.

The existing services for 339 Lenah Valley Road are shown on the Plan of Subdivision and there should be no requirement to amend any of the services for the boundary adjustment. There is no issue with the existing 1.5 m wide private drainage easement appurtenant to Lots 1 to 4 on sealed plan 28691 being brought forward onto Lot 1 for the boundary adjustment.

It is likely that Lot 1 will be the only Lot shown on the final plan and that the two balance lots will be on separate Plan of Title Balance Plans. The existing stormwater and sewer connections for 339 Lenah Valley Road cross through 337 Lenah Valley Road however there are no easements shown on SP 42982 to cover these services on Lot 4. It would be preferable if Balance 1 was also shown as a lot on the final plan for the boundary adjustment to enable easements to be created over the stormwater and sewer connections for Lot 1.

Application Referral Development Engineering - Response

From:	David Morley
Recommendation:	Proposal is unacceptable.
Date Completed:	
Address:	339 LENAH VALLEY ROAD, LENAH VALLEY 30 LUMEAH AVENUE, LENAH VALLEY 337 LENAH VALLEY ROAD, LENAH VALLEY
Proposal:	Subdivision (Boundary Adjustment)
Application No:	PLN-21-367
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

Summary:

The Lot at 339 Lenah Valley Road does not meet the minimum requirements for road frontage and therefore is considered an internal lot. No acceptable solution under 10.6.1, A4 for an internal lot is provided and assessment is based wholly on the performance criteria P4 of which all criteria must be satisfied.

Refusal is recommended based on

- the applicants failure to address the performance criteria of 10.6.1 - Lot Design (P4), (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan. No sealed and drained driveway plans were provided.
- no plans provide to show driveway drained to councils stormwater system via gravity. E7.7.1 - Stormwater drainage and disposal, acceptable solution A1 or performance criteria P1 not met.

General Conditions:

ENG1: Pay Costs
ENG 3a: The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard
ENG 4: Surface treatment
ENG 15: Driveway design
ENG 16: Private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served
ENG 17: The developer must verify compliance with condition ENG 16 by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements).
ENG sw1: Stormwater
ENV1: SWMP

ADVICE:

- Dial before you dig
- Fees and charges

- Building Permit
- Plumbing Permit
- Occupation of the Public Highway
- Condition endorsement engineering

Application Referral Environmental Development Planner - Response

From:	Rowan Moore EDP 16 June 2021
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	339 LENAH VALLEY ROAD, LENAH VALLEY 30 LUMEAH AVENUE, LENAH VALLEY 337 LENAH VALLEY ROAD, LENAH VALLEY
Proposal:	Subdivision (Boundary Adjustment)
Application No:	PLN-21-367
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

Codes Applicable:

Code	Applicable	Exempt	Permitted	Discretionary
E1.0 Bushfire-Prone Areas	**Yes**	**Yes - E1.4(a)**		
E3.0 Landslide	**Yes**	**No**	**No**	**Yes - E3.8.1 P1**
E9.0 Attenuation	No			
E10.0 Biodiversity	No			
E11.0 Waterway & Coastal	**Yes**	**E11.4.1(b)**		
E15.0 Inundation Prone Areas	No			
E16.0 Coastal Erosion	No			
E18.0 Wind & Solar Energy	No			
E20.0 Acid Sulfate Soils	No			

Assessment:

Approval is sought for boundary adjustments to transfer 74.9m^2 of land from 30 Lumeah Avenue to 339 Lenah Valley Road and 11.5m^2 of land from 337 Lenah Valley Road to 339 Lenah Valley Road.

339 Lenah Valley Road would increase in size from 810m^2 to 896m^2.

Bushfire-Prone Areas Code

The Code applies because the subdivision of land is proposed within a bushfire-prone area.

The application includes a certificate of exemption from the TFS and the application is

therefore exempt from the standards of the Code pursuant to exemption clause E1.4(a).

Landslide Code

The Landslide Code applies because subdivision within a Landslide Hazard Area is proposed. A Low Landslide Hazard Area exists over the access strip for 339 Lenah Valley Road.

No Code exemptions apply.

The relevant standards are under clause E3.8.1. There is no acceptable solution for A1. Performance criterion P1 states the following:

Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:

(a) separation of existing dwellings;

(b) creation of a lot for the purposes of public open space, public reserve or utilities;

(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:
(i) acceptable risk, or
(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

P1(a) and P1(b) do not apply.

There are no High Landslide Hazard Areas on the relevant lots.

Landslide risk associated with the subdivision is acceptable because none of the land being transferred is within a Landslide Hazard Area and no additional development potential is being created within the Landslide Hazard Area.

Waterway and Coastal Protection Code

The Code applies because development is proposed on land within a waterway protection area.

The proposal is exempt from the standards of the Code pursuant to exemption clause E11.4.1(b).

Recommended Conditions:

N/A

Recommended Advice:

N/A

7.2.3 43-47 GROSVENOR STREET, SANDY BAY - PARTIAL CHANGE OF USE TO FOOD SERVICES PLN-21-487 - FILE REF: F21/89064

Address:	43-47 Grosvenor Street, Sandy Bay
Proposal:	Partial Change of Use to Food Services
Expiry Date:	13 September 2021
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a partial change of use to food services at 43-47 Grosvenor Street 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-21-487 43-47 GROSVENOR STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01261-HCC dated 05/08/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

The use is approved with the employment of two (2) workers on site only.

Reason for condition

To ensure that the non-residential use does not unreasonably impact on residential amenity.

PLN s2

The on-site serving of customers is not approved in this permit. All sales must be online or via direct delivery by the applicants.

Reason for this condition

To ensure that the non-residential use does not unreasonably impact on residential amenity.

PLN s3

The use is approved as Food Services (Commercial Kitchen) for the preparation of food only. No approval is granted in this permit to sell or serve food or products on site.

Reason for condition

To ensure that the non-residential use does not unreasonably impact on residential amenity.

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.

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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click here for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click here for more information.

PLANNING

The applicant is advised that any expansion in the scale of this use will require application for and the granting of an additional planning permit.

FEES AND CHARGES

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

Attachment A:	PLN-21-487 - 43-47 GROSVENOR STREET SANDY BAY TAS 7005 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-21-487 - 43-47 GROSVENOR STREET SANDY BAY TAS 7005 - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Committee:	13 September 2021
Expiry Date:	13 September 2021
Application No:	PLN-21-487
Address:	43 - 47 GROSVENOR STREET , SANDY BAY
Applicant:	PENGKAI WANG 15 LAURAMONT AVENUE
Proposal:	Partial Change of Use to Food Services
Representations:	Five (5) Representations
Performance criteria:	Discretionary Use in the Inner Residential Zone, Number of Parking Spaces - Parking and Access Code.

1. Executive Summary

1.1 Planning approval is sought for a Partial Change of Use to Food Services at 43-47 GROSVENOR STREET SANDY BAY TAS 7005.

1.2 More specifically the proposal includes:

- use of the kitchen facility on site as a commercial kitchen to prepare Chinese pastries and candies,
- whilst goods will be prepared on site they will not be sold from the site, being sold online and by delivery to customers elsewhere,
- the operation will run from 8.30- 11.30 Monday, Thursday and Friday,
- the operation will have two employees (being the applicant and his wife) who will run the business,
- preparation and packaging will occur on site, along with the storage of cooking ingredients,
- one (1) on site vehicle space will be provided for the staff of the commercial kitchen,
- the vehicle used by the operators will be a medium size SUV (Jeep Cherokee).

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

1.3.1 Inner Residential Zone - Use

1.3.2 Parking and Access Code - Number of Parking Spaces

1.4 Five (5) representations objecting to the proposal were received within the statutory advertising period between 12th and 26th August 2021.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Senior Statutory Planner.

1.6 The final decision is delegated to the City Planning Committee, because there were five representations received.

2. Site Detail

2.1 The site is located on the south eastern corner of Grosvenor and Lord Streets. Surrounding uses are predominantly single dwellings on moderate lots. The area is an established residential area, containing very little non residential development, other than the church site.

Figure 1: Location Plan (Geo Cortex, 2021)

The subject site contain an historic church and hall, along with a previous dwelling which has been converted and incorporated into a more contemporary building connecting to the other buildings on site and comprising auditorium, kitchen, meeting rooms, public conveniences and office accommodation. Three (3) parking spaces are provided on site and accessed via Lord Street. An additional parking space is available in the south west corner and accessed from Grosvenor Street.

Figure 2: Site Plan (Geo Cortex, 2021)

The kitchen area is located to the rear of the hall and is set up similar to a commercial kitchen, although it has never been approved for such. It is ancillary to and caters to the auditorium. It has a grease trap installed. It has a commercial dishwasher, stainless steel workbenches, commercial cooker, microwaves, etc.


Figure 3: Kitchen (Wellsprings Church website, 2021)

Figure 4: View of Grosvenor Street frontage, showing parking space allocated for the commercial kitchen operators on right (Google Streetview, 2021)

3. Proposal

3.1 Planning approval is sought for a Partial Change of Use to Food Services at 43-47 GROSVENOR STREET SANDY BAY TAS 7005.

3.2 More specifically the proposal includes:

- use of the kitchen facility on site as a commercial kitchen to prepare Chinese pastries and candies,
- whilst goods will be prepared on site they will not be sold from the site, being sold online and by delivery to customers elsewhere,
- the operation will run from 8.30- 11.30 Monday, Thursday and Friday,
- the operation will have two employees (being the applicant and his wife) who will run the business,
- preparation and packaging will occur on site, along with the storage of cooking ingredients,
- one (1) on site vehicle space will be provided for the staff of the commercial kitchen,
- the vehicle used by the operators will be a medium size SUV (Jeep Cherokee).

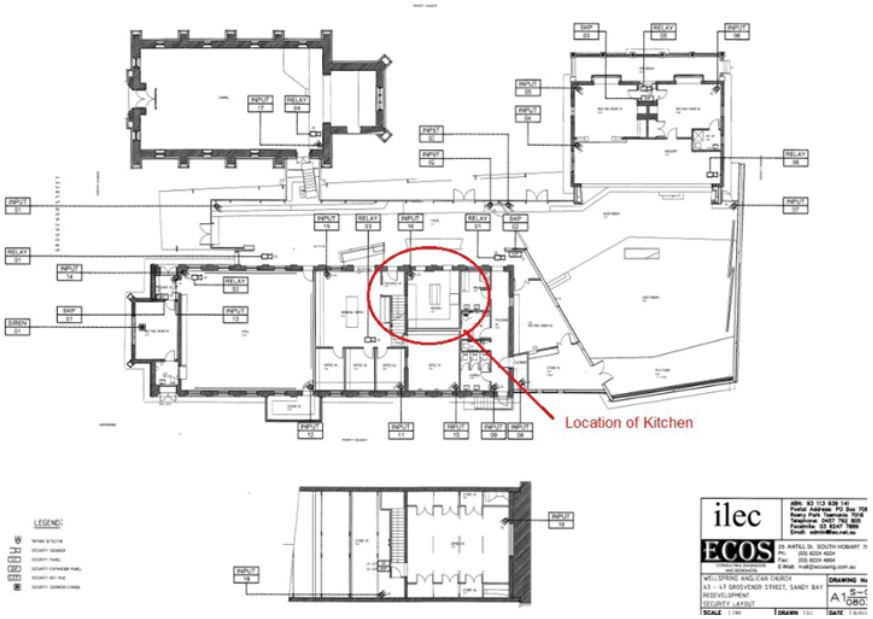


Figure 4: Applicant site plan (B Wang, 2021)

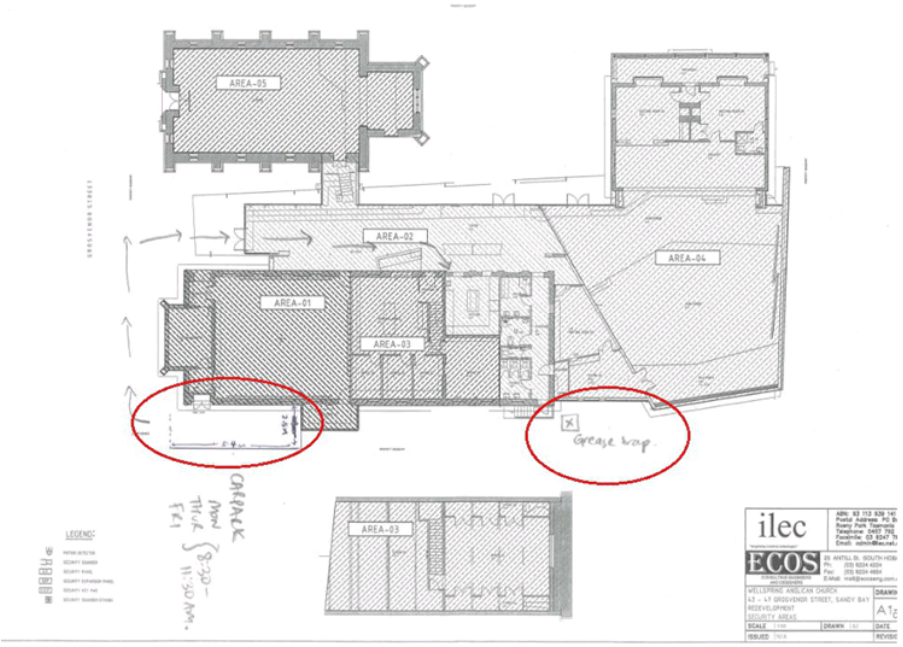


Figure 5: Location of parking space and grease trap (B Wang, 2021)

4. Background

4.1 The auditorium was approved at appeal in PLN-10-00782-01, which included approval of the kitchen facilities.

4.3 The site has operated as a church for more than a century and incorporated the construction of a hall in the 1920s and adhesion of the dwelling on 15 Lord Street in the last 25 years (approximately).

5. Concerns raised by representors

5.1 Five (5) representations objecting to the proposal were received within the statutory advertising period between 12th and 26th August 2021.

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.

Change of use from a Church
Object to the change of use as this is outside the core mission of the church. A commercial kitchen is totally unrelated to the primary function of religious services.
Whilst the proposed operation appears to be a small operation, the permanent change of used will open the door to a myriad of unsuitable food service uses, which will affect the residential amenity through increased traffic, noise, movement and parking; contrary to the the planning scheme 11.1.16 (2)
This area of Sandy Bay should remain a place for non-commercial and domestic purposes.
Potential for the changed use to expand
The church is located in a quiet residential area and its presence intensifies congestion, causing a significant impact on neighbours through traffic and parking. Operating a commercial food service will only exacerbate this.
Whilst the application is for specified hours and days with only one vehicle, concern is raised if the usage were to expand beyond these limits into a different food service retail bakery or similar type of commercial outlet (2)
Any increase in scale could significantly impact parking which is already overstretched due to the previously approved expansion on site and results in parking over driveways.
General concerns
Who will oversee health and safety regulations?
Will the bakery be separately insured for fire and water damage?

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 Inner Residential zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Community Meeting and Entertainment (Church). The proposed use is Community Meeting and Entertainment (Church) and partial change of use to Food Services. The existing use is a Discretionary use in the zone. The proposed uses are Discretionary in the zone.

6.4 The proposal has been assessed against:

6.4.1 D 11.0 Inner Residential Zone

6.4.2 E 6.0 Parking and Access Code

6.4.4 E 13.0 Historic Heritage Code

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

6.5.1 Inner Residential Zone:

Discretionary Use 11.2 Use Table

6.5.2 Parking and Access Code:

Number of Parking Spaces - E6.6.1 P1

6.6 Each performance criterion is assessed below.

6.7 Inner Residential zone - Use Table 11.2

6.7.1 The proposed preparation of Chinese pastries and candies falls within the Food Services use class and is discretionary in the Inner Residential zone.

6.7.2 There is no acceptable solution with regard to use, rather clause 8.10.1 and 8.10.2 - Determining applications, states that when determining an application for a discretionary use, the Council must consider the following (in-so-far as each is relevant to the discretion being exercised):

All applicable standards and codes;
Any representations received;
The purpose of the applicable zone;
Any relevant local area objective or desired future character statement for

the applicable zone;
The purpose of any applicable code;
The purpose of any applicable specific area plan.

6.7.3 The zone purpose statement for the Inner Residential zone says that the zone should provide for:

Compatible non-residential uses that primarily serve the local community;
A high standard of residential amenity; and
To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.

6.7.4 The proposal is very small scale, operating only three (3) mornings a week between the hours of 8.30 and 11.30 am (9 hours in total) and using a domestic vehicle for deliveries. There will be no sales from the site and the use is limited to the applicant and his wife (no external employees). This should limit potential expansion.

All representations raised concerns over expansion of the Food Services use, if the change of use was approved. Because the definition of Food Services encompasses cafes, restaurants and take-aways, there is a significant concern that the change to include Food Services will open the opportunity for further non residential uses to commence in this established residential area. All representations were opposed to this.

Provided conditions are imposed to limit the use to the extent for which they applied, it is considered that the small scale nature of the proposal would not be unreasonable in this instance. Conditions must also be imposed to prevent serving and sales from the site.

6.8 Parking and Access Code - Number of Parking Spaces - E 6.2 P1

6.8.1 The acceptable solution at clause 6.6.1 requires the number of parking spaces provided on site must comply with Table 6.1. That table requires 15 spaces per 100m2 of floor area used for Food Services.

6.8.2 The proposal includes use of one of the church parking spaces to be

shared with the church.

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 6.6.1 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.

6.8.5 The application was referred to Council's Development Engineer, who advised the following;

The parking number assessment must satisfy either Acceptable Solutions

or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).

Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.6.1 (a) and as such, shall be assessed under Performance Criteria.

In accordance with Table E6.1 the Food Services use requires 15 on site car parking spaces for each 100m2. The area of the site to be used by the proposed Food Services is 60m2, therefore nine (9) on site car parking spaces are required in accordance with table E6.1. The applicant proposes only to use one of the existing four on site car parking spaces which is to be shared with the existing church use.

The proposed Food Services use is a commercial kitchen for an on-line bakery taking internet orders and delivering to customers only, with no customers accessing the site. Only two people will be working on site preparing food and undertaking deliveries. The car parking space will be utilized by this operation during the hours of 8:30am to 11:30am Mondays, Thursdays and Fridays and available for use for church purposes outside these hours. The proposed Food Services use is unrelated to the church activities and the applicant has identified that the church will allow the use of this one on site car parking space during the proposed hours of operation of the Food Services use. Although there will be an onsite car parking deficiency for the proposed use (being less than the requirements of Table E6.1 of the Parking and Access Code), the use of one on site car parking space is considered acceptable for the proposed activity and hours of operation.

Acceptable Solution - A1: The number of on-site car parking spaces must be:

(a) no less than and no greater than the number specified in Table E6.1; - NON COMPLIANT

Performance Criteria - 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; - There will be no customers accessing the site and only one vehicle is proposed to be utilised for the limited hours of operation for the Food Services use. Therefore the one shared on site

car parking space will sufficiently meet the likely demands associated with the development.

(b) the availability of on-street and public car parking in the locality; - There is a relatively large supply of on-street parking in the surrounding road network. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that the is a large pool of parking that would be available to meet the potential demands.

(c) the availability and frequency of public transport within a 400m walking distance of the site; - Metro Tasmania operate regular bus services within 400 metres of the subject site.

(d) the availability and likely use of other modes of transport; - Other modes of transport are available.

(e) the availability and suitability of alternative arrangements for car parking provision; - No alternative parking provision is available or considered necessary.

(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; - One on site car parking space is proposed to be shared between the two uses of the Food Services use and Church which should not conflict.

(g) any car parking deficiency or surplus associated with the existing use of the land; - There are four on site car parking space for the current Church use, therefore the existing use is already deficient in on site car parking, however the proposed Food Services use is not responsible for the existing on site parking deficiency.

(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; - Not applicable.

(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; - Not applicable.

(j) any verified prior payment of a financial contribution in lieu of parking for the land; - Not applicable.

(k) any relevant parking plan for the area adopted by Council; - Not applicable.

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; - Not applicable.

(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. - No impact.

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for a Partial Change of Use to Food Services at 43-47 GROSVENOR STREET SANDY BAY TAS 7005.

7.2 The application was advertised and received five (5) representations. The representations raised concerns including impact on amenity of the changing use of the church, concerns over potential for increases in scale and impact of a commercial use in the residential area and confusion over how the church and commercial kitchen will be separated. The general concern of representations is that the auditorium use has had a negative impact on the amenity of an established residential area. They do not want to see the residential character or enjoyment further eroded.

Discussion above has noted that the scale of development is not of concern and should not create any negative intrusion into the residential amenity surrounding the subject land. However there is potential for impact should the use increase in scale or operation (ie increased staff, hours or changes to selling from site, encouraging patrons to the site, etc). Conditions will be imposed to limit the scale of the use to only what is proposed in the application.

It must be noted that a permit would not be required to extend operating hours, as the Acceptable Solution for Hours of Operation for a Non-Residential use in the Inner Residential zone is 8.00 am to 6.00pm. Therefore, the main means to limit intensification of use is through controlling increased employees or changes to the operation to include serving on site. Conditions have been included to address this. Should expansion in scale or operations occur, this will be require application for and granting of an additional planning permit.

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 Development Engineer, 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 a Partial Change of Use to Food Services at 43-47 GROSVENOR STREET 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 City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a Partial Change of Use to Food Services at 43-47 GROSVENOR STREET 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-21-487 43-47 GROSVENOR STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01261-HCC dated 05/08/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

The use is approved with the employment of two (2) workers on site only.

Reason for condition

To ensure that the non-residential use does not unreasonably impact on residential amenity

PLN s2

The on site serving of customers is not approved in this permit. All sales must

be online or via direct delivery by the applicants.

Reason for this condition

To ensure that the non-residential use does not unreasonably impact on residential amenity.

PLN s3

The use is approved as Food Services (Commercial Kitchen) for the preparation of food only. No approval is granted in this permit to sell or serve food or products on site.

Reason for condition

To ensure that the non-residential use does not unreasonably impact on residential amenity.

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.

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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click here for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click here for more information.

PLANNING

The applicant is advised that any expansion in the scale of this use will require application for and the granting of an additional planning permit.

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.

(Karen Abey)
Manager Development Appraisal

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: 1 September 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer - Development Engineering Report

Planning: #237254

Property

43-47 GROSVENOR STREET SANDY BAY TAS 7005

People

Applicant
*
PENGKAI WANG
0415530121
pengkai.wang@gmail.com

Owner
*

PENGPENG LI
15 Lauramont Ave
SANDY BAY TAS 7005
0413275243
judyli8281@gmail.com

Entered By
PENGKAI WANG
0415530121
pengkai.wang@gmail.com

Use

Other

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)?
*

Church facility

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

Hiring Commercial kitchen for online bakery

Estimated cost of development
*

0.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
60.00	60.00	60

Carparking on Site

N/A

Total parking spaces	Existing parking spaces	
5	5	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)
*
Wellspring Records_Of_Titles.PDF

Title (Folio text and Plan and Schedule of Easements)
*
Wellspring Folio_Plan.PDF

Plans (proposed, existing)
*
Business Plan.pdf

Covering Letter
Planning Application Cover letter.PDF

Floor Plan
Wellspring Floor plan.pdf

SU BAKERY

Hobart, TAS | 0415530121 | pengkai.wang@gmail.com

July 19, 2021

Hobart City Council

RE: Application of Planning

Dear Planning Officer,

One behalf of Su Bakery, I am pleased to submit this planning application via the planning portal. (reference: SuBakery_Wellspring 7-2021):

This planning application comprises the following documentation:

1. This covering letter.
2. Business Plan including goods procedure and materials storage.
3. Wellspring Records Of Titles
4. Wellspring Floor Plan.
5. Wellspring Folio Plan.

The planning application follows discussions with planning officers of Hobart City Council. The business name is Su Bakery which plans to hire a commercial kitchen in Wellspring Anglican Church (43-47 Gosvenor St, Sandy Bay Tas 7005).

The Business plan document describes the hours of operation, how we sell our goods, how the goods be produced or stored and waste management.

The Wellspring Records Of Titles and Wellspring Folio Plan were got from Service Tasmania.

The Wellspring Floor plan was provided by Wellspring Anglican Church officer.

Should you have any queries in respect of this application, please do not hesitate to contact me. My contact details are included in the letterhead.

Sincerely,

Pengkai(Brian) Wang

Hi Planning officer,

For the invalid application, I do some change for the application.

Change the landowner. The landowner of the Wellspring Church is the Trustees of the Anglican Diocese of Tasmania. And I have already contact with Wellspring Church Sandy Bay. They will notify the owner about my application.

For the Heritage Code part, we will not make any changes for the kitchen.

For the relationship with the church, I confirm that the proposed Food Services use is unrelated to the church activities on site.

For the grease trap, I have confirmed that the kitchen in Wellspring Church Sandy Bay has the grease trap installed.

For the parking space, the Wellspring Church allows us to use one of their private parking spaces. Our vehicles is Jeep SUV (Grand Cherokee) which will be used for the Food Services use.

Sincerely

Pengkai Wang

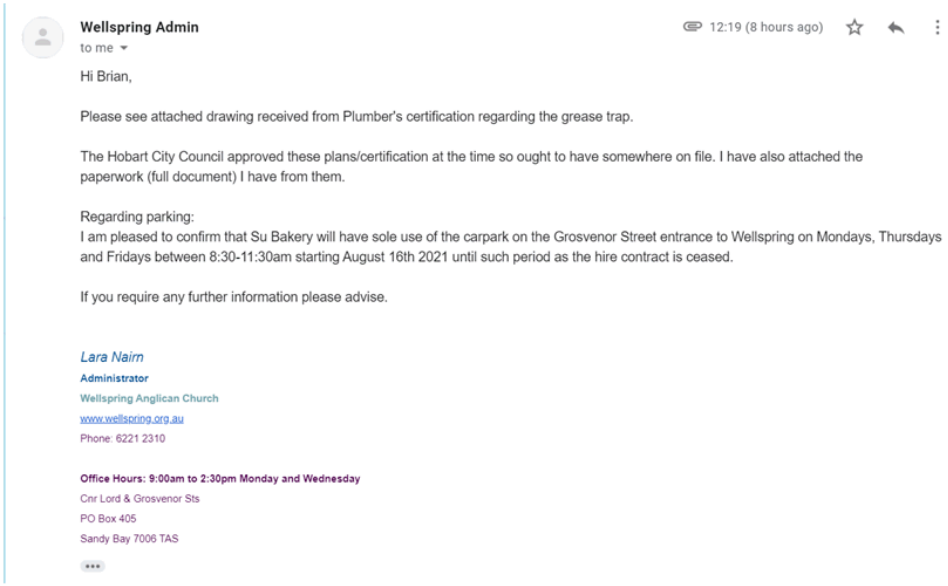
26/07/2021

Hi Planning Officer,

For the Parking and Access Code, I submitted a document called “Drawing for Car Parking”. In the drawing, the car parkin space is about 5.4m X 2.5 m. The church allocated this whole space for us to use during our hiring period which is 8:30am to 11:30am on Monday, Thursday and Friday.

For the Facilities for Commercial Vehicles, our vehicle is normal SUV which is Jeep Grand Cherokee which is the largest delivery vehicle used for our food business. The location of loading and unloading is the car parking area showing in “Drawing Car Parking”. Our vehicle will drive in the car parking at about 8:30am in the morning. And we will unload some ingredients and follow the arrow showing in the drawing to put these ingredients in the kitchen. Then at about 11:30am, we will take all the food prepared in the kitchen to the delivery vehicle for delivering to our customers.

We got the sole use of the carpark from the church. The following screenshot shows the permit from church.



Wellspring Admin 12:19 (8 hours ago)
to me

Hi Brian,

Please see attached drawing received from Plumber's certification regarding the grease trap.

The Hobart City Council approved these plans/certification at the time so ought to have somewhere on file. I have also attached the paperwork (full document) I have from them.

Regarding parking:
I am pleased to confirm that Su Bakery will have sole use of the carpark on the Grosvenor Street entrance to Wellspring on Mondays, Thursdays and Fridays between 8:30-11:30am starting August 16th 2021 until such period as the hire contract is ceased.

If you require any further information please advise.

Lara Nairn
Administrator
Wellspring Anglican Church
www.wellspring.org.au
Phone: 6221 2310

Office Hours: 9:00am to 2:30pm Monday and Wednesday
Cnr Lord & Grosvenor Sts
PO Box 405
Sandy Bay 7006 TAS

For the health, the grease traps are not in the kitchen area. The “Drawing for Car parking ” shows the location of the grease traps. The “Grease trap drawing” and “PMB-19-14 - 43-47 GROSVENOR STREET SANDY BAY TAS 7005 - Approved Certificate of Likely Compliance Plumbing Work & Plumbing Permit” shows more information about the grease traps.

Sincerely

Pengkai Wang

04/08/2021

Business plan

The business name is Su Bakery. The plan is to hire a commercial kitchen located in Wellspring Anglican Church (43-47 Grosvenor St, Sandy Bay TAS 7005). The business is going to make Chinese pastry and candy in that kitchen, sell the goods online and deliver to customs home.

The hour of operation is from 8:30am to 11:30am on Monday, Thursday and Friday.

The number of employees is two. My wife Judy and I will run this business together.

The equipment used in the kitchen are general home used machine like Kitchen Aid mixer and Magimix Mixer. These machines could generate normal noise when using them.

The waste from using the kitchen is general waste which can dump them in a normal way.

The following describes the materials or goods to be produced or stored.

For produce Candy:

Materials: Sugar – Store in container at room temperature

Flavors- Store in container at room temperature

Nuts – Store in container at room temperature

Process: 1. Put sugar and flavors in the deep pot according to the recipe.

2. Boil them to some temperature (according to different recipe) and usually use thermometer to monitor the temperature.

3. Put nuts into the hot sugar syrup.

4. Put the syrup into the container and let it cool down.

5. Cut into cubs and packaging.

6. Wash and dry all the equipment used in the process.

For produce Chinese pastry:

Materials: Flour – Store in container at room temperature.

Sugar - Store in container at room temperature.

Butter and egg – Store in fridge.

Fresh Fruit – Store at room temperature.

Process: 1. Put flour, sugar, butter and egg together to make the pastry skin.

2. Use fresh fruit and sugar to make the fillings.

4. Put the pastry into the oven and bake them.

5. Let them cool down and packaging.

6. Wash and dry all the equipment used in the process.

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-487	**Council notice date**	29/07/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01261-HCC	**Date of response**	05/08/2021
TasWater Contact	Georgia Bowen Ben Coventry (Trade Waste)	**Phone No.**	0467 795 944 0436 914 395
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	43-47 GROSVENOR ST, SANDY BAY	**Property ID (PID)**	1937188
Description of development	Partial Change of Use to Food Services - bakery		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Ilec – ECOS, G.C	Security Layout Plan / 08030_A1 S-01	A	10/01/2013

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

TRADE WASTE

4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of $219.04 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

(a) Location of all pre-treatment devices i.e. grease arrestor;

(b) Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

(c) Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

(d) Details of the proposed use of the premises, including the types of food that will be prepared and served; and

(e) The estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

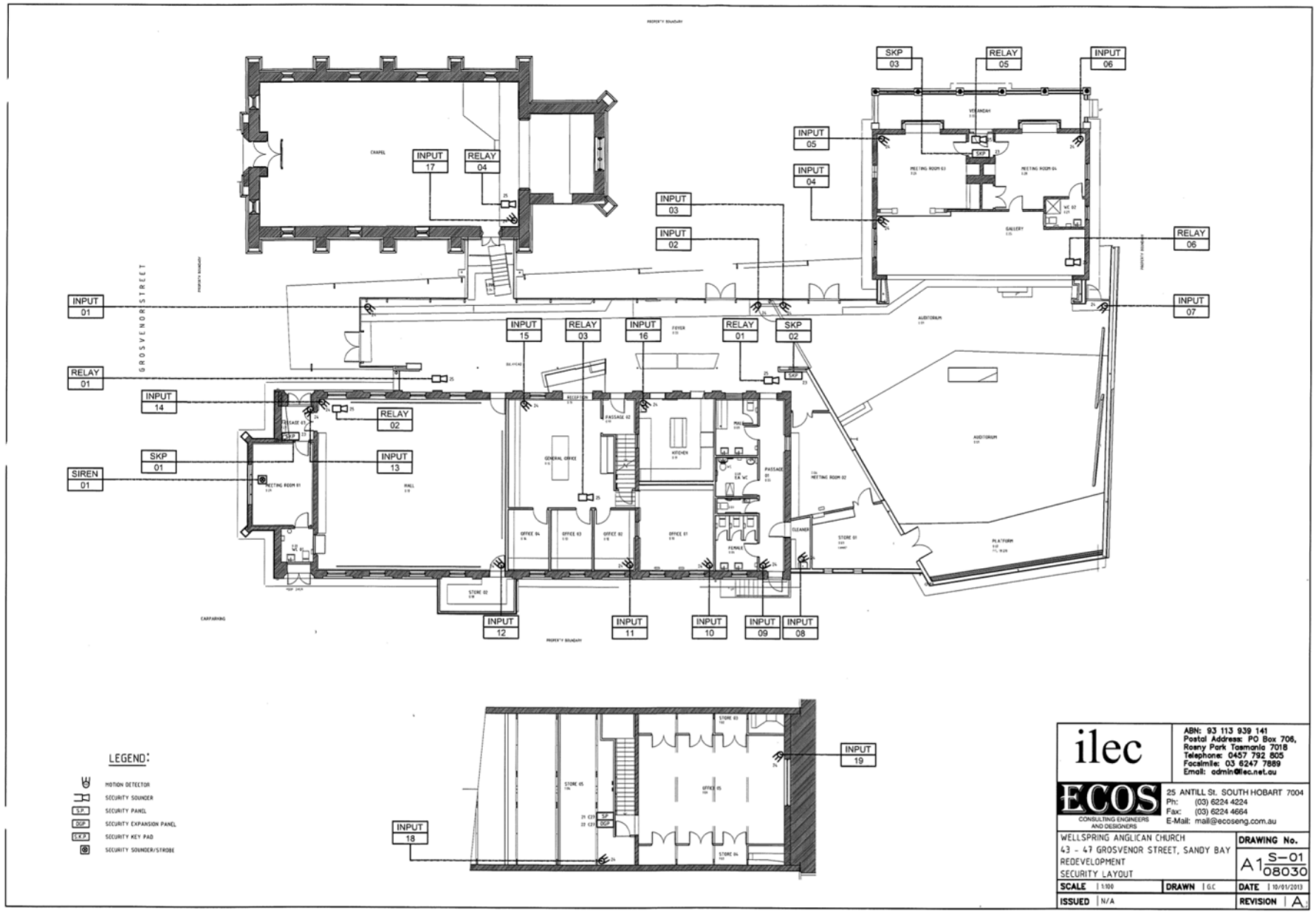
If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment. The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial

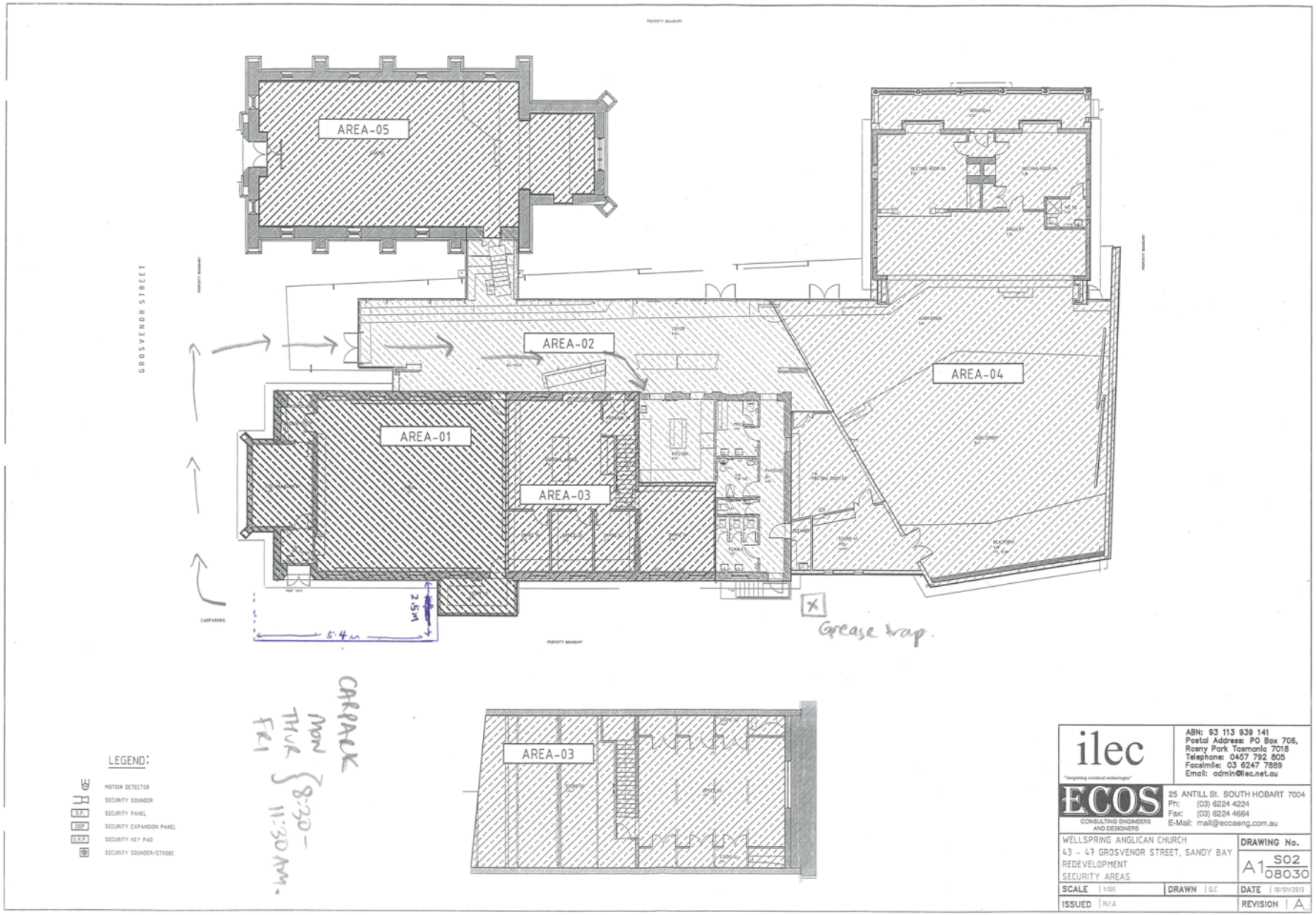
Declaration
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

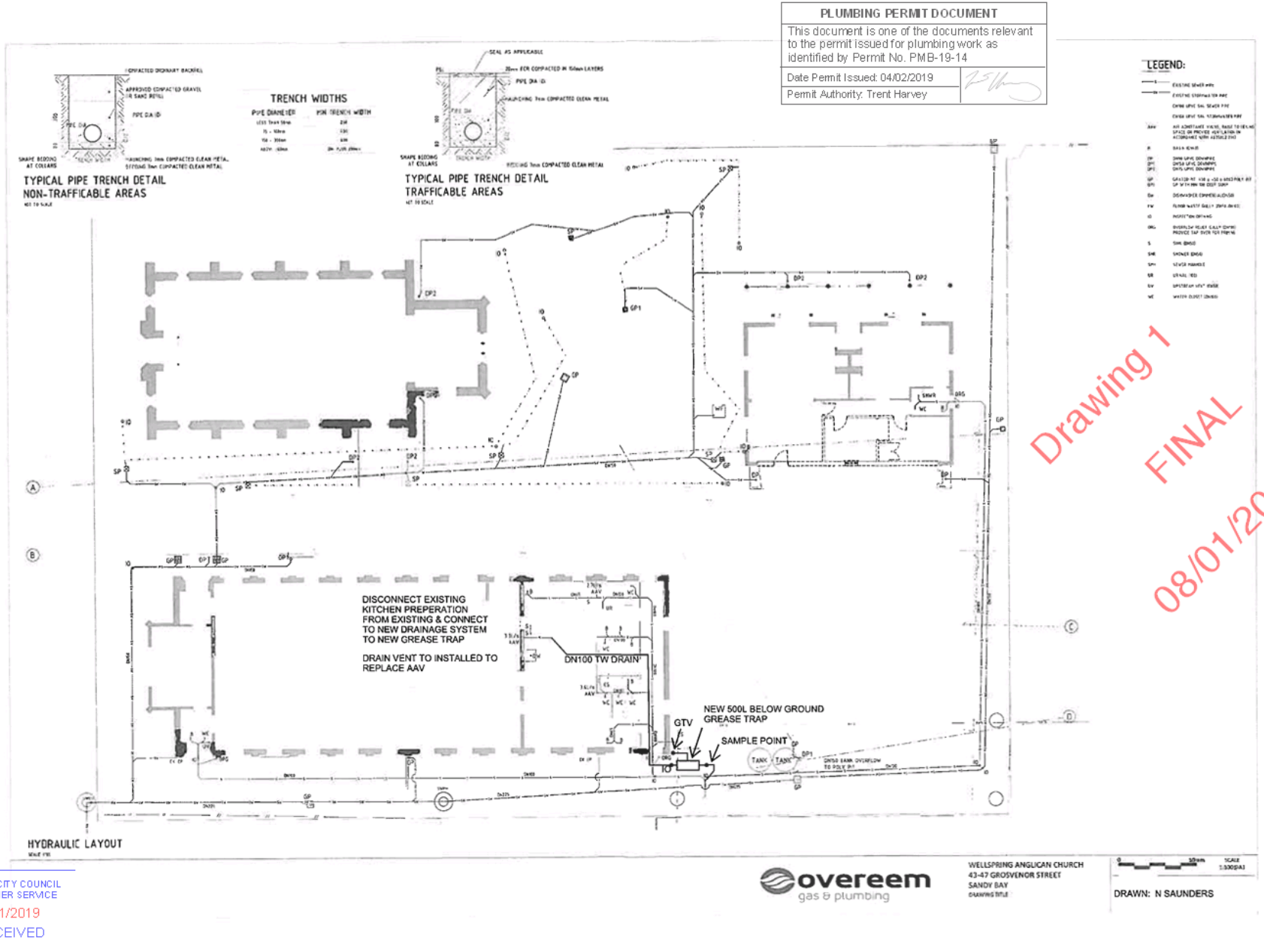
Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au


GROSVENOR STREET
CHAPEL
VESTIBULE
MEETING ROOM 03
MEETING ROOM 04
GALLERY
AUDITORIUM
FOYER
RECEPTION
KITCHEN
GENERAL OFFICE
OFFICE 04
OFFICE 03
OFFICE 02
OFFICE 01
MEETING ROOM 01
MEETING ROOM 02
PLATFORM
STORE 01
STORE 02
STORE 03
STORE 04
STORE 05
CARPARKING
INPUT 01
INPUT 02
INPUT 03
INPUT 04
INPUT 05
INPUT 06
INPUT 07
INPUT 08
INPUT 09
INPUT 10
INPUT 11
INPUT 12
INPUT 13
INPUT 14
INPUT 15
INPUT 16
INPUT 17
INPUT 18
INPUT 19
RELAY 01
RELAY 02
RELAY 03
RELAY 04
RELAY 05
RELAY 06
SKP 01
SKP 02
SKP 03
SIREN 01
LEGEND:
MOTION DETECTOR
SECURITY SOUNDER
SECURITY PANEL
SECURITY EXPANSION PANEL
SECURITY KEY PAD
SECURITY SOUNDER/STROBE
ilec
ABN: 93 113 939 141
Postal Address: PO Box 706, Rosny Park Tasmania 7018
Telephone: 0457 792 805
Facsimile: 03 6247 7889
Email: admin@ilec.net.au
ECOS
CONSULTING ENGINEERS AND DESIGNERS
25 ANTILL St. SOUTH HOBART 7004
Ph: (03) 6224 4224
Fax: (03) 6224 4664
E-Mail: mail@ecoseng.com.au
WELLSPRING ANGLICAN CHURCH
43 - 47 GROSVENOR STREET, SANDY BAY
REDEVELOPMENT
SECURITY LAYOUT
DRAWING No.
A1 S-01 08030
SCALE 1:100
DRAWN G.C
DATE 10/01/2013
ISSUED N/A
REVISION A


AREA-05
AREA-02
AREA-04
AREA-01
AREA-03
GROSVENOR STREET
5.4m
2.5m
Grease trap.
CARPARK
Mon
THUR
FRI
8:30 -
11:30 AM.
AREA-03
LEGEND:
MOTION DETECTOR
SECURITY SOUNDER
SECURITY PANEL
SECURITY EXPANSION PANEL
SECURITY KEY PAD
SECURITY SOUNDER/STROBE
ilec
ABN: 93 113 939 141
Postal Address: PO Box 706, Roany Park Tasmania 7018
Telephone: 0457 792 805
Facsimile: 03 6247 7889
Email: admin@ilec.net.au
ECOS
CONSULTING ENGINEERS AND DESIGNERS
25 ANTILL St. SOUTH HOBART 7004
Ph: (03) 6224 4224
Fax: (03) 6224 4664
E-Mail: mail@ecoseng.com.au
WELLSPRING ANGLICAN CHURCH
43 - 47 GROSVENOR STREET, SANDY BAY
REDEVELOPMENT
SECURITY AREAS
DRAWING No.
A1 S02 08030
SCALE 1:100
DRAWN G.C
DATE 10/01/2013
ISSUED N/A
REVISION A



City of HOBART

Enquiries to: Development Compliance
Phone: (03) 6238 2715
Email: coh@hobartcity.com.au

CERTIFICATE OF LIKELY COMPLIANCE PLUMBING WORK & PLUMBING PERMIT

Section 169
Section 109

Form: 19

To: (Wellspring Anglican Church)
PO Box 405
SANDY BAY 7006

Owner/Agent
Address
Suburb/postcode

Owner / Agent:

Owner: (The Trustees of the Diocese of Tasmania)
PO Box 405
SANDY BAY 7006

Contact Person:
Phone: 0362212310
Fax:

Email Address: admin@wellspring.org.au

Agent: (Wellspring Anglican Church)
PO Box 405
SANDY BAY 7006

Contact Person:
Phone: 0362212310
Fax:

Email Address: admin@wellspring.org.au

Permit Authority details:

Permit Authority: Trent Harvey

Address: 16 Elizabeth Street
HOBART 7000

Phone No: (03) 6238 2715

Licence No: 791878473

Email Address: coh@hobartcity.com.au

Details of plumbing work:

Type of work — Permit work: X — Notifiable work: ( ) (X one applicable.)

Address: 43 - 47 GROSVENOR STREET
SANDY BAY 7005

Lot No:

Certificate of Title No: 165878/1

Type of work: Installation of Grease Trap

(water or sewerage reticulation / stormwater / roof plumbing / on-site waste water management system / backflow prevention device / other)

Plumbing Designer details:			
Name	(Overeem Gas and Plumbing) 7B/54 Browns Road KINGSTON 7052	Category Phone: Fax:	Plumber 62393999 62393999
Licence No:	1097898	Email Address:	admin@overeem.com.au

Certificate details:

In considering this application the following documents and matters were taken into account (s109; s158) -

Details	*Prepared by*
Drawing No.1 dated 8/01/2019	Overeem Gas & Plumbing
Form 35 dated 8/01/2019	Neil Saunders

This certificate is granted subject to the following conditions-

	Conditions	***Origin***
1.	All plumbing works must be substantially in accordance with the documents and drawings as listed on the Certificate of Likely Compliance including all documents listed in and submitted with the Certificate of Responsible Designer (Form 35) signed by Neil Saunders dated 8 January 2019.	*Building Act 2016*, *Building Regulations 2016* and the National Construction Code.
2.	All work to conform to the National Construction Code and AS/NZS 3500.	*Building Act 2016, Building Regulations 2016* and the National Construction Code.
3.	This Certificate of Likely Compliance relates specifically to the approved plumbing works. If there are associated building works, construction cannot commence until the building permit has been issued if required.	*Building Act 2016, Building Regulations 2016* and the National Construction Code.
4.	A Start Work Authorisation is to be obtained before carrying out any plumbing work required as part of this Certificate of Likely Compliance.	*Building Act 2016, Building Regulations 2016* and the National Construction Code.
5.	A Standard of Works Certificate - Plumbing Work (Form 71B) and specified documents as per Section 177 of the *Building Act 2016* must be submitted to the Permit Authority (Council) in an approved form certifying that the plumbing work complies with the National Construction Code and AS/NZS 3500 and that it has been installed in accordance with the specified documents, and the *Building Act 2016*.	*Building Act 2016, Building Regulations 2016* and the National Construction Code.
6.	Connection points and invert levels shall be confirmed on site prior to any works commencing.	*Building Act 2016*, *Building Regulations 2016* and the National Construction Code.

ADVICE:

1. This permit is subject to the attached TasWater Certificate for Certifiable Work Reference No. TWBA 2018/00726-HCC date 0/06/2018 and the works must comply with this certificate.
2. To avoid incurring potential additional costs any unrecorded drains located on the site should be reported to Council's Environmental Engineering Unit on (03) 6238 2924.

The following plumbing features or installations are Essential Building Services and are required to be maintained in accordance with an approved Schedule of Maintenance:

Details of each maintainable plumbing feature or installation
Grease Interceptor Trap

Plumbing work referred to in this certificate has been assessed as a performance solution under the National Construction Code:

Details of performance solution:

I certify that after assessment of the application submitted to me, I am satisfied that the plumbing work to which this certificate applies is likely to comply with the *Building Act 2016*, the *Building Regulations 2016*, and the National Construction Code.

	Name (Print)	*Signed:*	*Date*
Permit Authority:	Trent Harvey		04/02/2019

Title: **PRINCIPAL COMPLIANCE AND PERMITS OFFICER CITY PLANNING**

Certificate No: PMB-19-14

Permit details:

All plumbing work is to be carried out in accordance with the *Building Act 2016* and the National Construction Code. This Permit is granted subject to the following conditions:

	Conditions	***Origin***
1.	All plumbing work must be substantially in accordance with the documents and drawings that comprise the Plumbing Permit Application PMB-19-14 including all documents listed on the Certificate of Likely Compliance No. PMB-19-14 dated 4 February 2019.	*Building Act 2016*, *Building Regulations 2016* and the National Construction Code
2.	The conditions as specified on Certificate of Likely Compliance No. PMB-19-14 dated 4 February 2019 form part of this permit and the plumbing work must comply with those conditions.	*Building Act 2016*, *Building Regulations 2016* and the National Construction Code

ADVICE

1.	Plumbing work must be commenced within 12 months of the date of this permit. If plumbing work is not commenced within 12 months of the date of this permit, this permit lapses.
2.	Plumbing work must be completed within 24 months of the date of this permit unless a different period is agreed between the Applicant and the Permit Authority.
3.	This permit is subject to the attached TasWater Certificate for Certifiable Work Reference No. TWBA 2018/00726-HCC dated 0/06/2018 and the works must comply with this certificate.

The following mandatory notification stages apply to this plumbing work: (x applicable one)

Installation of plumbing work	x	Completing the plumbing work	x
Commissioning plumbing work	x	Other (Specify)	

A permit for the plumbing work included in the application, is granted subject to the above, and in accordance with the *Building Act 2016* and the *Building Regulations 2016*. With the granting of this plumbing permit, notice is given, that an Authorised Person may enter the above land to perform its functions, and exercise its powers, under Sections 17, 26 and 31 of the *Building Act 2016* and the *Building Regulations 2016*.

	Name (Print)	*Signed:*	*Date*
Permit Authority:	Trent Harvey		04/02/2019

Title: **PRINCIPAL COMPLIANCE AND PERMITS OFFICER CITY PLANNING**

Permit No: PMB-19-14

taswater

Certificate for Certifiable Work (Plumbing)

Council planning permit no.		Application date	04/06/2018
TASWATER DETAILS			
Reference no.	TWBA 2018/00726-HCC	Date of response	0/06/2018
Contact	Tim Watson (Trade Waste)	Phone no.	03) 6237 8336
CERTIFICATE ISSUED TO			
Name	Parish of Wellspring		
Address	P O Box 405 SANDY BAY, TAS 7006		
Contact details	admin@wellspring.org.au		
DEVELOPMENT DETAILS			
Address	43-47 GROSVENOR ST, SANDY BAY		
Property ID (PID)	1937188		
Description of development	INSTALLATION OF LIQUID TRADE WASTE PRE TREATMENT SYSTEM		

SCHEDULE OF DRAWINGS/DOCUMENTS

Prepared by	Drawing/document no.	Revision no.	Date of issue
Overeem Gas & Plumbing/ N Saunders	Hydraulic Layout	--	--

CONDITIONS

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56TC(1)(a) and (2) TasWater imposes the following conditions on the permit for this application:

1. All works must be constructed as per the approved plans and any conditions below. Any changes to the approved plans must be authorised by TasWater.
2. Prior to issuing of a Certificate of Completion, a TasWater Certificate of Water and Sewerage Compliance (Plumbing) must be obtained.

Trade Waste

Prior to the commencement of operation on-site, the following requirements must be met:

1. Install pre-treatment (500lt Grease Arrestor) in accordance with approved plan (Overeem Gas and Plumbing)
2. Food waste disposal units are not permitted.
3. Non 'by passable' basket strainers are permanently installed on all food preparation and 'washing up' sinks and 'floor waste' outlets to prevent solids entering sewer.
4. An accessible sample point is installed on the outlet of the pre-treatment device for sampling discharge to sewer.
5. A hose tap with fresh water supply is installed no more than 6 metres from the pre-treatment device to facilitate flushing of the pre-treatment device during the cleaning process.

DECLARATION

The drawings/documents and conditions stated above constitute the Certificate for Certifiable Work (Plumbing).

ADVICE

Trade Waste

Grease arrestor sizing in acknowledgement of letters sent to owner by TasWater that specified a 500L grease arrestor.

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. PMB-19-14	
Date Permit Issued: 04/02/2019	
Permit Authority: Trent Harvey	

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

Trade Waste application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial.

The operational requirements of the business with respect to liquid waste discharge will be included in the Trade Waste Consent.

To request TasWater approval of completed works, an Application for Certificate of Water and Sewerage Compliance should be completed and submitted to development@taswater.com.au .

AUTHORISED BY

Jason Taylor
Development Assessment Manager

HOBART CITY COUNCIL
CUSTOMER SERVICE
24/01/2019
RECEIVED

PLUMBING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. PMB-19-14
Date Permit Issued: 04/02/2019
Permit Authority: Trent Harvey

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: The Trustees of the Diocese of Tasmania (Owner name)
PO Box 405 (Address)
SANDY BAY, TAS 7006 (Suburb/postcode)

Designer details:

Name: Neil Saunders
Category:
Business name: Overeem Gas & Plumbing
Phone No: 62393999
Business address: 7B/54 Browns Road
KINGSTON, TAS 7052
Fax No: 62393998
Licence No: 1097898
Email address: admin@overeem.com.au

Details of the proposed work:

Owner/Applicant: Wellspring Anglican Church
Designer's project reference No.:
Address: 43-47 GROSVENOR STREET
Lot No:
SANDY BAY TAS 7005

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

Installation of grease trap as required by Taswater

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☐ *(X the appropriate box)*

HOBART CITY COUNCIL CUSTOMER SERVICE
16/01/2019
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PLUMBING PERMIT DOCUMENT

This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. PMB-19-14

Date Permit Issued: 04/02/2019

Permit Authority: Trent Harvey

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

Any other relevant documentation:

Attribution as designer:

I Neil Saunders ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

HOBART CITY COUNCIL CUSTOMER SERVICE 16/01/2019 RECEIVED

	Name: (print)	Signed	Date
Designer:	Neil Saunders		08/01/2019

Licence No: 922860

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..Neil Saunders..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	Neil Saunders		08/01/2019

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. PMB-19-14	
Date Permit Issued: 04/02/2019	
Permit Authority: Trent Harvey	

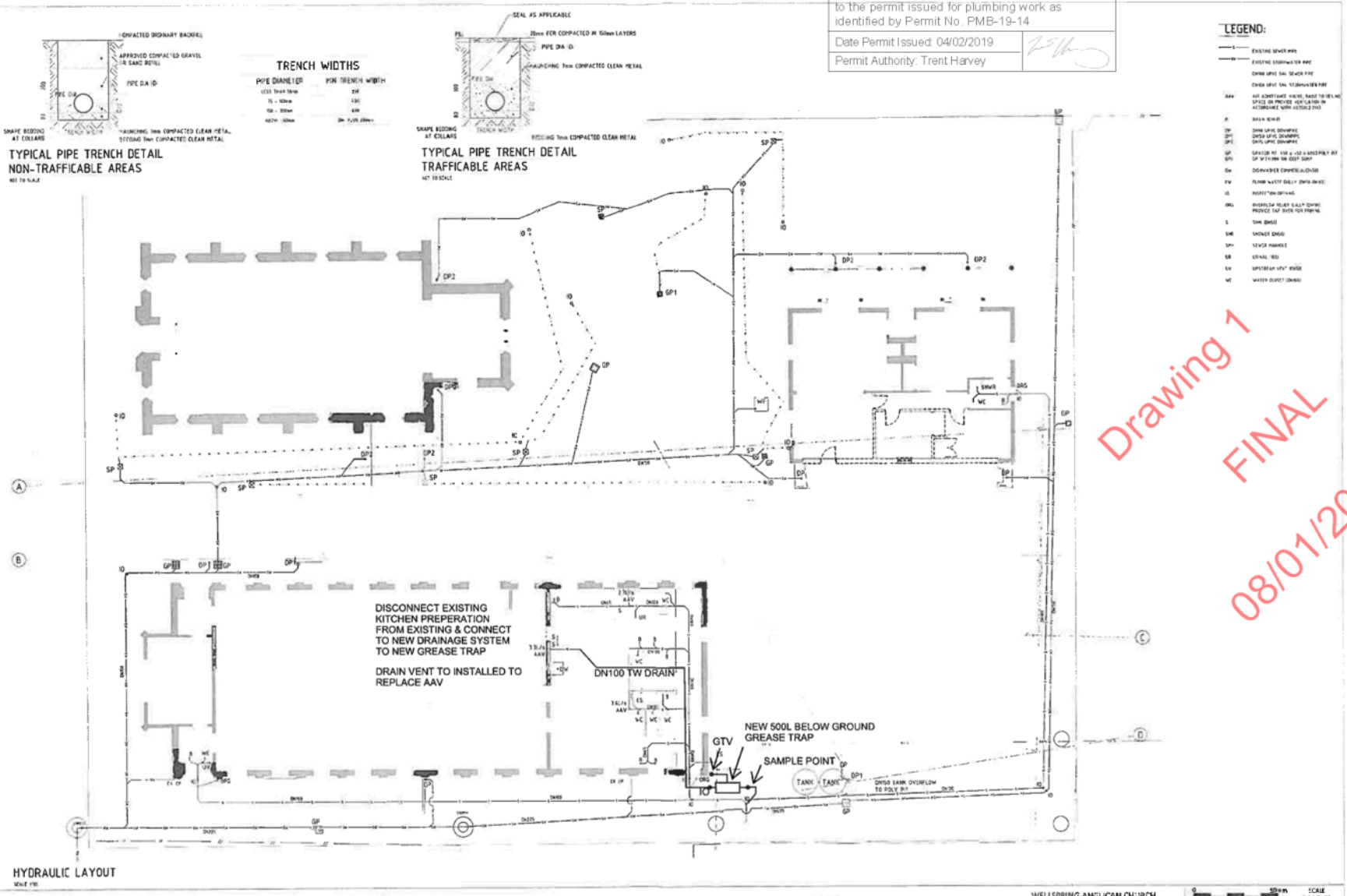
HOBART CITY COUNCIL
CUSTOMER SERVICE
16/01/2019
RECEIVED

PLUMBING PERMIT DOCUMENT

This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. PMB-19-14

Date Permit Issued: 04/02/2019

Permit Authority: Trent Harvey



Drawing 1

FINAL

08/01/2019

HOBART CITY COUNCIL
CUSTOMER SERVICE
16/01/2019
RECEIVED

overeem gas & plumbing

WELLSPRING ANGLICAN CHURCH
43-47 GROSVENOR STREET
SANDY BAY

DRAWN: N SAUNDERS

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
165878	1
EDITION	DATE OF ISSUE
1	23-May-2013

SEARCH DATE : 09-Jul-2021
SEARCH TIME : 11.45 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 165878
Derivation : Part of 65A-2R-0P Gtd to D Lord.
Prior CT 132450/1

SCHEDULE 1

42685, C144254 & C189604 THE TRUSTEES OF THE DIOCESE OF TASMANIA Registered 20-Sep-1999 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
M414006 BURDENING EASEMENT: a pipeline easement in favour of Tasmanian Water & Sewerage Corporation (Southern Region) Pty Limited over the land marked Pipeline Easement 2.50 wide on Plan 165878 (Subject to Provisions) Registered 23-May-2013 at noon
C168896 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 20-Sep-1999 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

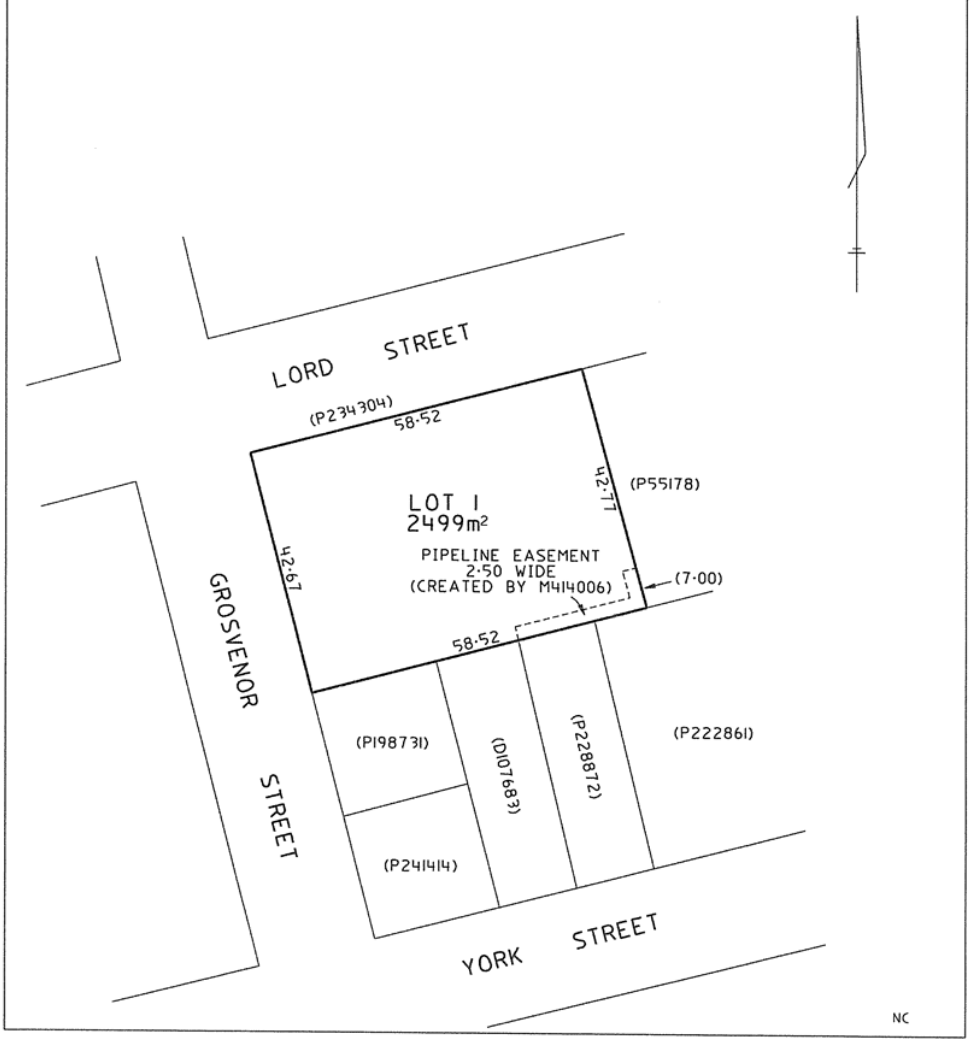
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER	PLAN OF TITLE	Registered Number
FOLIO REFERENCE CT.132450/1 GRANTEE PART OF 65A-2R-0P GTD TO DAVID LORD	LOCATION CITY OF HOBART FIRST SURVEY PLAN No. P767 COMPILED BY LDRB SCALE 1: 600 LENGTHS IN METRES	P.165878 APPROVED 22 MAY 2013 Alice Kava Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5225-52)	LAST UPI No GFM72	LAST PLAN No. P132450	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



7.2.4 10 SELFS POINT ROAD, NEW TOWN - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION PLN-20-268 - FILE REF: F21/89057

Address:	10 Selfs Point Road, New Town
Proposal:	Partial Demolition, Alterations and Extension
Expiry Date:	21 September 2021
Extension of Time:	Not applicable
Author:	Cameron Sherriff

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition, alterations and extension, at 10 Selfs Point Road, New Town 7008 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-20-268 - 10 SELFS POINT ROAD NEW TOWN TAS 7008 - 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 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.

ENV s1

All works associated with the Bridge Club alterations and extension are to be undertaken in accordance with an Environmental Management and Communications Plan, prepared by the club, to the satisfaction of the Director City Amenity.

Advice:

A template for the Environmental Management and Communications Plan can be provided by the Open Space Planning Team, call 03 6238 2488. This plan must be made specific for the works that will occur on the site.

Reason for condition

The alterations and extension must be done in a manner that minimises impact to the Council land, is safe for the public and minimises inconvenience for the public.

ENVHE 4

As identified in the Preliminary Site Investigation Report 10 Selfs Point Road New Town, Revision 00 dated 29 June 2021 prepared by Pitt & Sherry, a Construction Environmental Management Plan must be implemented throughout the construction works.

A CEMP must be submitted and approved as a Condition Endorsement prior to the issuing of any approval under the *Building Act 2016*. The plan must;

- detail the proposed construction methodology (particularly where works may have environmental and health impacts)
- identify all potential environmental and health impacts associated with the works including noise, odour, air pollution, water pollution, land contamination, erosion and land instability.
- include measures to manage identified contamination and associated waste management in order to mitigate and control potential human health impacts during works.

All work required by this condition must be undertaken in accordance with the approved construction environmental management plan which forms part of this permit and must be complied with.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To minimise the potential for environmental and health impacts from the construction activity on identified contaminated land.

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's online services e-planning portal. Detailed instructions can be found here.

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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.

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.

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-20-268 - 10 SELFS POINT ROAD NEW TOWN TAS 7008 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-20-268 - 10 SELFS POINT ROAD NEW TOWN TAS 7008 - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	20 September 2021
Expiry Date:	21 September 2021
Application No:	PLN-20-268
Address:	10 SELFS POINT ROAD , NEW TOWN
Applicant:	(Tasmanian Bridge Association) 10 Selfs Point Rd
Proposal:	Partial Demolition, Alterations and Extension
Representations:	Nil
Performance criteria:	Potentially Contaminated Land Code; Parking and Access Code

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations and Extension, at 10 Selfs Point Road, New Town.

1.2 More specifically the proposal includes:

- Internal alterations and an extension to the eastern end of the existing Bridge Association building, adding approximately 100m^2 to the existing 310m^2 footprint, providing improved amenities with the inclusion of a dedicated teaching area, a kitchen capable of catering for events, an area for members to eat lunch, and an improved, safer entry and exit point.
- The extension continues the existing roofline of the single storey building, with its height of 5.8m.
- Matching colorbond roofing and brickwork is proposed for the extension.

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

1.3.1 Potentially Contaminated Land Code - Excavation
1.3.2 Parking and Access Code - Number of Parking Spaces

1.4 No representations were received during the statutory advertising period between 16/7 and 20/7/2021.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council, because the subject site is Council-owned.

2. Site Detail

Image 1: Aerial view of the overall property and surrounds. The yellow outline represents the small site of the Tasmanian Bridge Association building and car park (Source: HCC GIS).

2.1 The subject site represents a small area of the larger 10 Selfs Point Road property, which also incorporates Rugby Park, the New Town Bay Rowing Centre, the Ten Lives Cat Centre and also the Queens Walk soccer field across the Brooker Highway. The Bridge Association lease area incorporates a carpark around the existing association building, which is accessed via Marine Esplanade. Additional views follow below (Plates 1 - 3).

Plate 1: The site of the proposed extension at the eastern end of the existing building (Planner's photo).

Plate 2: Alternate view of the site of the proposed extension, with adjacent New Town Bay Rowing Centre building in the background (Planner's photo).

Plate 3: The site as viewed from Marine Esplanade (Planner's photo).

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations and Extension, at 10 Selfs Point Road, New Town.

3.2 More specifically the proposal is for:

- Internal alterations and an extension to the eastern end of the existing Bridge Association building, adding approximately 100m^2 to the existing 310m^2 footprint, providing improved amenities with the inclusion of a dedicated teaching area, a kitchen capable of catering for events, an area for members to eat lunch, and an improved, safer entry and exit point.
- The extension continues the existing roofline of the single storey building, with its height of 5.8m.
- Matching colorbond roofing and brickwork is proposed for the extension.

4. Background

4.1 General Manager's consent was provided for the application in June 2020.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 16/7 and 20/7/2021.

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 Recreation Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Sports and Recreation. The proposal continues this existing use. A Sports and Recreation use is a Permitted use in the Recreation zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 18 Recreation Zone

6.4.2 E2.0 Potentially Contaminated Land Code

6.4.3 E6.0 Parking and Access Code

6.4.4 E7.0 Stormwater Management Code

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

6.5.1 Potentially Contaminated Land Code:

Excavation – Part E 2.6.2 P1

6.5.2 Parking and Access Code:

Number of Parking Spaces - E6.6.1 P1

6.6 Each performance criterion is assessed below.

6.7 Excavation – Part E 2.6.2 P1

6.7.1 There is no acceptable solution for works upon potentially contaminated land that involve excavation.

6.7.2 The proposal includes excavation for the footings of the extension to the existing building. The site is listed as an old tip site and is thus listed as potentially contaminated.

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

6.7.4 The performance criterion P1 at clause E2.6.2 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.

6.7.5 The Council's Manager Environmental Health has reviewed and accepted an Environmental Site Assessment prepared for the proposed development. Contamination levels have been confirmed as being in excess of satisfactory and as a result it has been recommended that a construction environmental management plan be prepared to ensure the safety of workers during construction and users of the site following completion of works. A standard construction environmental management plan condition has been recommended.

6.7.6 With the inclusion of the condition as detailed above the proposal complies with the performance criterion.

6.8 Number of Parking Spaces - E6.6.1 P1

6.8.1 The acceptable solution A1 at clause E 6.6.1 requires car parking to be provided on site at a rate no more and no less than that specified for the scale of the use in Table E6.1.

6.8.2 The proposal includes the removal of three parking spaces to make way for the extension to the building, bringing the total number available to the use to 15 spaces.

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 P1 at clause E 6.6.1 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.

6.8.5 The Council's Senior Development Engineer states:

> Assessment of Bridge Club component of parking needs only.
> Table E6.1 requires Traffic Assessment for parking numbers of sporting venues.
> It appears there is existing 18 spaces for this use, of which 3 will be removed as part of this development.
> Demand will not change as modifications to building do not change capacity of playing surface.
> Given 24 tables and 6 training tables the maximum capacity is 30x4=120 players.
> Likelihood of full capacity is low.
> Capacity would require approximately 2 vehicles per table = 60 car parking spaces.
> 15 spaces available for this use, so requires Performance Assessment.
>
> Peak demand is likely to be 60 car parking spaces, but the likelihood of this occuring on a regular basis is low.
>
> [There is] Limited on-street parking; no access to public transport and the availability and use of other modes of transport is unlikely.
>
> No alternative parking provision is available or considered necessary.
>
> [There are] Numerous parking spaces in adjacent sporting facilities on the property which are likely to utilise the parking at a different timeframe to the Bridge Club.
>
> No impact on any significant trees.
>
> Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. This is particularly due to the sharing of parking spaces with different uses on the property.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Alterations and Extension, at 10 Selfs Point Road, New Town.

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. The proposal demonstrates compliance with all relevant development standards for the Recreation Zone. Only code discretions, as discussed in this report, are triggered.

7.4 The proposal has been assessed by other Council officers, including the Council's Senior Development Engineer and Senior 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, Alterations and Extension, at 10 Selfs Point 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 City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Partial Demolition, Alterations and Extension, at 10 Selfs Point Road, New Town 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-20-268 - 10 SELFS POINT ROAD NEW TOWN TAS 7008 - 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 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.

ENV s1

All works associated with the Bridge Club alterations and extension are to be undertaken in accordance with an Environmental Management and Communications Plan, prepared by the club, to the satisfaction of the Director City Amenity.

Advice: a template for the Environmental Management and Communications Plan can be provided by the Open Space Planning Team, call 03 6238 2488. This plan must be made specific for the works that will occur on the site.

Reason for condition

The alterations and extension must be done in a manner that minimises impact to the Council land, is safe for the public and minimises inconvenience for the public.

ENVHE 4

As identified in the Preliminary Site Investigation Report 10 Selfs Point Road New Town, Revision 00 dated 29 June 2021 prepared by Pitt & Sherry, a Construction Environmental Management Plan must be implemented throughout the construction works.

A CEMP must be submitted and approved as a Condition Endorsement prior to the issuing of any approval under the *Building Act 2016*. The plan must;

- **detail the proposed construction methodology (particularly where works may have environmental and health impacts)**
- **identify all potential environmental and health impacts associated with the works including noise, odour, air pollution, water pollution, land contamination, erosion and land instability.**
- **include measures to manage identified contamination and associated waste management in order to mitigate and control potential human health impacts during works**

All work required by this condition must be undertaken in accordance with the approved construction environmental management plan which forms part of this permit and must be complied with.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To minimise the potential for environmental and health impacts from the construction activity on identified contaminated land.

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's online services e-planning portal. Detailed instructions can be found here.

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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.

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.

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.

(Cameron Sherriff)
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: 30 August 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #204036

Property

10 SELFS POINT ROAD NEW TOWN TAS 7008

People

Applicant
*
Tasmanian Bridge Association

10 Selfs Point Rd
NEWTOWN TAS 7008
0400492327
tba@tasbridge.com.au

Owner
*
Hobart City Council

16 Elizabeth St
HOBART TAS 7000
0362382711
coh@hobartcity.com.au

Entered By
JULIE RHODES
10 SELFS POINT ROAD
NEW TOWN TAS 7008
0428 291 419
julrho@gmail.com

Use

Other

Details

Have you obtained pre application advice?

- Yes

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

Verbal pre-application advise only

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)?
*

Recreation

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

Additions to the existing TBA Club Room to provide a separate teaching area and improved member amenities

Estimated cost of development
*

350000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
310.00	100.00	135500

Carparking on Site

N/A

Total parking spaces	Existing parking spaces	
75	78	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)
*
10 selfs point plan.pdf

Title (Folio text and Plan and Schedule of Easements)
*
10 selfs point title.pdf

Plans (proposed, existing)
*
Bridge Association extension.pdf

Covering Letter
TBA Extension Overview.pdf

City of HOBART

Enquiries to: City Planning
Phone: (03) 6238 2715
Email: coh@hobartcity.com.au

3 June 2020

Julie Rhodes (Tasmanian Bridge Association) mailto: julrho@gmail.com
10 Selfs Point Road
NEW TOWN TAS 7008

Dear Sir/Madam

10 SELFS POINT ROAD, NEW TOWN - WORKS ON COUNCIL LAND NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-20-33

Site Address:

10 Selfs Point Road, New Town
(Bridge Club, Rugby Oval)

Description of Proposal:

Partial Demolition, Alterations and Extension

Applicant Name:

Julie Rhodes
Tasmanian Bridge Association

PLN *(if applicable)*:

PLN-20-268

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.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

(N D Heath)
GENERAL MANAGER

Relevant documents/plans:

Floor Plan - drawing no ABA 01a
Elevations - drawing no ABA 02a

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

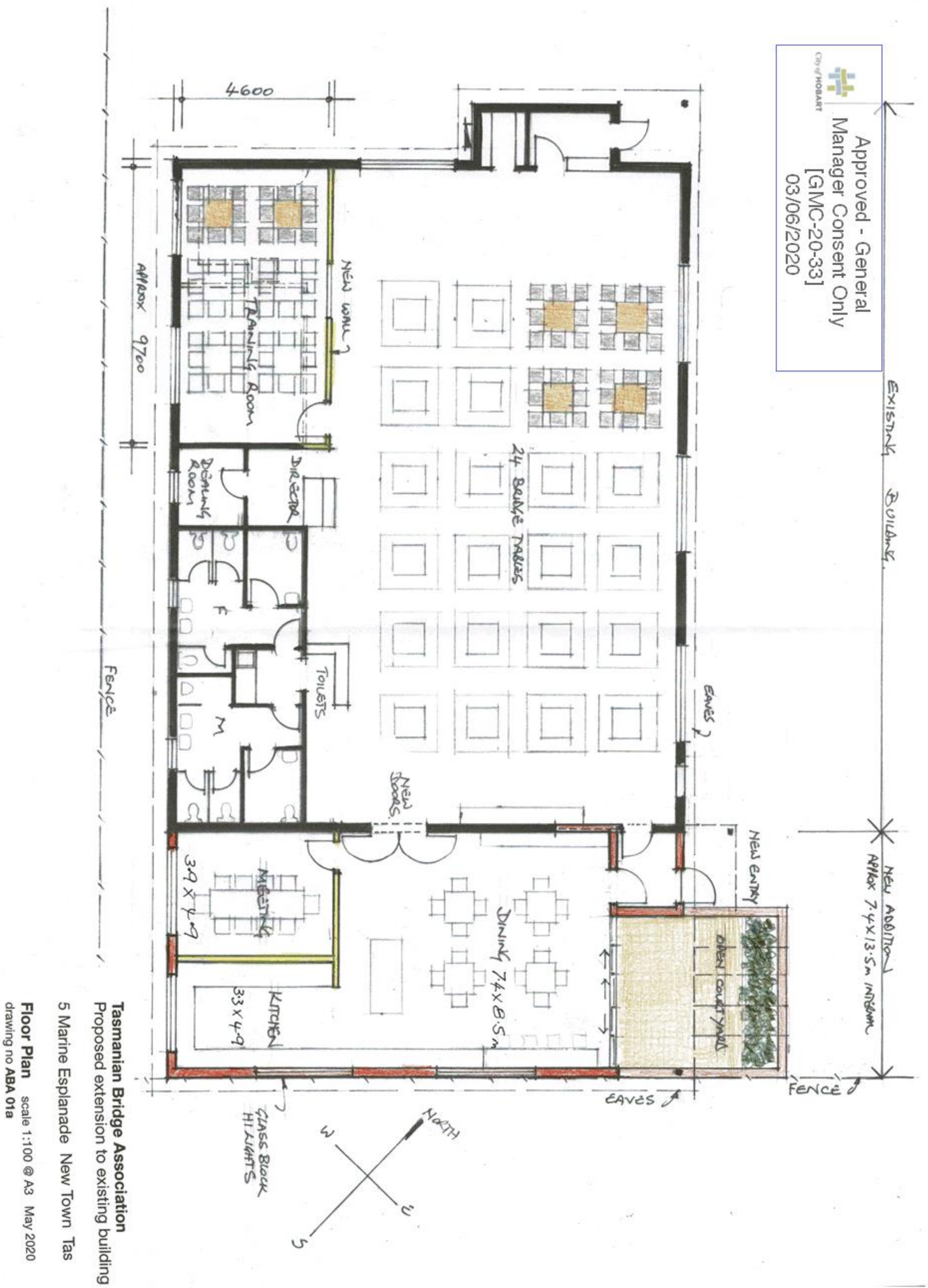
Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

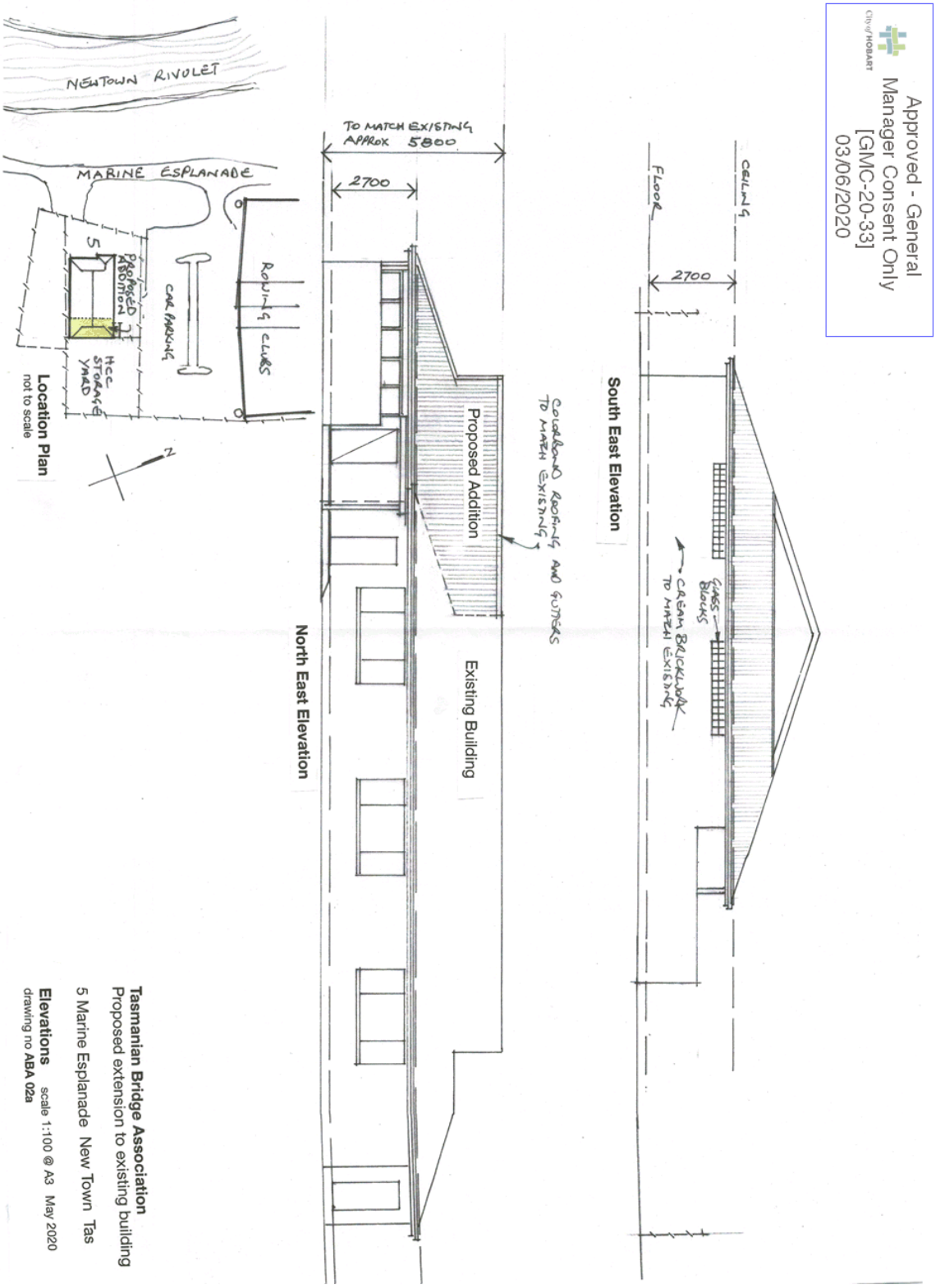
City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

CityofHobartOfficial

ABN 39 055 343 428
Hobart City Council


Approved - General
Manager Consent Only
[GMC-20-33]
03/06/2020
4600
APPROX 9700
NEW WALL
TRAINING ROOM
DIRECTOR
DEALING ROOM
TOILETS
F
M
24 BRIDGE TABLES
FENCE
EAVES
NEW DOORS
EXISTING BUILDING
NEW ADDITION
APPROX 7.4 x 13.5m INTERNAL
NEW ENTRY
MEETING
3.9 x 4.9
KITCHEN
3.3 x 4.9
DINING 7.4 x 8.5m
OPEN COURTYARD
EAVES
FENCE
GLASS BLOCK HI LIGHTS
NORTH
W
E
S
Tasmanian Bridge Association
Proposed extension to existing building
5 Marine Esplanade New Town Tas
Floor Plan scale 1:100 @ A3 May 2020
drawing no ABA 01a


Approved - General Manager Consent Only [GMC-20-33] 03/06/2020
NEWTOWN RIVULET
MARINE ESPLANADE
5
PROPOSED ADDITION
CAR PARKING
ROWING CLUBS
HCC STORAGE YARD
Location Plan
not to scale
N
TO MATCH EXISTING APPROX 5800
2700
Proposed Addition
Existing Building
COLORBOND ROOFING AND GUTTERS TO MATCH EXISTING
North East Elevation
CEILING
FLOOR
2700
GLASS BLOCKS
CREAM BRICKWORK TO MATCH EXISTING
South East Elevation
Tasmanian Bridge Association
Proposed extension to existing building
5 Marine Esplanade New Town Tas
Elevations scale 1:100 @ A3 May 2020
drawing no ABA 02a

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163941	1
EDITION	DATE OF ISSUE
2	26-Jun-2015

SEARCH DATE : 21-Apr-2020
SEARCH TIME : 01.31 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 163941
Derivation : Lot 34118 Gtd. to Lord Mayor etc. of Hobart and Whole of Lot 1 on Plan 139845 Gtd. to The Crown and Whole of Lot 2 on Plan 139845 Gtd. to The Crown
Prior CT 140744/1

SCHEDULE 1

C490304 TRANSFER to HOBART CITY COUNCIL Registered 02-Oct-2003 at noon

SCHEDULE 2

C490304 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C493602 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C490304 Transfer Made Subject To Fencing Provision
C939090 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement 6.00 wide on Plan 163941 Registered 08-Dec-2009 at noon
C520429 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 23-Apr-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

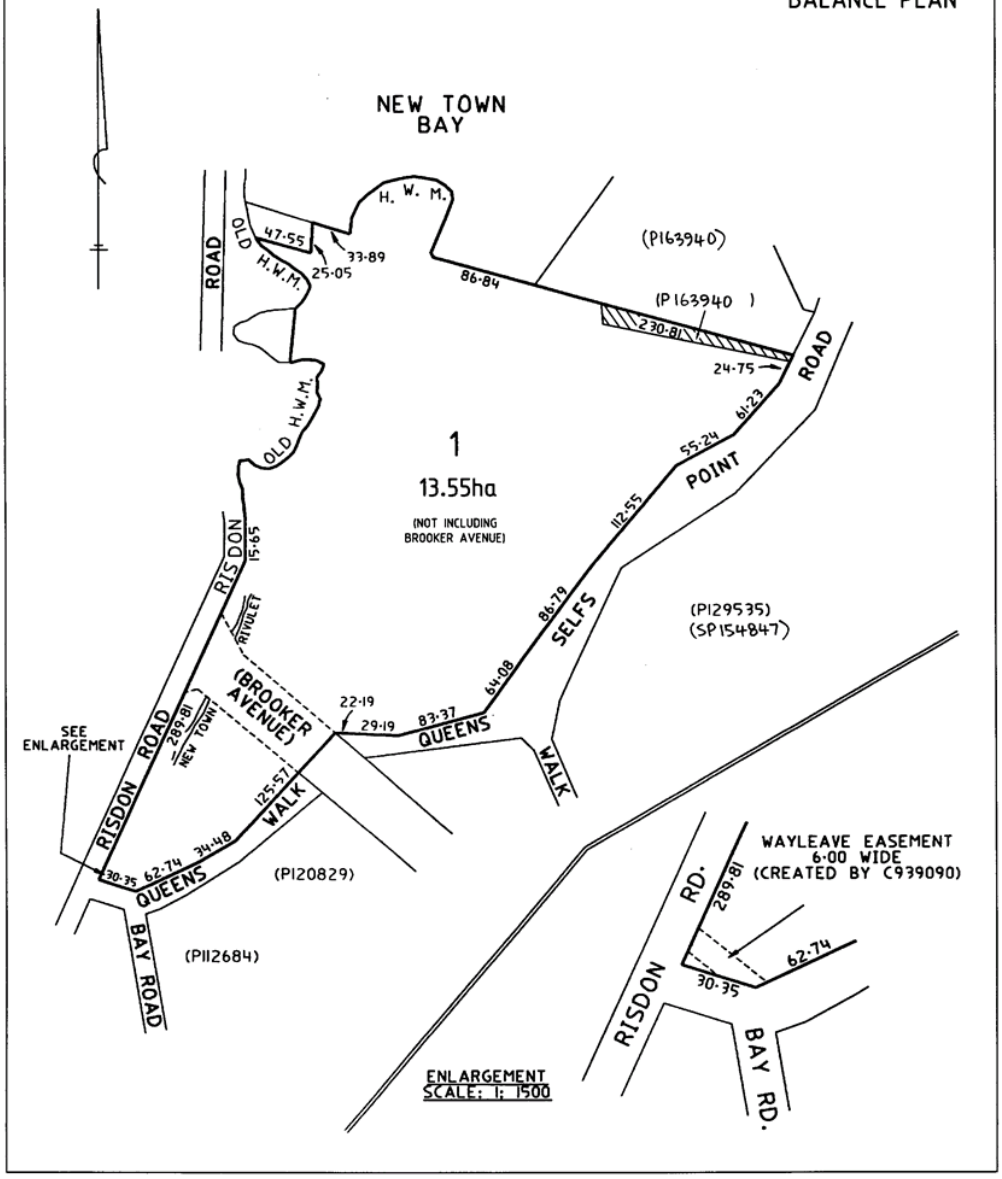
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER The Hobart City Council FOLIO REFERENCE C.T. 140744-1 GRANTEE Whole of Lot 34118, 30A-1R-18P, Gtd. to The Lord Mayor, Alderman and Citizens of the City of Hobart; Part of 5694m² Gtd. to the Crown and Whole of 8724m² Gtd. to the Crown. (P139845)	**PLAN OF TITLE** LOCATION CITY OF HOBART FIRST SURVEY PLAN No. P904 LO COMPILED BY PEACOCK DARCEY & ANDERSON P/L SCALE: 1: 3000 LENGTHS IN METRES SURVEYORS REF: N547U	REGISTERED NUMBER **P163941** APPROVED 11 JUL 2012 ~~EFFECTIVE FROM~~ Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225-32)	LAST UPI No HRE66	LAST PLAN No. P140744 — ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



The Tasmanian Bridge Association (TBA) is an incorporated not for profit organisation whose primary objective is the promotion of bridge in Tasmania.

It achieves this by operating ten sessions 7 days a week, and by organising and sponsoring teams to represent Tasmania at the annual Australian national Championships.

The Tasmanian Bridge Association is responsible for bridge administration in Tasmania under the auspices of the Australian Bridge Federation (ABF). Other clubs affiliated with the TBA in Tasmania are the Burnie Bridge Club, Devonport Bridge Club, Launceston Bridge Club, Tamar Bridge Club, Hobart City Bridge Club, Eastern Shore Bridge Association and Kingborough Bridge Association.

The TBA is governed by a Management Committee of volunteer members who are elected annually at the AGM in March. Directors are paid to conduct the Duplicate Sessions and participants pay a fee (table money) of either $8 or $6.50 (concession) to participate in a regular session.

Club Rooms

The TBA built Stage 1 of its existing club rooms approximately ten years ago using its own funds, a small TCF grant and a loan from the ABF in the current location at 10 Selfs Point, Newtown. The building is on reclaimed land leased from the Hobart City Council at a nominal rent. The initial lease period is almost up, with an application to extend formally lodged with Council. Shannon Avery from HCC has been consulted with respect to this proposed development and is supportive of the concept.

Stage 1 of the Club rooms comprises the main playing area, small kitchen, meeting room, dealing room, director's area and toilets. The kitchen is inadequate to cater for special functions, and there is no dedicated teaching area which means that bridge lessons can only be conducted when there is no playing session in progress.

Proposed Project – Stage 2 of Clubrooms

The aim of Stage 2 of the clubrooms (Clubroom Extension) are thus :

Provision of a dedicated teaching area
Provision of a kitchen capable of catering for events with 90+ participants
Provision of a place for members to eat lunch
Safe entry and exit for members

Teaching Area

At present, classes can only be run when there is not a regular session in place. Since the TBA runs ten regular sessions of Duplicate bridge every week, opportunities for running lessons are limited. The provision of a dedicated teaching area gives greater flexibility for the provision of bridge lessons. For example, the TBA is very keen to start offering lessons to high school students as part of their "elective" curriculum. Also, the ability to attend lessons whilst a regular session is running gives potential new members a chance to see what happens in a regular session, and also to interact with existing members.

Kitchen

At present, the kitchen is only designed as a tea and coffee servery and catering for special events is very difficult with the limited bench space. A commercial kitchen would facilitate the conduct of special social events which are valued highly by members. The provision of a better kitchen would also make the premises attractive to other community groups, such as the Hobart Walking Group who have utilised our amenities in the past as they do not have a permanent club room of their own.

Dining

Members often bring their own lunch to bridge. At present, the only tables available for eating lunch are in the playing area and meeting room, over carpeted floors. Sticky fingers damage the cards (making them impossible to be dealt by the dealing machine) and food spilt on the table cloths and carpeted areas is not ideal. Also, the main playing area is silent whilst play is on progress, limiting the opportunity for conversation.

A dedicated dining area, allows members to eat with each other and talk with each other without interfering with play.

Entry

The current location of the entry presents safety concerns as vehicles regularly drive past it on their way to parking spaces. One member has been hit by her own taxi, driving too fast passed the current entrance. The clubroom extension will change the location of the entrance along with associated traffic flow to eliminate this problem.

The Aims of the TBA

Although the primary stated aim of the TBA is the promotion of bridge in Tasmania, is also has a significant function in the reduction of social isolation of its 450 members. It also improves mental health outcomes amongst its members, the average age of whom is probably between 70 and 75, (or older - oldest member 98!) with many of them having lost a life partner.

The TBA conducted a comprehensive survey of its members in 2019, seeking information from them about their requirements and expectation of the TBA.

Almost a third of members completed and returned a survey form, proving a good representative sample.

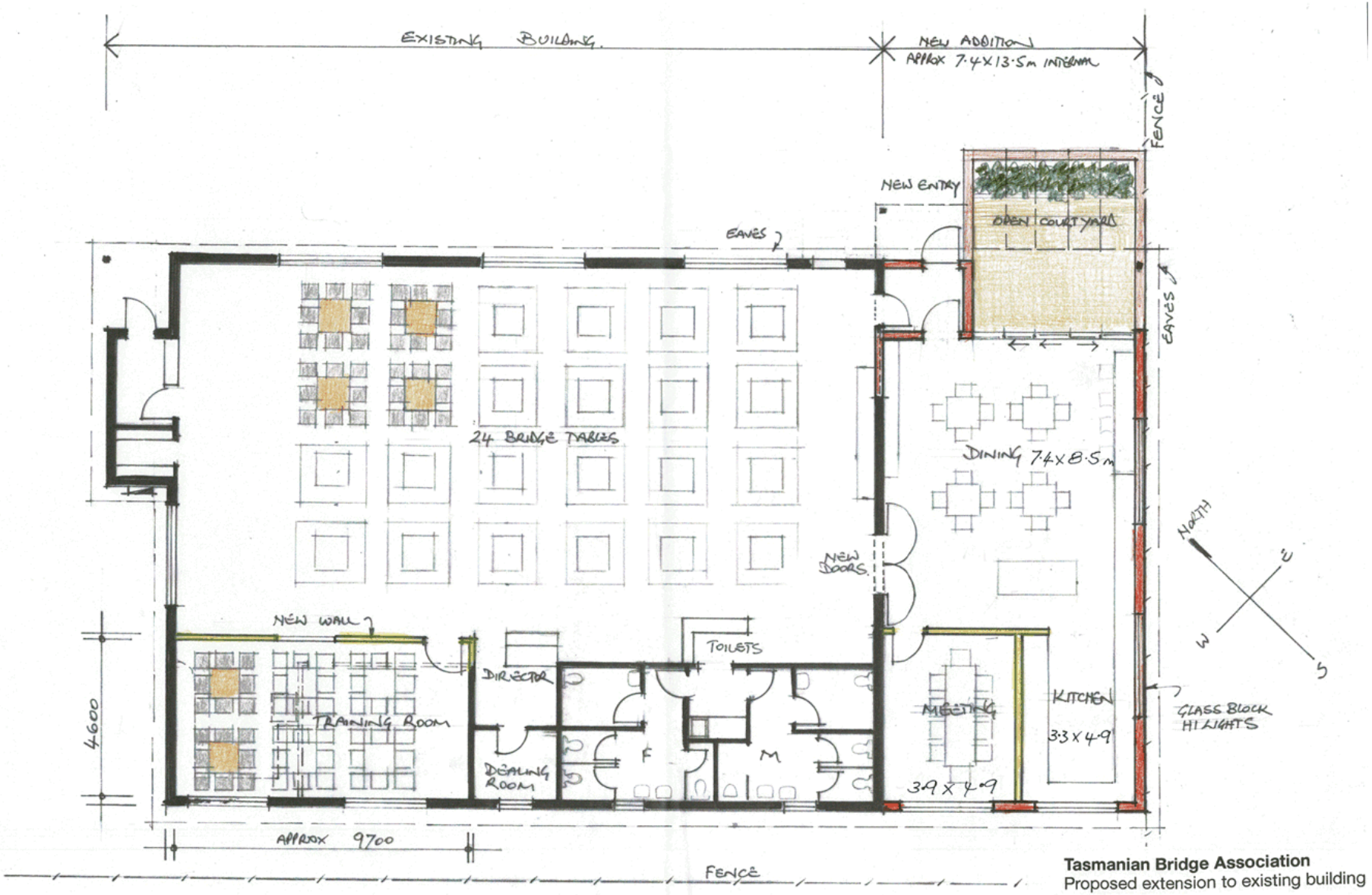
73% of members report playing bridge once or twice a week with 27% playing three or more times a week.

90% of members state that the club performs an important or somewhat important social role for them, with the vast majority being happy with the number of social events currently on offer. However, 14 members (11%) requested additional social events with suggestions including Mid Winter celebrations, Cancer Council Morning Tea, Football Final Day, Curry Night, more fun Teams events and Xmas parties for “individual sessions”

This statistic highlights the important role that the TBA plays in reducing social isolation of its members.

By the very nature of the activity of playing contract bridge on a regular basis, it is self evident that mental health is improved, both by the regular stimulation of the b rain

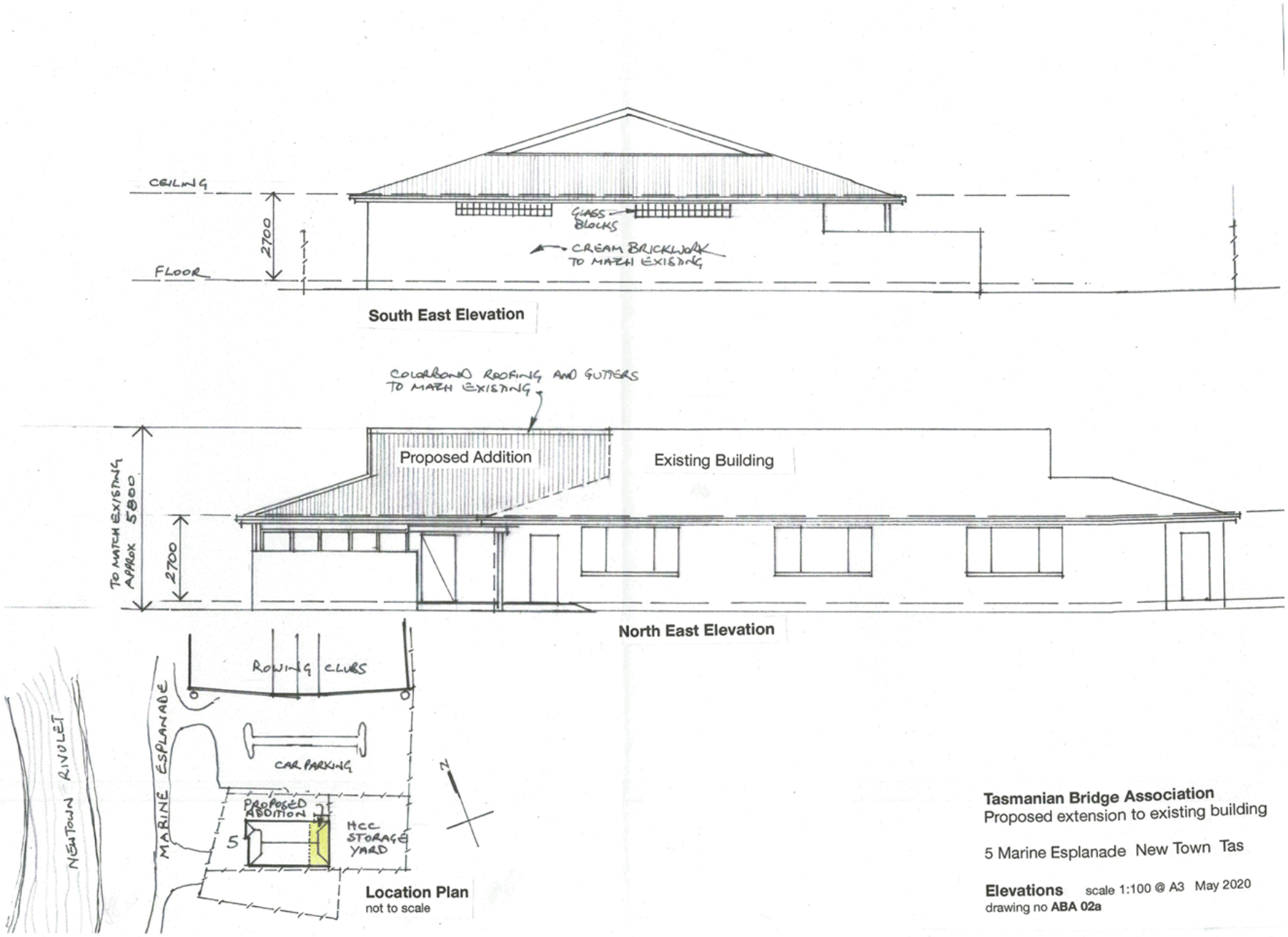
Recreation for the elderly is often overlooked by the Dept of Recreation and Health, and the TBA is looking to improve the existing facility to improve the overall participant experience.



Tasmanian Bridge Association
Proposed extension to existing building

5 Marine Esplanade New Town Tas

Floor Plan scale 1:100 @ A3 May 2020
drawing no **ABA 01a**


CEILING
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South East Elevation
COLORBOND ROOFING AND GUTTERS TO MATCH EXISTING
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Existing Building
North East Elevation
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MARINE ESPLANADE
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Location Plan
not to scale
Tasmanian Bridge Association
Proposed extension to existing building
5 Marine Esplanade New Town Tas
Elevations scale 1:100 @ A3 May 2020
drawing no ABA 02a

pitt&sherry

Preliminary Site Investigation Report

10 Selfs Point Road, New Town, Tasmania (part of)

5 Marine Esplanade, New Town, Tasmania

Prepared for
Tasmanian Bridge Association

Client representative
Julie Rhodes

Date
29 June 2021

Rev 00

Table of Contents

List of tables

Appendices

Prepared by — Carly Clark		**Date —**29 June 2021
Reviewed by — Fiona Keserue-Ponte		**Date —** 29 June 2021
Authorised by — Carly Clark		**Date —** 29 June 2021

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Draft for internal review	C Clark	F Keserue-Ponte	C Clark	23/06/21
B	Draft for issue to client	C Clark	C Clark	C Clark	25/06/21
00	Final for issue to client	C Clark	C Clark	C Clark	29/06/21

Executive Summary

Introduction:

The Tasmanian Bridge Association is planning to extend its existing building at 10 Selfs Point Road, New Town (the 'Property'). The actual Site address is 5 Marine Esplanade, New Town (the Site) as shown in Figure 1 (Appendix A) and is part of the larger Property. As a component of the planning application with Hobart City Council (HCC), and given the historic use of the area as a landfill, an Environmental Site Assessment (ESA) is required to enable HCC to assess the application against the relevant provisions of the Potentially Contaminated Land Code (PCLC) of the *Hobart Interim Planning Scheme 2015*.

pitt&sherry was engaged by the Tasmanian Bridge Association to complete the ESA investigation in the form of a Preliminary Site Investigation (PSI) in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013* (ASC NEPM). The PSI (this document) incorporates a brief site history investigation with targeted soil sampling within the footprint of the proposed building extension.

Site history findings:

Potential sources of contamination on the Site are likely to relate primarily to the former use of the Property as an uncontrolled landfill.

Potential contamination on the Property could have occurred as a result of current and/or historical surrounding land uses. Potential sources of contamination in the immediate vicinity of the Property include:

- TasWater WWTP – storing dangerous substances, including diesel underground, treating sewage, and operating from the adjacent 12 Selfs Point Road New Town property (WorkSafe Tasmania); and
- Mobil fuel facility – former storage of fuel, potentially underground and operating from 16 Selfs Point Road New Town, to the north-east of the Site (HCC).

Intrusive investigation findings:

Targeted intrusive investigations (i.e. sampling) were undertaken as a component of the PSI to enable characterisation of the type and contamination status of the soil / fill material in the vicinity of the proposed extension. Sampling was aimed at determining the potential human health and/or environmental risks posed by the fill material to establish whether the land is suitable for the proposed redevelopment (i.e. building extension) and to assess the risks posed to excavation workers during redevelopment.

The heterogeneous nature of the former landfill materials beneath the Site mean that concentrations of contaminants of potential concern (CoPC) will vary across adjacent sample locations and depths. Therefore, the absence of detection of a particular CoPC in these types of materials does not rule out its presence. Similarly, the low photo-ionisation detector readings do not discount the possibility of intersecting pockets of volatile organic contaminants in other areas of the Site.

Based on the results of the targeted sampling, reported concentrations of CoPC in soil / fill material in the vicinity of the proposed building extension show:

- Human health perspective:
  - **Benzo(a)pyrene (BaP) Toxicity Equivalent Quotient (TEQ)** in excess of the ASC NEPM Health Screening Level (HSL) for recreational / open space land use
  - **Lead (Pb)** in excess of the ASC NEPM Health Investigation Level (HIL) for recreational / open space land use
  - **Asbestos-containing pipes** (and other solid wastes) encountered during excavation
- Ecological perspective:
  - **BaP** in in excess of the ASC NEPM Ecological Screening Level (ESL) for recreational / open space land use
  - **TRH (F2 and F3 fractions)** equal to or in excess of the ASC NEPM ESLs for recreational / open space land use
  - **Heavy metals (Pb, Cu and Zn)** in excess of generic (Pb) or most conservative (Cu and Zn) Added Contaminant Limit (ACL) for recreational / open space land use; and
  - **Net acidity concentrations** in excess of the National Acid Sulfate Soils Guidance – National acid sulfate soils sampling and identification methods manual, June 2018 action criteria (1-1,000 T of materials disturbed).

Conclusions:

Based on the preliminary Conceptual Site Model (CSM), the level of contamination identified may represent a risk to:

- Excavation and maintenance workers through direct contact with contaminated fill materials, asbestos-containing materials and other landfill wastes and ASS; and
- Ecological receptors during excavation works.

Noting the limitations in Section 1.5 and the data gaps in Section 7.5, the PSI findings demonstrate that:

- The land is suitable for the continued recreational use in terms of the PCLC, provided the requirements of a Construction Environmental Management Plan (CEMP), or similar, are implemented during the proposed building extension works; and
- Excavation does not adversely impact on human health and the environment in terms of the PCLC, provided the requirements of a CEMP, or similar, are implemented during the proposed building extension works.

Recommendations:

Based on the findings of the PSI, and noting the limitations in Section 1.5 and the data gaps in Section 7.5, the following recommendations are made:

- Prepare and implement a CEMP (or similar) for the building extension works to mitigate and control potential human health and environmental impacts during earthworks; and
- The CEMP should focus on erosion control, waste management of any surplus materials and ASS management.

Abbreviations

Abbreviation	Description
AASS	Actual Acid Sulfate Soils
ACL	Added Contaminant Limit
ACM	Asbestos-containing Material(s)
AEP	Annual Exceedance Probability
AES	Areas of Ecological Significance
ASC NEPM	*National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013*
ASS	Acid Sulfate Soils
Ba	Barium
BaP	Benzo(a)pyrene
BDR	Building Demolition Rubble
BTEXN	Benzene (B), Toluene (T), Ethyl-benzene (E), Xylenes (X) and Naphthalene (N)
Cd	Cadmium
CEMP	Construction Environmental Management Plan
CEnvP SC	Certified Environmental Practitioner Site Contamination Specialist
Co	Cobalt
CoPC	Contaminant(s) of Potential Concern
Cr	Chromium
CSM	Conceptual Site Model
Cu	Copper
DDD	Dichlorodiphenyldichloroethane
DPIPWE	Department of Primary Industries, Parks, Water and Environment
DQO	Data Quality Objective
EIANZ	Environment Institute of Australia and New Zealand
EIL	Ecological Investigation Level
EPA	Environment Protection Authority (Tasmania)
EPN	Environment Protection Notice
ESA	Environmental Site Assessment
ESL	Ecological Screening Level
HCC	Hobart City Council

Abbreviation	Description
Hg	Mercury
HIL	Health Investigation Level
HSL	Health Screening Level
LISTmap	Land Information System Tasmania
LOR	Limit of Reporting
Mn	Manganese
MNES	Matters of National Environmental Significance
NATA	National Association of Testing Authorities
Ni	Nickel
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PCBs	Polychlorinated Biphenyls
PCLC	Potentially Contaminated Land Code under the *Hobart Interim Planning Scheme 2015*
PASS	Potential Acid Sulfate Soils
PID	Photo-ionisation Detector
PIR	Property Information Request
Property	10 Selfs Point Road, New Town, Tasmania 7008
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RPD	Relative Percentage Difference
Site	5 Marine Esplanade, New Town, Tasmania 7008
Sn	Tin
SPR	Source (S) – Pathway (P) – Receptor (R) Linkage
TEQ	Toxicity Equivalent Quotient
TPH / TRH	Total Petroleum Hydrocarbons / Total Recoverable Hydrocarbons
UPSS	Underground Petroleum Storage System(s)
VOCs	Volatile Organic Compounds
WST	WorkSafe Tasmania
WWTP	Wastewater Treatment Plant
Zn	Zinc

1. Introduction

1.1 Background

The Tasmanian Bridge Association is planning to extend its existing building at 10 Selfs Point Road, New Town (the 'Property'). The actual Site address is 5 Marine Esplanade, New Town (the Site) as shown in Figure 1 (Appendix A) and is part of the larger Property. As a component of the planning application with Hobart City Council (HCC), and given the historic use of the area as a landfill, an Environmental Site Assessment (ESA) is required to enable HCC to assess the application against the relevant provisions of the Potentially Contaminated Land Code (PCLC) of the *Hobart Interim Planning Scheme 2015*.

The proposed extension of 7 m x 13 m will be appended to the south of the existing building. No demolition is proposed, other than cutting passageways between the old and new areas. The depth of disturbance is understood to be up to 16 m for piers to be penetrated through the landfill material and into bedrock. Given the presence of historical landfill wastes, intrusive investigations (i.e. sampling) were completed as a component of the ESA to satisfy HCC requirements.

Under the PCLC, an ESA (i.e. intrusive investigations such as soil sampling) is required to demonstrate that the Site is suitable for the proposed use and excavation works (from a contamination perspective). If necessary (based on analytical results), a management plan may be required to specify any remediation and/or protection measures which will need to be implemented.

pitt&sherry was engaged by the Tasmanian Bridge Association to complete the ESA investigation in the form of a Preliminary Site Investigation (PSI) in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013* (ASC NEPM). The PSI (this document) incorporates a brief site history investigation with targeted soil sampling within the footprint of the proposed building extension.

1.2 Objectives

The objective of the PCLC is to ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

The performance criteria (P1) under Clause 2.5 Use Standard of the PCLC states that:

> *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.*

The performance criteria (P1) under Clause 2.6.2 Development Standard – Excavation of the PCLC states that:

> *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.*

The objectives of the PSI are to compile publicly-available information on the historical and current uses of the Site and immediate surrounds, and assess:

- The potential for contamination to be present within the Site
- The potential for possible contamination from offsite to impact on the Site
- The risks posed by any potential, or identified contamination to human health and/or the environment from the Site (under the continued recreational use and during excavation works); and
- Whether any specific remediation and/or protection measures (e.g. management) are required to be implemented.

This PSI has been both written and reviewed by a Certified Environmental Practitioner Site Contamination Specialist (CEnvP SC) under the Environment Institute of Australia and New Zealand (EIANZ).

1.3 Scope of works

The scope of work included the following for the Site:

- Obtain and review historical information pertaining the Site and immediate surrounds
- Site inspection, including an inspection of surrounding properties/uses (as allowed/practicable)
- Targeted intrusive investigations (i.e. soil/fill material sampling) within the footprint of the proposed extension
- Assessing the suitability of the Site for the proposed development (from a contamination perspective)
- Assessing whether proposed excavation works for the building extension may adversely impact on human health and/or the environment
- Determining whether any specific remediation and/or management measures are required; and
- Compiling the findings into a PSI (this report) to address the requirements of the PCLC.

1.4 Legislation

The PSI was undertaken in general accordance with the following legislation and guidelines:

- *Environmental Management and Pollution Control Act 1994* (EMPCA) and relevant Regulations
- *National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013* (ASC NEPM)
- Australian Standard AS 4482.1 *Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi-volatile compounds* – 2 November 2005 or as amended or substituted
- Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil – Volatile substances* – 5 September 1999 or as amended or substituted
- CRC Care Technical Report No. 10 *Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater September 2011, including errata August 2012* (CRC Care Technical Report No. 10)
- *National Acid Sulfate Soils Guidance – National acid sulfate soils sampling and identification methods manual*, Water Quality Australia, June 2018 (National ASS Guidelines)
- *Tasmanian Acid Sulfate Soil Management Guidelines*, Department of Primary Industries, Parks, Water and the Environment, 2009 (Tasmanian ASS Guidelines)
- *Tasmanian Environment Protection Authority (EPA) Information Bulletin No. 105 Classification and Management of Contaminated Soil for Disposal (v3, 2018)* (IB105).

1.5 Limitations

Limitation of this PSI include:

- No groundwater or soil gas investigations were completed given the preliminary scope of the investigations
- Neighbouring properties were only inspected from outside of their boundaries
- No interviews with Property owners (past or present) were conducted
- The depth of excavation was limited by the size of the excavator which could be used on the Site, which was controlled by the tendency of the ground to subside around the building; and
- Preparation of a contamination management plan (to manage any identified contamination and associated risks to human health and/or the environment) is outside the scope of the PSI.

2. Property setting

2.1 Property identification

Property identification details are provided in Table 1.

Table 1: Property details

Detail	Description
Address	• Property – 10 Selfs Point Road, New Town, Tasmania, 7008; and • Site – 5 Marine Esplanade, New Town, Tasmania, 7008.
Title	• Property – 163941/1; and • Site – 163941/1 (part).
Property Identification (PID)	• Property – 3189590; and • Site – 3189590 (part).
Site area	1,224 m² (approximately)
Current Site owner	Hobart City Council, Site area is leased by the Tasmanian Bridge Association
Current land use	Recreational – Bridge Club (consistent with the zoning (Section 2.2.2)
Local government	Hobart City Council
Land tenure	Local Government

2.2 Regional setting

2.2.1 Locality and surrounding land use

The Property is located in New Town within the municipality of the City of Hobart. The Site is located within the broader Property title, to the east of Marine Esplanade. The Site is sealed with asphalt, with the exception of native trees at the entrance and the clubhouse which is built on a concrete slab set on piers.

The Property and Site location are shown on Figure 1 (Appendix A).

The Site layout is shown on Figure 2 (Appendix A).

Current land uses surrounding the Site include:

- **North** – rowing sheds and associated car park (part of the Property) with New Town Bay further to the north
- **East** – HCC landscape and treated timber storage and open grassed areas (part of the Property), with the Selfs Point Wastewater Treatment Plant (WWTP) (12 Selfs Point Road) and Cornelian Bay Cemetery (27 Queens Walk) further to the north-east and east respectively
- **South** – Rugby Park sports fields (part of the Property); and
- **West** – Marine Esplanade with the tidal reaches of New Town Rivulet at the mouth of New Town Bay further to the east.

2.2.2 Zoning

The Property is located within an area zoned 'Recreation' under the *Hobart Interim Planning Scheme 2015*.

The Property and Site zoning are shown on Figure 3 (Appendix A).

The Property has the following planning overlays available on the Land Information Systems Tasmania (LISTmap), three of which apply to the Site:

- The coastal erosion hazard areas overlays are located to the north of the Site, along the foreshore of the entrance to New Town Bay and do not appear to apply to the Site
- The coastal inundation area overlay, low risk zone, extends parallel to the foreshore of New Town Rivulet and applies to western half of the Site (i.e. not the part of the Site subject to redevelopment)
- The biodiversity protection area – New Town Bay; and
- The potential acid sulfate soils (ASS) overlay, overlaps the whole Property, including the Site, and is mapped as 'low probability of occurrence' of ASS.

The Property and Site planning overlays are shown on Figure 4 (Appendix A).

The land surrounding the Property is zoned:

- **North** – 'Environmental Management' associated with New Town Bay
- **East** – 'Utilities' associated with the WWTP and 'Community Purpose' associated with the cemetery
- **South** – 'Inner Residential' associated with a block of apartments and 'Utilities' associated with the Brooker Highway; and
- **West** – 'Environmental Management' associated with the mouth of New Town Rivulet into New Town Bay and 'General Residential' further west on the opposite side of the Rivulet.

Surrounding land is subject to a number of planning overlays.

2.2.3 Natural hazards

Under the *Hobart Interim Planning Scheme 2015*, there are a number of natural hazard overlays and these are available on the LISTmap.

A summary of natural hazards in the vicinity of the Site is provided in Table 2.

Table 2: Natural hazards

Natural hazard	Description
Flood	• The Property is not subject to flooding.

Coastal inundation	• Part of the Property and part of the Site are within a coastal inundation area – along the foreshore of New Town Rivulet
	• Areas along the coast have been identified as vulnerable to (LISTmap):
	  ○ A 1% annual exceedance probability (AEP) storm event by 2100; or
	  ○ A 1% AEP storm event by 2050 and a 0.8m sea level rise by 2100.

Coastal erosion	• Part of the Property (north of the Site) is within a coastal erosion area – along the foreshore of the entrance to New Town Bay; and • This area has been identified as vulnerable to a coastal recession by 2100 based on current sea level rise models, soil type, and the geomorphology of the area, or is protected by coastal defences for erosion (LISTmap).
Landslide	• The Property is not within a landslide-prone area.
Bushfire	• The Property and immediate surrounds are not within a bushfire prone area.
Subsidence (due to anthropogenic fill)	• The Property is located over a former landfill and is subject to subsidence from gradual settling and compaction of underlying landfill materials; and • The amount of subsidence can vary from one area to another depending on the nature and compaction of the historical waste materials.

2.3 Property description

Available information on Property features is summarised in Table 3.

Table 3: Property description

Feature	Description	Information Source

Infrastructure features	• Points of interest within the Property include:
	  ○ Tasmanian Bridge Association clubrooms (the Site)
	  ○ Rugby Park sportsgrounds, south of the Site
	  ○ The Tasmanian University Boat Club rowing sheds, north of the Site; and
	• No easements within the Property.
		LISTmap – facilities layer

Elevation	• The Property elevation (in the vicinity of the Site) is approximately 5 m above mean sea level.	LISTmap – contours (5m) layer
Topography	• The Property is flat and located on reclaimed land formed by landfilling with wastes.	Site inspection
Surface water	• The mouth of New Town Rivulet to New Town Bay is adjacent and to the west of the Property.	LISTmap – hydrographic lines layer
Groundwater boreholes	• No groundwater boreholes are known to be onsite; and • Closest offsite registered groundwater borehole is 1.7 km to the south-east and was drilled to a depth of 54 m in 1983.	Groundwater Information Access Portal Summary Report (Appendix B)
Geology	• The geology beneath the Property is described as man-made deposits (i.e. landfill wastes); and • The Site is built on a known historical landfill and the area was formerly part of New Town Bay.	LISTmap – geological polygons 25K layer
Soils	• The soils within the Property are described in the LISTmap as undifferentiated alluvial soil developed on Quaternary alluvium; and • This description may have applied prior to landfilling; current soils consist of a thick layer of fill wastes, capped by a layer of clay. Alluvium may be present beneath the landfill.	LISTmap – soil types layer
Acid sulfate soils (ASS)	• The soils within the Property are mapped as having a low probability of encountering ASS (6-70% chance of occurrence) • As the Property is within a disturbed ASS terrain, ASS material may be present beneath urban development (i.e. landfill) or may be present in former tidal zones inside bund walls (e.g. dredge spoil etc.); and • Landfill materials are likely to be underlain by former tidal zone sediments which may be potential ASS.	LISTmap – coastal ASS (0-20m AHD) layer. Natural Values Atlas Report (Appendix C)

Feature	Description	Information Source
Heritage	• No structures within the Property are registered on the Tasmanian Heritage Register; and • There is a number of items in the vicinity of the Property that are registered on the Tasmanian Heritage Register.	LISTmap – Tasmanian Heritage Register layer
Matters of National Environmental Significance (MNES)	• There are no world heritage properties or national heritage places listed for the Site • There are no wetlands of international importance listed for the Site • There are no Commonwealth marine areas listed for the Site • There is one listed threatened ecological community recorded as likely to occur within the area (unlikely to be on Site, as the Site is located on a former landfill) • There are 39 listed threatened species likely to occur within the area (refer to Table 5) • There are 22 listed migratory species likely to occur in the area (refer to Table 5); and • There are 40 listed marine species likely to occur in the area, including five whales and other crustaceans.	EPBC Act Protected Matters Report (Appendix D)

2.4 Ecology

Publicly available information on ecology matters in the vicinity of the Property is summarised in Table 4.

Table 4: Ecological constraints

Ecological constraint	Description	Information Source
Threatened flora – State significance	• No threatened flora of State significance is recorded on the Site; and • One threatened flora species of State significance is recorded within a 500 m buffer: ○ Sea clubsedge *(Bolboschoenus caldwellii)* [rare].	Natural Values Atlas Report (Appendix C)
Threatened flora – National significance	• No threatened flora of national significance is recorded for the Site or within a 500 m buffer.	Natural Values Atlas Report (Appendix C)
Threatened fauna – State significance	• 13 threatened fauna species of State significance are recorded on the Site.	Natural Values Atlas Report (Appendix C)
Threatened fauna – National significance	• 12 threatened fauna species of national significance are recorded on the Site.	Natural Values Atlas Report (Appendix C)
Raptor nests and sightings	• No raptor nests or sightings recorded on the Site; and • 4 raptor nests and sightings within a 500 m buffer.	Natural Values Atlas Report (Appendix C)

Ecological constraint	Description	Information Source
Weeds	• No Tasmanian Management Act or priority weeds recorded within the Site • 7 Tasmanian Management Act weeds recorded within a 500 m buffer; and • 3 priority weeds recorded within a 500 m buffer.	Natural Values Atlas Report (Appendix C)
Geoconservation sites	• No geoconservation sites recorded on the Site or within a 500 m buffer.	Natural Values Atlas Report (Appendix C)
Tasmanian vegetation communities (TASVEG 4.0)	• Vegetation community on the Site and within a 500 m buffer is recorded as 'urban areas' (FUR) or 'modified land'; and • No threatened vegetation communities recorded within 500 m of the Site. Note: the EPBC Act Protected Matters Report listed one threatened ecological community as likely to occur within the area (Table 4), this is considered unlikely to be on Site as the Site is located on a former landfill and is therefore significantly disturbed	Natural Values Atlas Report (Appendix C) LISTmap – TASVEG 4.0 groups layer
Fire	• No fire history records within 500 m of the Site.	Natural Values Atlas Report (Appendix C)
Reserves	• No reserves within 500 m of the Site.	Natural Values Atlas Report (Appendix C)
Biosecurity	• No biosecurity risk recorded within 500 m of the Site.	Natural Values Atlas Report (Appendix C)

3. Property history

3.1 Hobart City Council

HCC advised that the Property was previously an uncontrolled landfill, as was the adjacent 12 Selfs Point Road property (now the TasWater WWTP). No gas testing (soil gas or building gas) is undertaken on the Property by HCC.

Additional information provided by HCC is summarised in Table 6 with a copy of the correspondence received provided in Appendix E:

- 16 Selfs Point Road, New Town (north-east of the Property) was formally owned by Mobil: there is potential for hydrocarbon contamination; and
- 27 Queens Walk, New Town (east of the Property) is a cemetery – no risk for potentially contaminated land according to the World Health Organisation.

Table 5: HCC details of surrounding potentially contaminated premises / contaminating activities

Address	Potentially Contaminating Activity	Distance from Property	Potential to impact on the Property
16 Selfs Point Road, New Town	• Formerly owned by Mobil (American oil company) • Fuel storage (above and/or below ground); and • Potential for hydrocarbon contamination.	• 50 m to the north-east of the Property; and • 315 m to the north-east of the Site.	Unlikely due to the expected direction of surface water and groundwater flow to the north towards New Town Bay, away from the Property
27 Queens Walk, New Town	• Cemetery.	• 30 m to the south-east of the Property; and • 200 m to the south-east of the Site.	Cemeteries pose no significant risk for potentially contaminated land according to the World Health Organisation

3.2 Environment Protection Authority

Due to changing priorities arising from the COVID-19 pandemic response, the Environment Protection Authority (EPA) Tasmania has suspended the Property Information Request (PIR) service.

The following layers on the LISTmap were inspected:

- EPA Regulated Premises – identifies the location of Level 2 regulated premises as well as potentially contaminated sites, which are currently regulated; and
- EPA Underground Petroleum Storage Systems – shows sites where EPA has received notification of the registration, temporary decommissioning or permanent decommissioning of underground petroleum storage systems (UPSS). The locations are indicative of registered UPSS, but do not necessarily represent all existing or historical UPSS.

EPA details of surrounding premises are provided in Table 6.

Table 6: EPA details of surrounding premises

Feature	Description	Potential to impact on the Property	Information Source
EPA regulated premises	Closest EPA regulated premise is the TasWater Selfs Point WWTP adjacent to the Property to the north-east (130 m from the Site).	Unlikely due to: • Expected direction of surface water and groundwater flow is likely to be away from the Property towards New Town Bay • Premises is regulated by the EPA; and • Site is sealed with asphalt – preventing spray from the WWTP impacting Site soils.	LISTmap – EPA regulated premises map layer
UPSS – active	Closest recorded active UPSS is at the TasWater Selfs Point WWTP adjacent to the Property to the north-east.	Unlikely due to: • Expected direction of surface water and groundwater flow which is likely to be away from the Property towards New Town Bay.	LISTmap – EPA UPSS layer
UPSS – abandoned	Closest abandoned registered UPSS is approximately 850 m to the north-east of the Site at the Selfs Point Liquid Bitumen Plant (22 Selfs Point Road, New Town)	Unlikely due to: • Distance; and • Abandoned nature of the UPSS.	LISTmap – EPA UPSS layer
UPSS – permanently decommissioned	Closest permanently decommissioned registered UPSS is approximately 1.4 km to the south-west at 119 New Town Road, New Town.	Unlikely due to: • Distance; and • Decommissioned nature of the UPSS.	LISTmap – EPA UPSS layer

UPSS – underground petroleum storage system(s)

3.3 WorkSafe Tasmania

An information request was submitted with WorkSafe Tasmania (WST) on 16 March 2021 and a copy of the correspondence received is provided in Appendix F.

WST details of surrounding premises are provided in Table 7.

Table 7: WST details of surrounding premises

Address	Description	Potential to impact on the Property	Information Source
12 Selfs Point Road, New Town	• TasWater Selfs Point WWTP • Registered with WST as a large dangerous substances location in 2010. • Manifest from 2010 indicates – storage of Classes 2.1 (acetylene, hydrogen, LPG, methane), 2.2 (aluminium sulphate, helium, air, nitrogen, nitrous oxide, oxygen), 2.3 (chlorine) and 3 (diesel); dangerous goods in tanks and cylinders; storage unknown (i.e. above or below ground) • Letter from 1999 indicates a chlorine leak; and • Manifest from 1998 indicates – diesel storage in an underground tank; chlorine and calcium hypochlorite storage in drums; ferric sulphate storage in above ground tanks; methane (biproduct).	Unlikely due to • Distance – 130 m to the north-east of the Site • EPA regulated premises (Table 6) • Elevation – both approximately 5 m above sea level • Topography – land slopes towards the north towards New Town Bay (away from the Site); and • Expected direction of surface water and groundwater flow is likely to be away from the Site, towards New Town Bay. Note – active UPSS (Table 6)	WST – site 3037 (Appendix F)
20 Selfs Point Road, New Town	• United Petroleum wholesale facility • Registered with WST as a large dangerous substances location in 2011; and • Manifest from 2011 indicates – above ground storage of diesel, ethanol and LPG storage in bulk tanks; storage in packages.	Unlikely due to • Distance – 640 m to the north-east of the Site • Elevation – both approximately 5 m above sea level • Topography – land slopes towards the north towards New Town Bay (away from the Site); and • Expected direction of surface water and groundwater flow is likely to be away from the Site, towards New Town Bay. Note – current status of storage is unknown	WST – site 1501 (Appendix F)

Address	Description	Potential to impact on the Property	Information Source
22 Selfs Point Road, New Town	• BP Australia bulk terminal; and • Site plan from 2011 indicates – above ground storage in tanks; adjacent bitumen facility.	Unlikely due to • Distance – 730 m to the north-east of the Site • Elevation – both approximately 5 m above sea level • Topography – land slopes towards the north towards New Town Bay (away from the Site); and • Expected direction of surface water and groundwater flow is likely to be away from the Site, towards New Town Bay. Note – current status of storage is unknown	WST – site 0326 (Appendix F)
24 Selfs Point Road, New Town	• Ampol Petroleum • Letter from 2011 indicates – facility was constructed c. 1960; 10 main vertical tanks; 5 horizontal tanks • Inspection record from 1979 indicates – storage of petrol, diesel and heating oil in tanks (on ground, overhead and underground) and drum storage • Investigation report from 1997 indicates – overfilling of a diesel tank resulting in spillage of 25 kL into the tank bund; spill was contained within bund and was recovered; and • Associated names – H.C. Sleigh.	Unlikely due to • Distance – 930 m to the north-east of the Site • Elevation – both approximately 5 m above sea level • Topography – land slopes towards the north towards New Town Bay (away from the Site); and • Expected direction of surface water and groundwater flow is likely to be away from the Site, towards New Town Bay. Note – current status of storage is unknown	WST – site 001 (Appendix F)

3.4 Historical aerial imagery

Historical aerial imagery in the vicinity of the Property was sourced from the Department of Primary Industries, Parks, Water and Environment (DPIPWE).

A summary of review findings for the Site and immediate surrounds is provided in Table 8.

The historical aerial images are provided in Appendix G.

Notable information includes:

- The Site was not within reclaimed land until post 1957 (but was by 1969)
- The Site was not developed by the Bridge Club until post 2000 (but was by 2011), prior to that it was vacant land
- Reclamation beneath the Property was generally complete by 1969, with an additional area to the north added between 1989 and 2000; and
- Reclamation of the adjacent 12 Selfs Point Road property occurred between 1969 and 1975, with the WWTP developed by 1989

Table 8: Historical aerial imagery review

Aerial Image Date	Description of the Site	Description of immediate surrounds (i.e. the greater Property and neighbouring properties)
26/03/1946	• Land not yet reclaimed; and • Site within New Town Bay.	• Property – partially reclaimed; vacant; and • Neighbouring properties – cemetery present; little other development.
12/02/1957	• Site within semi-reclaimed land (not yet complete).	• Property – reclamation progressing (not yet fully reclaimed); vacant; and • Neighbouring properties – cemetery present; residential development progressing to the west and south.
24/01/1969	• Site fully within reclaimed land; and • Vacant.	• Property – reclamation complete; two rowing sheds present; stockpile shadowing visible in the eastern corner; otherwise vacant; and • Neighbouring properties – cemetery present; residential development progressing to the west.
17/02/1975	• Site fully within reclaimed land; and • Vacant.	• Property – reclamation complete; three rowing sheds present; small shed in eastern corner; row of trees along northern boundary; otherwise vacant; and • Neighbouring properties – cemetery present; residential development to the west; reclamation of 12 Selfs Point Road complete with buildings present.

Aerial Image Date	Description of the Site	Description of immediate surrounds (i.e. the greater Property and neighbouring properties)
07/12/1989	• Site fully within reclaimed land • Some disturbance visible; no buildings; and • Vacant.	• Property – reclamation complete; three rowing sheds present; small structures in eastern corner; row of trees along northern boundary; sports fields and clubhouse present; and • Neighbouring properties – cemetery present; residential development to the west; wastewater treatment plant at 12 Selfs Point Road, tanks present; properties further north-east developed, tank storage.
24/03/2000	• Site fully within reclaimed land • Some disturbance visible; no buildings • Some trees along northern and western boundaries; and • Vacant.	• Property – reclamation extended further north; three rowing sheds present; additional small structures in eastern corner (lay down area); row of trees along northern boundary; sports fields and clubhouse present; stockpiles and/or sludge ponds present between the Site and the eastern corner of the Property; and • Neighbouring properties – cemetery present; residential development to the west; wastewater treatment plant at 12 Selfs Point Road, tanks present; properties further north-east have tank storage.
06/12/2011	• Site fully within reclaimed land • Bridge Club building present; and • Some trees along northern and western boundaries.	• Property – reclamation complete; three rowing sheds present; small structures in eastern corner (lay down area); trees along boundaries; sports fields and clubhouse present; stockpile and/or sludge pond outlines present between the Site and the eastern corner of the Property; hockey field on south-western side of Brooker Highway present; and • Neighbouring properties – cemetery present; residential development to the west; wastewater treatment plant at 12 Selfs Point Road, tanks present.

3.5 Previous environmental assessments

No known environmental site assessments have previously been undertaken at the Site.

3.6 Other contamination information

A thesis of historic landfill sites in Hobart was completed in 1997:

- *Old Tip Sites in Hobart: Benefits and Impacts, by Maryanne Tamvakis, University of Tasmania, 1994.*

The following information relating to New Town Bay is noted:

- Considered as a potential landfill site in 1921 due to the siltation of New Town Bay, uncontrolled dumping of rubbish in New Town Rivulet and New Town Bay and the associated odour
- Operated as an unofficial disposal site for solid wastes from 1925 and officially operated as a landfill by HCC from 1930
- No leachate control measures
- Likely to have once generated or may still be generating landfill gas (no mention of landfill gas in HCC records)
- Offensive matter was disposed at the landfill, with inoffensive matter taken to other landfill sites
- Systematic disposal of offensive materials in designated areas did not occur until the mid-1950s, with controlled tipping introduced in 1958
- Household garbage, disposed during the 1950s comprised only one-sixth of the total waste disposed, the remainder being trade waste and building rubble, etc.
- Many complaints were made regarding offensive odour during the life of the tip. Cover materials either did not reach the tip or were not used often enough, or the wastes were not covered properly
- The area from the hockey fields on the western side of the Brooker Highway through to New Town Bay was filled with rubbish
- During its operation it was the largest and longest running landfill in Hobart
- Was Hobart's major tip until 1963, when the area designated for reclamation was complete; and
- Capping likely to be a thin layer of soil only.

3.7 Property inspection and anecdotal information

pitt&sherry staff visited the Site on 18 March 2021. An investigation checklist was completed and is attached in Appendix H. Photographs of the Site from the day are provided in Appendix I.

A summary of key inspection findings for the Site and immediate surrounds are summarised below:

- The Site land is leased from HCC and situated on a historic landfill
- Bridge Club building (single-storey brick with no basement) was constructed 10 years ago; slab on ground construction with piers through the landfill down to rock
- Surrounding land uses observed:
  - **East** – HCC landscaping materials stockpiles (timber, soil, rock, gravel)
  - **North** – Buckingham Rowing Club and car parking
  - **South** – Rugby Park
  - **West** – Marine Esplanade and New Town Rivulet
- There are native trees at the Site entrance, with the remainder of the Site sealed with asphalt; no disturbed, coloured or stained soil was noted surrounding the Site
- Subsidence noted towards the outer edges of the Site, radially away from the building slab; otherwise the Site is relatively flat
- Stormwater drains (three) present to collect surface water runoff
- Based on a visual inspection, surrounding potentially contaminating activities include:
  - Treated timber storage in the adjacent HCC landscaping stockpile area
  - Selfs Point WWTP (potential reuse of water for irrigation of the adjacent Rugby Park); and
  - Petroleum storage facilities (further north-east of the Property).

3.8 Integrity assessment

In order to confirm the findings, cross-referencing between the different information sources (i.e. documentation, Site observations and anecdotal information) has been completed as far as practicable and the information presented within this report is considered to be generally correct.

The following observations should be noted:

- Inconsistency in street addresses – 10 Selfs Point Road, New Town (Property) and 5 Marine Esplanade, New Town; the latter is the Site, which is located within the Property.

4. Identified potential contamination

4.1 Sources of potential contamination

Potential sources of contamination on the Site are likely to relate primarily to the former use of the Property as an uncontrolled landfill.

Potential contamination on the Property could have occurred as a result of current and/or historical surrounding land uses. Potential sources of contamination in the immediate vicinity of the Property include:

- TasWater WWTP – storing dangerous substances, including diesel underground, treating sewage, and operating from the adjacent 12 Selfs Point Road New Town property (WST); and
- Mobil fuel facility – former storage of fuel, potentially underground and operating from 16 Selfs Point Road New Town, to the north-east of the Site (HCC).

Potential contamination from these activities impacting on the Site is considered unlikely given the direction of surface water and groundwater flow from those properties is expected to be to the north-east which is likely to be towards New Town Bay, away from the Site.

4.2 Areas of potential contamination

Based on the identified sources of potential contamination on and in the immediate vicinity of the Property, areas of potential contamination on the Site include:

- Site soils / fill materials – former use of the area as an uncontrolled landfill; and
- Landfill gas – no gas testing is known to have been undertaken in the area of the former landfill by HCC.

4.3 Contaminants of potential concern

Based on the identified potentially contaminating activities on or in the immediate vicinity of the Site, contaminants of potential concern (CoPC) include:

- ASS; and
- Unknown potential contaminants in fill material, could include:
  - Asbestos containing materials (ACM) from building demolition rubble
  - Total petroleum hydrocarbons (TPH) / total recoverable hydrocarbons (TRH)
  - Monocyclic aromatic hydrocarbons [benzene (B), toluene (T), ethyl-benzene (E), xylenes (X) and naphthalene (N); commonly referred to as BTEXN]
  - Polycyclic aromatic hydrocarbons (PAH)
  - Phenols
  - Polychlorinated biphenyls (PCB)
  - Heavy metals
  - Pesticides / herbicides
  - E.coli; and
  - Thermotolerant coliforms.

5. Targeted intrusive investigations

5.1 Data quality objectives

The data quality objective (DQO) process is summarised in Table 9.

Table 9: Summary of data quality objectives

DQO	Details
The problem	Potential presence of contamination from: • The historical use of the area as a landfill; and • Neighbouring property uses including the adjacent WWTP and former and current UPSS.
Investigation questions	Investigation questions for the PSI include: • What is the current contamination status of the soil/fill material within the footprint of the proposed extension to a maximum depth of 3 m? – refer to Section 5.5 • Does the level of contamination (if any) represent an unacceptable risk to human health and/or the environment under the current and intended recreational use (no change in use proposed) and to construction workers? – refer to Section 6 and Section 7 • Do the PSI findings demonstrate that the land is suitable for the intended recreational use in terms of the PCLC – refer to Section 6 and Section 7 • Do the PSI findings demonstrate that excavation does not adversely impact on health and the environment in terms of the PCLC – refer to Section 6 and Section 7; and • Are any management measures for excavated soil / fill material likely to be required for the proposed extension? – refer to Section 7 and Section 8.

DQO	Details
Inputs to the decision	Information inputs for the PSI include: • Property history review – refer to Section 3 • Potential contamination (sources, areas and CoPC) – refer to Section 4 • Guideline criteria – refer to Section 5.4; and • Analytical data – refer to Section 5.5.
Boundary of the assessment	Intrusive investigations were limited to: • A single test pit within the footprint of the proposed extension; and • Sampling of soil / fill material at the locations and depths outlined in Section 5.2.
Decision rules	Comparison of reported concentrations of CoPC in soil / fill material samples against adopted guideline criteria will: • Allow the contamination status (if any) to be determined • Determine if the contamination status (if any) represents an unacceptable risk to human health and/or the environment during ongoing use and/or construction activities • Allow an assessment of whether the land is suitable for the intended use and whether excavation may adversely impact on human health or the environment in terms of the PCLC; and • Identify if management measures are likely to be needed.
Acceptable limits on decision errors	Variation in data may arise from soil / fill material samples collected in succession from a single sampling point due to: • The potential heterogenous nature of the soil / fill material • Possible inconsistencies in contaminant dispersion; and • Fragments of materials may bias samples in certain elements.
Design for obtaining data	Intrusive investigations have targeted the soil/fill material within the footprint of the proposed extension, noting the limitations associated with the size of the excavator which could be used on the Site, which was controlled by the tendency of the ground to subside around the building

5.2 Soil / fill material investigations

Targeted intrusive investigations (i.e. sampling) were undertaken as a component of the PSI to enable characterisation of the type and contamination status of the soil / fill material in the vicinity of the proposed extension. Sampling was aimed at determining the potential human health and/or environmental risks posed by the fill material to establish whether the land is suitable for the proposed redevelopment (i.e. building extension) and to assess the risks posed to excavation workers during redevelopment.

Potential contamination relates primarily to former landfill activities and is likely to be widespread. As such, using Table E1 of AS 4482.1, designed for detection of hotspots of contamination, to determine the sampling density, as recommended in ASC NEPM, was not considered applicable to this investigation. Test pitting was considered more appropriate and allowed for adequate inspection and targeted sampling of the soil / fill material profile beneath the proposed extension.

The single 0.5 m wide by 2.8 m long test pit was excavated to a depth of 2.9 m which was limited by the excavator reach. The test pit location is shown on Figure 5 (Appendix A).

In accordance with ASC NEPM practice[1], excavated soils / fill materials were backfilled into the test pit. Surface soil was compacted to minimise water ingress and erosion.

5.3 Soil / fill material sampling methodology

Intrusive investigations were undertaken in general accordance with the guidelines and standards listed in Section 1.4. A summary of the sampling methodology adopted for the PSI is provided in Table 10.

In addition to the three primary soil / fill material samples collected, one triplicate (two samples) and one trip blank sample were also collected to fulfill quality control / quality assurance (QA/QC) requirements.

A description of the soil / fill material characteristics and sample details is provided on the sample register attached in Appendix J.

A description of the encountered profile in the single test pit is detailed on the excavation log attached in Appendix K.

Photographs are provided in Appendix I.

Table 10: Summary of sampling methodology

Activity	Details
Sample containers	Soil / fill material samples were collected in laboratory-supplied 150 mL glass jars or snap lock bags, suitable for the CoPC to be tested, filled with minimal headspace, sealed, labelled and placed on ice in an esky

Sampling	• Soil / fill material samples were:
	  ○ Collected by the excavator bucket from the nominated depth
	  ○ Sampled from the bucket using single-use disposable gloves into laboratory-supplied jars and snap-lock bags
	• The jars were placed on ice in an esky
	• One set of snap-lock bag samples were screened in the field for visual and olfactory signs of contamination and for volatile organic contaminants (VOCs) using a photo-ionisation detector (PID)
	• Field screening for ASS was completed
	• Additional samples were collected to satisfy QA/QC requirements; and
	• Sampling information was recorded on the sample register (Appendix J).

Profile logging	• The soil / fill material profile was logged to document composition and any signs of potential contamination • The excavation log is provided in Appendix K
Photographs	Representative images are provided in Appendix I
Decontamination	Decontamination and cross-contamination mitigation procedures included: • Single-use disposable nitrile gloves, changed after collection of each sample • New laboratory-supplied glass jars for each sample; and • No other reusable sampling equipment was used.
Samples for analysis	All three primary samples collected were submitted for analysis (ASS and CoPC).

[1] Schedule B2 – Guideline on Site Characterisation, Section 15.2.6

Activity	Details
Sample transport	• A chain of Custody (COC) form was completed, signed and dated and submitted to the relevant laboratory for analysis of the samples (Appendix L) • The samples were delivered to TasFast Couriers on the day of sampling for transport to the relevant laboratory for analysis under COC conditions • Samples for ASS analysis were frozen by ALS upon receipt; and • A Sample Receipt Notification was received from the laboratory (Appendix M).
Laboratory analysis	• All samples were submitted to the National Association of Testing Authorities (NATA) accredited ALS Laboratory in Melbourne (Accreditation No. 825) for testing of identified CoPC; and • External QA/QC sample (triplicate) was forwarded to the NATA accredited Eurofins Laboratory in Melbourne (Accreditation No. 1261) for testing of selected CoPC.
Holding times	All samples were received by the laboratories within the required holding times for the individual parameters tested

5.4 Soil / fill material assessment criteria

Laboratory-reported concentrations of CoPC were compared against available criteria published in the following guidelines (i.e. a Tier 1 Risk Assessment). The criteria are used as thresholds to assist in determining if further investigation and/or risk assessment and/or management are required.

For soil / fill material remaining on-site:

- ASC NEPM:
  - Health Screening Levels / Health Investigation Levels (HSLs/HILs) for recreational / open space land use setting to assess the risk to human health during ongoing use of the Site under the current recreational (Bridge Club) use
  - Ecological Screening Levels / Ecological Investigation Levels (ESLs/EILs) for:
    - Recreational / open space land use setting to assess the risk to ecological receptors onsite
    - Areas of ecological significance (AES) to assess the risk to ecological receptors in the adjacent New Town Bay. It should be noted however, that New Town Bay is considered to be a modified environment and therefore the AES may not strictly apply
- CRC Care Technical Report No. 10:
  - HSLs for recreational / open space land use setting to assess the risk to human health during direct contact
  - HSLs for intrusive maintenance workers to assess the risk to human health during direct contact in a shallow trench

For soil / fill material for ex-situ management and/or off-site disposal:

- IB105 – to assess the likely classification of any excavated material for off-site disposal; and
- National ASS Guidelines – action criteria for the disturbance of 1-1,000 T of material to determine if management and/or treatment of excavated materials is likely to be required.

5.5 Analytical results and comparison to assessment criteria

Analytical results are provided and compared to adopted assessment criteria in Appendix N.

A summary of the reported concentrations and exceedances of adopted criteria are presented in:

- Section 5.5.1 – asbestos
- Section 5.5.2 – contaminants; and
- Section 5.5.3 – acid sulfate soils

Laboratory Certificates of Analysis are provided in Appendix O.

Given the small data set, statistical analysis is not relevant for the PSI.

5.5.1 Asbestos

The presence of asbestos was not reported in any of the three primary samples. No asbestos was found at the reporting limit of 0.1 g/kg by polarised light microscopy including dispersion staining.

5.5.2 Contaminants

A summary of the reported concentrations of CoPC in soil / fill material and exceedances of adopted criteria is presented in Table 11.

Given the primary objectives of the PSI were to satisfy the requirements of the PCLC in terms of determining the suitability of the Site for ongoing recreational use and the human health risks to excavation workers during proposed redevelopment works, Site-specific EILs (for heavy metals) were not calculated. Rather, the most conservative ASC NEPM Added Contaminant Limits (ACLs) were used as investigation limits for some heavy metals (where applicable).

The AES criteria do not strictly apply to the adjacent New Town Bay, given the highly modified nature of that environment. The AES criteria have been included in the results summary tables (Appendix N) for completeness, however they have not been considered further in the discussion of guideline exceedances.

All reported concentrations of CoPC were below adopted human health and ecological criteria, with the exception of the following:

- **Benzo(a)pyrene (BaP) Toxicity Equivalent Quotient (TEQ)** – all five samples exceeded the ASC NEPM HSL of 3 mg/kg for recreational / open space land use with concentrations of 3.4 to 21.5 mg/kg
- **BaP –** all five samples exceeded the ASC NEPM ESL of 0.7 mg/kg for recreational / open space land use with concentrations of 5.8 to 16.1 mg/kg
- **TRH**:
  - **F2 fractions**: all five samples equalled or exceeded the ASC NEPM ESL of 120 mg/kg (irrespective of soil texture) for recreational / open space land use with concentrations of 120 to 250 mg/kg
  - **F3 fractions:** all five samples exceeded the ASC NEPM ESL of 300 mg/kg (coarse) for recreational / open space land use with concentrations of 890 to 1,980 mg/kg; three samples (TP1-1, TP1-2 and TP1-3) also exceeded the ASC NEPM ESL of 1,300 mg/kg (fine) for recreational / open space land use
- **Lead (Pb):**
  - Two of the samples (TP1-1 and one of its triplicates, TripB) exceeded the ASC NEPM HIL of 600 mg/kg for recreational / open space land use with concentrations of 1,510 and 750 mg/kg respectively
  - One sample (TP1-1) also exceeded the ASC NEPM generic ACL of 1,100 mg/kg for recreational / open space land use

- Two of the samples presented a high level of heterogeneity and repeat analysis by ALS (by re-extraction and re-analysis) reported Pb concentrations of:
  - TP1-1: 558 mg/kg, 8,780 mg/kg, 1,510 mg/kg, 1,040 mg/kg, 1,340 mg/kg and 1,970 mg/kg; the five highest concentrations exceeded the ASC NEPM HIL of 600 mg/kg for recreational / open space land use; the four highest concentrations exceeded the ASC NEPM generic ACL of 1,100 mg/kg for recreational / open space land use; and
  - TripIA (triplicate of TP1-1): 890 mg/kg, 349 mg/kg, 532 mg/kg, 1,470 mg/kg, 6,000 mg/kg and 979 mg/kg; the four highest concentrations exceeded the ASC NEPM HIL of 600 mg/kg for recreational / open space land use; the three highest concentrations exceeded the ASC NEPM generic ACL of 1,100 mg/kg for recreational / open space land use.

Other noteworthy results include:

- **Copper** (Cu) – the TripIA (triplicate of TP1-1) sample presented a high level of heterogeneity and repeat analysis by ALS (by re-extraction and re-analysis) reported Cu concentrations of 103 mg/kg, 190 mg/kg, 306 mg/kg, 192 mg/kg, 118 mg/kg and 452 mg/kg; Site-specific EIL was not determined; all results are above the most conservative ACL of 60 mg/kg for recreational / open space land use
- **Zinc** (Zn) –the TripIA (triplicate of TP1-1) sample presented a high level of heterogeneity and repeat analysis by ALS (by re-extraction and re-analysis) reported Zn concentrations of 1,460 mg/kg, 346 mg/kg, 717 mg/kg, 980 mg/kg, 1,860 mg/kg and 979 mg/kg; Site-specific EIL was not determined; all results are above the most conservative ACL of 70 mg/kg for recreational / open space land use
- **Chromium** (Cr) – all results for total chromium were below the most conservative Cr(III) ACL of 30 mg/kg for recreational / open space land use; Site-specific EIL was not determined
- **Nickel** (Ni) – all results were below the most conservative ACL of 30 mg/kg for recreational / open space land use; Site-specific EIL was not determined
- **Cyanide, fluoride, TRH (F4 fractions) and heavy metals** were generally reported at concentrations above the laboratory limits of reporting (LORs); in addition to Pb, Cu, Zn , Cr and Ni discussed above, the following heavy metals were reported at concentrations above LORs: arsenic (As), barium (Ba), cobalt (Co), manganese (Mn), tin (Sn; total) and mercury (Hg); and
- **Phenol, TRH (F1 fractions), BTEXN, PCBs, biological parameters, organochlorine pesticides and some heavy metals** were below the LORs in all samples, with the exception of the dichlorodiphenyldichloroethane (DDD) concentrations in the two triplicate samples; the following heavy metals were reported at concentrations below LORs: beryllium (Be), Cr(VI),molybdenum (Mo), selenium (Se) and silver (Ag).

Table 11: Summary of soil analytical results for CoPC

Analytes	No. of Primary and QA/QC Samples	Number of Detects	Minimum Concentration	Maximum Concentration	Samples Exceeding Adopted ASC NEPM Recreational / Open Space Criteria
Heavy Metals (mg/kg)					
Arsenic	5	5	8	11	None
Barium	5	5	110	250	None
Beryllium	5	0	<1	<1	None
Cadmium	5	4	<1	66	None
Chromium (total)	5	5	11	19	• None (Site-specific EIL not determined) • Note all results below the most conservative added contaminant limit (ACL) of 30 mg/kg for Cr(III)
Chromium (hexavalent)	5	0	<0.5	<1	None
Cobalt	5	5	16	29	None
Copper	5	5	107	306	• Unknown (Site-specific EIL not determined) • Refer to Note A • Note all results above the most conservative ACL of 60 mg/kg
Lead	5	5	136	1,510	• Refer to Note B • TP1-1 exceeded the ASC NEPM HIL of 600 mg/kg & the generic ACL of 1,100 mg/kg • Trip B (of TP1-1) exceeded the ASC NEPM HIL of 600 mg/kg
Manganese	5	5	396	620	None
Mercury (total)	5	5	0.3	3.2	None
Molybdenum	5	0	<2	<5	None
Nickel	5	5	14	24	• None (Site-specific EIL not determined) • Note all results below the most conservative ACL of 30 mg/kg
Selenium	5	0	<2	<5	None

Analytes	No. of Primary and QA/QC Samples	Number of Detects	Minimum Concentration	Maximum Concentration	Samples Exceeding Adopted ASC NEPM Recreational / Open Space Criteria
Silver	5	0	<2	<2	None
Tin (total)	5	5	10	54	None
Zinc	5	5	338	883	• Unknown (Site-specific EIL not determined) • Refer to Note C • Note all results above the most conservative ACL of 70 mg/kg
Non-metallic inorganics (mg/kg)					
Cyanide	5	3	<1	2	None
Fluoride	5	4	<100	130	None
Phenols					
Phenol	5	0	<1	<2	None
Pentachloro-phenol	5	0	<0.5	<0.5	None
Polynuclear Aromatic Hydrocarbons (PAHs) (mg/kg)					
Benzo(a)pyrene	5	5	5.8	16.1	All samples exceeded ASC NEPM ESL of 0.7 mg/kg
Benzo(a)pyrene TEQ	5	5	3.4	21.5	All samples exceeded ASC NEPM HSL of 3 mg/kg
Total PAHs	5	5	33.4	213	None
Total Recoverable Hydrocarbons (TRH) (mg/kg)					
TRH C6-C10 minus BTEX (F1)	5	0	<10	<10	None
TRH >C10-C16 minus Naphthalene (F2)	5	5	120	250	All samples equalled or exceeded the ASC NEPM ESL of 120 mg/kg
TRH >C16-C34	5	5	890	1,980	All samples exceeded the ASC NEPM ESL (coarse) of 300 mg/kg TP1-1, TP1-2 and TP1-3 exceeded the ASC NEPM ESL (fine) of 1,300 mg/kg
TRH >C34-C40	5	5	120	520	None
BTEXN	5	0	<0.1	<1	None

Analytes	No. of Primary and QA/QC Samples	Number of Detects	Minimum Concentration	Maximum Concentration	Samples Exceeding Adopted ASC NEPM Recreational / Open Space Criteria
Polychlorinated Biphenyls (PCBs) (mg/kg)					
PCB	5	0	<0.1	<0.1	None
Biological Parameters (MPN/g)					
Thermotolerant Faecal Coliforms	3	0	<12	<13	None
Enterococci	3	0	<12	<13	None
Organochlorine Pesticides (mg/kg)					
DDT+DDE+DDD	5	2	<0.05	0.19	None
Aldrin + Dieldrin	5	0	<0.05	<0.05	None
Chlordane	5	0	<0.05	<0.1	None
Endosulfan (sum)	5	0	<0.05	<0.05	None
Endrin	5	0	<0.05	<0.05	None
Heptachlor	5	0	<0.05	<0.05	None
Hexachlorobenzene	5	0	<0.05	<0.05	None
Methoxychlor	5	0	<0.05	<0.2	None

Notes:

A – poor duplicate precision for copper due to sample heterogeneity; confirmed by re-extraction and re-analysis

B – poor duplicate precision for lead due to sample heterogeneity; confirmed by re-extraction and re-analysis:

C – poor duplicate precision for zinc due to sample heterogeneity; confirmed by re-extraction and re-analysis

DDD – Dichlorodiphenyldichloroethane; DDE – Dichlorodiphenyldichloroethylene; DDE – Dichlorodiphenyltrichloroethane

5.5.3 Acid sulfate soils

A summary of the field screening results (pH_F, pH_{FOX} ΔpH and reaction rate) and reported concentrations of ASS in soil / fill material is presented in Table 12, together with any exceedances of relevant action criteria. Based on the field screening results, all three primary samples were selected for laboratory analysis using the SPOCAS method.

Soils are taken to be Actual Acid Sulfate Soils (AASS) or Potential Acid Sulfate Soils (PASS) if the laboratory reported net acidity at or in excess of the action criteria in the National ASS Guidelines. Refer to the Certificate of Analysis (Appendix O) to determine if the ASS rating is due to existing acidity (i.e. AASS) or potential acidity (i.e. PASS).

Notable results include:

- All reported net acidity concentrations were in excess of the action criteria (1-1,000 T of materials disturbed) for both medium and coarse soil types; based on field observations the applicable soil texture is coarse; and
- The reported net acidity concentration in one sample (TP1-1) at 0.6-0.8 m also exceeded the action criteria (1-1,000 T of materials disturbed) for fine soil type.

Table 12: Summary of soil analytical results for ASS

Sample ID	Sample Depth (m)	Soil TextureA	Field Test Results				Do Field Tests indicate ASSC?	Laboratory AnalysisD		Samples Exceeding Adopted National ASS Guidelines Action Criteria (for 1-1,000 T of materials disturbed)
			pHF (pH units)	pHFOX (pH units)	DpH (pH units)	Reaction RateB		Net Acidity (excluding ANC) (%S)	Net Acidity (excluding ANC) (mole H+/T)	
TP1-1	0.6-0.8	Coarse	8.02	4.81	3.21	4	Yes	0.15	94	Exceeded the National ASS Guideline Action Criteria of: • 0.10 %S and 62 mole H+/T (fine) • 0.06 %S and 36 mole H+/T (medium); and • **0.03 %S and 18 mole H+/T (coarse).**
TP1-2	1.5-1.8	Coarse	8.41	5.73	2.68	4	Yes	0.10	61	Exceeded the National ASS Guideline Action Criteria of: • 0.06 %S and 36 mole H+/T (medium); and • **0.03 %S and 18 mole H+/T (coarse).**
TP1-3	2.5-2.8	Coarse	8.78	5.48	3.30	4	Yes	0.09	56	Exceeded the National ASS Guideline Action Criteria of: • 0.06 %S and 36 mole H+/T (medium); and • **0.03 %S and 18 mole H+/T (coarse).**

Notes:

A – Soil texture is based on field observations

B – Reaction rate of 1 to 5, where 1 = low and 5 = volcanic

C – Interpretation of field results:

- No further action required if $pH_F \geq 4$, $pH_{FOX} \leq 5$, $\Delta pH \leq 2$ and reaction rate of 1-2
- May be PASS if pH_F 4-5, pH_{FOX} 3-5, $\Delta pH > 2$ and reaction rate of 2-5; laboratory analysis required; and
- AASS or PASS if $pH_F \leq 4$, $pH_{FOX} \leq 3$, $\Delta pH > 2$ and reaction rate of 2-5; laboratory analysis required.

D – SPOCAS method

ANC – Acid Neutralising Capacity

Bold – indicates adopted guideline criteria

5.5.4 Disposal criteria

A summary of the reported concentrations of CoPC in soil / fill material and exceedances of adopted disposal criteria is presented in Appendix N.

Analytical results from samples collected in-situ were compared with the maximum total concentrations for soil classification in accordance with IB105. The classification applies to soils excavated from the Site for offsite disposal and does not apply to materials classified as ASS (Section 5.5.3) or asbestos. Additional analysis for leachable concentrations of some CoPC may be warranted.

Based on the CoPC analytical results (totals only), soils onsite would generally be classified as either Level 2 – low-level contaminated soil or Level 3 – contaminated soil for disposal, as a result of the following:

- Total PAH:
  - One of the samples (TP1-3) exceeded the IB105 Level 3 – contaminated soil criterion of 200 mg/kg with a concentration of 213 mg/kg which would classify the material as Level 4 – contaminated soil for remediation
  - Four of the samples (TP1-2, TP1-3 and the two triplicates of TP1-1 exceeded the IB105 Level 2 – low-level contaminated soil criterion of 40 mg/kg with concentrations of 85.4 to 190 mg/kg which would classify the material as Level 3 – contaminated soil
  - All samples exceeded the IB105 Level 1 – fill material criterion of 20 mg/kg with concentrations of 33.4 to 213 mg/kg
- BaP:
  - All samples exceeded the IB105 Level 2 – low-level contaminated soil criterion of 2 mg/kg with concentrations of 5.8 to 16.1 mg/kg which would classify the material as Level 3 – contaminated soil
  - All samples exceeded the IB105 Level 1 – fill material soil criterion of 0.08 mg/kg with concentrations of 5.8 to 16.1 mg/kg
- TRH (C_{10}-C_{36}) – all samples exceeded the IB105 Level 1 – fill material soil criterion of 1,000 mg/kg with concentrations of 1,130 to 2,640 mg/kg which would classify the material as Level 2 – low-level contaminated soil
- Heavy metals:
  - Cd – one sample (TP1-1) exceeded the IB105 Level 2 – low-level contaminated soil criterion of 40 mg/kg with a concentration of 66 mg/kg which would classify the material as Level 3 – contaminated soil; four of the samples (TP1-1, TP1-2 and the two triplicates) exceeded the IB105 Level 1 – fill material soil criterion of 3 mg/kg with concentrations of 4.6 to 66 mg/kg
  - Cu – all samples exceeded the IB105 Level 2 – low-level contaminated soil criterion of 100 mg/kg with concentrations of 107 to 306 mg/kg which would classify the material as Level 3 – contaminated soil
  - Pb – one of the samples (TP1-1) exceeded the IB105 Level 2 – low-level contaminated soil criterion of 1,200 mg/kg with a concentration of 1,510 mg/kg which would classify the material as Level 3 – contaminated soil; three of the samples (TP1-1 and the two triplicates) exceeded the IB105 Level 1 – fill material soil criterion of 300 mg/kg with concentrations of 750 to 1,510 mg/kg
  - Mn – three of the samples (TP1-2, TP1-3 and one of the triplicates) exceeded the IB105 Level 1 – fill material soil criterion of 500 mg/kg with concentrations of 515 to 620 mg/kg which would classify the material as Level 2 – low-level contaminated soil
  - Tin (Sn) – one of the samples (TP1-3) exceeded the IB105 Level 1 – fill material soil criterion of 50 mg/kg with a concentration of 54 mg/kg which would classify the material as Level 2 – low-level contaminated soil
  - Zn – all samples exceeded the IB105 Level 1 – fill material criterion of 200 mg/kg with concentrations of 338 to 883 mg/kg which would classify the material as Level 2 – low-level contaminated soil; and
- Mercury (Hg) – three of the samples (TP1-1 and the two triplicates) exceeded the IB105 Level 1 – fill material soil criterion of 1 mg/kg with concentrations of 1.6 to 3.2 mg/kg which would classify the material as Level 2 – low-level contaminated soil.

6. Discussion of results

6.1 Field parameters

Observations – given the known presence of landfill materials beneath the Site, as expected, building demolition rubble (BDR), asbestos-containing pipe and other landfill wastes (i.e. timber, wood, wire, jar lids, rubber, red bricks, concrete, copper piping, glass, ceramic) were observed during sampling. The materials have the potential to become an aesthetic issue if visible from the surface. It is noted that the Site is currently sealed with asphalt and the risk to Site users under the ongoing recreational land use setting within a building is considered to be low. Buried waste materials may pose a risk to excavation workers and management measures will need to be included in a construction environmental management plan (CEMP), or similar.

Odour – a 'decay' odour was noted during sampling, as expected given the historic landfill activities beneath the Site.

PID – readings were all low (3.0 to 8.8 ppm) suggesting minimal impact from VOCs within the intersected soils.

Staining – no staining was observed during sampling.

6.2 Asbestos

Although the presence of asbestos fibres was not reported in any of the three primary soil samples, asbestos-containing pipe fragments were observed during sampling. Any waste materials for offsite disposal are likely to be considered asbestos-contaminated waste.

Buried ACM beneath a sealed asphalt surface is not considered likely to present a risk to human health and/or the environment under the ongoing recreational land use setting.

Buried ACM may pose a risk to excavation workers and management measures will need to be included in a CEMP, or similar.

6.3 Contaminants

The heterogeneous nature of the former landfill materials beneath the Site mean that concentrations of CoPC will vary across adjacent sample locations and depths. Therefore, the absence of detection of a particular CoPC in these types of materials does not rule out its presence. Similarly, the low PID readings do not discount the possibility of intersecting pockets of landfill gases in other areas of the Site.

Human health perspective:

Reported concentrations of:

- **BaP TEQ** in all samples exceeded the ASC NEPM HSL for recreational / open space land use; and
- **Pb** in three samples exceeded the ASC NEPM HIL for recreational / open space land use.

Reported concentrations of BaP TEQ and Pb would present a risk to Site users under a recreational land use setting, if there was a likelihood of Site users coming into contact with the soils. This risk is reduced significantly by presence of asphalt across the entire Site surface, preventing soil access. The potential risk to excavation workers should be managed under a CEMP, or similar.

Reported concentrations of other heavy metals, cyanide, fluoride, TRH, phenols, BTEXN, PCBs, pesticides and biological parameters were below ASC NEPM HIL/HSL criteria (where provided) and the risk to human health from these CoPC during ongoing recreational land use and/or excavation is considered to be low.

Ecological perspective:

Reported concentrations of:

- **BaP** in all samples exceeded the ASC NEPM ESLs for recreational / open space land use
- **TRH (F2 and F3 fractions)** in all samples equalled or exceeded the ASC NEPM ESLs for recreational / open space land use
- **Pb** in one sample exceeded the ASC NEPM generic ACL for recreational / open space land use
- **Cu** in one re-analysed sample exceeded the ASC NEPM most conservative ACL for recreational / open space land use (sample subject to repeat analysis due to heterogeneity); and
- **Zn** in one re-analysed sample exceeded the ASC NEPM most conservative ACL for recreational / open space land use (sample subject to repeat analysis due to heterogeneity).

Given the highly modified nature of the Site, being situated on a former landfill and the modified nature of the adjacent New Town Bay, it is likely that ecological receptors (terrestrial and aquatic) have adjusted to the environment in its current state. Furthermore, the Site is covered with asphalt preventing access by terrestrial ecological receptors. The asphalt also minimises the amount of rainwater which may percolate through the Site profile. The potential impact to ecological receptors during excavation works should be managed under a CEMP, or similar.

Reported concentrations of other heavy metals, cyanide, fluoride, TRH (F1 and F4 fractions), phenols, BTEXN, PCBs, pesticides and biological parameters were below ASC NEPM EIL/ESL criteria (where provided) and the risk to ecological receptors from these CoPC during ongoing recreational land use is considered to be low.

6.4 Acid sulfate soils

Given that the net acidity concentrations in all three primary samples were in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed) for coarse soil type, excavated materials behind the Bridge Clubhouse should be managed as AASS / PASS.

Undisturbed, the material does not pose a risk the human health and/or the environment.

The CEMP will need to include appropriate management measures for disturbance of the ASS materials to mitigate and control potential environmental impacts.

6.5 Disposal

Although the CoPC results suggest the material would be classified as either Level 2 low-level contaminated soil or potentially Level 3 – contaminated soil, IB105 does not apply where asbestos or ASS are present.

As noted above (Section 6.4), should the material be disturbed, the CEMP will need to include appropriate management measures to mitigate and control potential environmental impacts from ASS.

6.6 Summary of identified contamination

The heterogeneous nature of the former landfill materials beneath the Site mean that concentrations of CoPC will vary across adjacent sample locations and depths. Therefore, the absence of detection of a particular CoPC in these types of materials does not rule out its presence. Similarly, the low PID readings do not discount the possibility of intersecting pockets of landfill gases in other areas of the Site.

Based on the results of the targeted sampling, reported concentrations of CoPC in soil / fill material in the vicinity of the proposed building extension show:

- Human health perspective:
  - **BaP TEQ** in excess of the ASC NEPM HSL for recreational / open space land use
  - **Pb** in excess of the ASC NEPM HIL for recreational / open space land use
  - **Asbestos-containing pipes** (and other solid wastes) encountered during excavation
- Ecological perspective:
  - **BaP** in in excess of the ASC NEPM ESLs for recreational / open space land use
  - **TRH (F2 and F3 fractions)** equal to or in excess of the ASC NEPM ESLs for recreational / open space land use
  - **Heavy metals (Pb, Cu and Zn)** in excess of generic (Pb) or most conservative (Cu and Zn) ACL for recreational / open space land use; and
  - **Net acidity concentrations** in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed)

6.7 Quality control / quality assurance assessment

A summary of the QA/QC triplicate and trip blank results are summarised in Appendix N.

Findings from the field QA/QC assessment are summarised in Table 13.

Findings from the Laboratory QA/QC assessment are provided in Table 14.

The ALS QA/QC information is documented in Appendix P and the Eurofins QA/QC information is documented in the Certificate of Analysis (Appendix O).

Based on the findings of the QA/QC assessment detailed in Section 6.7 (and related appendices), it is considered that the analytical data are sufficiently representative and of the concentrations of CoPC in the fill material at the specified locations at the time of sampling. Variation in concentrations is expected given the heterogeneous nature of the landfill material. The reported concentrations of CoPC are of acceptable quality for the purposes of the PSI.

Table 13: Field QA/QC procedures

QA/QC requirement	Completed	Comments
Appropriate sampling strategy employed, and representative samples collected	Yes	• PSI was undertaken in general accordance with the guidelines and standards listed in Section 1.4; and • The number and locations of samples collected are appropriate based on the DQOs (Table 9).
Sampling conducted by appropriately qualified staff	Yes	Sampling was conducted by a pitt&sherry Principal Environmental Scientist, CEnvP SC
Appropriate and well documented sample collection, handling, logging and transportation	Yes	• All sample containers and sample eskies were checked prior to use to ensure that no cross-contamination risks were present • Appropriately clean and/or sterile sampling equipment and vessels were used • Samples were immediately transferred to a labelled sampling vessel; and • Samples were placed into a cooled esky for sample preservation before transport and delivery to the laboratory.
Chain of custody documentation completed	Yes	All samples were transported under appropriate COC procedures
Required number of blind duplicates collected (minimum 1 in 20)	Yes	• Primary – 3 primary samples collected; and • QA/QC – 1 triplicate (2 samples) and 1 trip blank collected.
Reported relative percentage differences (RPDs) within limits set in AS4482.1	Partially	ALS (intra-laboratory duplicate), where determined RPDs were: • Acceptable – BaP and heavy metals (Ba, Cr (total), Co, Mn); and • Outside range – TPH/TRH, BaP TEQ and heavy metals (Cd, Cu, Pb, Ni, Sn, Zn Hg). Eurofins (inter-laboratory duplicate), where determined RPDs were: • Acceptable – TPH, BaP and heavy metals (Ba, Cr(total), Co, Cu, Ni); and • Outside range – TRH, BaP TEQ, PAH (total) and heavy metals (Cd, Pb, Mn, Sn, Zn, Hg) Results outside the range are indicative of the heterogeneous nature of the material (i.e. former landfill)
Trip blank samples collected	Yes	• One trip blank sample submitted to the lab for TRH (F1 fractions) and BTEXN analysis; and • Results all below the LORs indicating external contamination impacting on the analytical results is low
Samples delivered to laboratory within sample holding times	Yes	Samples were delivered to the laboratories within the sample holding times for parameters analysed

Table 14: Laboratory QA/QC procedures

QA/QC Requirement	Completed		Comments
	ALS	Eurofins	
Samples extracted and analysed within relevant holding times	Yes	Yes	All analytes were extracted within required holding times
All analyses NATA accredited	Yes	Yes	ALS and Eurofins are NATA accredited for all analyses performed
Appropriate analytical methodologies used, in accordance with Schedule B (3) of the ASC NEPM	Yes	Yes	• ALS – refer to the Interpretive Quality Control report in Appendix P for methods used and relevance to Schedule B (3) of the ASC NEPM; and • Eurofins – refer to the Certificate of Analysis report in Appendix O for methods used.
Acceptable laboratory LORs adopted	Yes	Yes	• LORs were generally lower than assessment criteria; and • LORs for TRH (F2 fractions) and BaP were higher than the most sensitive assessment criteria but reported results were above the assessment criteria (i.e. non-issue).
Acceptable laboratory QC results – laboratory duplicates	Partially	Yes	ALS – duplicate RPDs exceeded the LOR based limits of 0-20% in: • TP1-1 for Pb, TPH (C_{10}-C_{36}) and TRH (>C_{10} to C_{40}); and • TripIA for Cu, Pb, Zn, phenanthrene, fluoranthene & pyrene. Eurofins – duplicate RPDs exceeded the LOR based limits of 0-30% in: • TripB – for BaP and benzo(b&j)fluoroanthene (the RPDs reported passed Eurofins Environment Testing's QC - Acceptance Criteria). Results outside the range are indicative of the heterogeneous nature of the material (i.e. former landfill)
Acceptable laboratory QC results – method blanks	Yes	Yes	• ALS – no method blank value outliers occurred; and • Eurofins – no method blank value outliers occurred.

QA/QC Requirement	Completed		Comments
	ALS	Eurofins	
Acceptable laboratory QC results – matrix spikes	Partially	Partially	ALS – matrix spike outliers exist: • TP1-2 – Cr(VI) recovery less than the lower DQO of 58%; and • TP1-3 – pyrene recovery not determined as background level greater than or equal to 4x spike level. Eurofins – matrix spike outliers exist: • TripB – cyanide recovery less than the lower DQO of 70% (sample matrix interference); and • TripB – silver recovery greater than the upper DQO of 125%. Matrix interference is either due to existing contamination or due to the heterogeneity of materials (mixed fill soils)
Acceptable laboratory QC results – laboratory control spikes	Yes	Yes	• ALS – no laboratory control outliers occurred; and • Eurofins – no laboratory control outliers occurred.
Acceptable laboratory QC results – surrogates	Yes	Yes	• ALS – for all regular sample matrices no surrogate recovery outliers occurred; and • Eurofins – for all regular sample matrices no surrogate recovery outliers occurred.

Note:

LOR – limit of reporting; RPD – relative percentage difference

7. Preliminary conceptual site model

A preliminary Conceptual Site Model (CSM) has been developed, to identify potentially significant source-pathway-receptor (SPR) linkages in relation to human health and the environment. Unacceptable risks from contamination may occur if the SPR linkage is complete.

7.1 Sources

Potential sources of contamination on the Site include:

- Onsite:
  - Fill materials of unknown origins (i.e. landfill wastes) (confirmed)
  - Presence of asbestos-containing materials (e.g. pipes) (and other solid wastes) (confirmed)
  - Presence of ASS (confirmed)
- Off-site:
  - Fill materials of unknown origin (i.e. landfill wastes) (likely)
  - Presence of asbestos-containing materials (and other solid wastes) (likely)
  - Presence of ASS (likely)
  - TasWater WWTP at 12 Selfs Point Road (unlikely); and
  - Mobil fuel facility at 16 Selfs Point Road (unlikely)
  - Other offsite fuel facilities (unlikely); and
  - Cemetery (unlikely).

The potential for contamination from the TasWater WWTP and/or the Mobil fuel facility activities impacting on the Site is considered unlikely given the expected direction of surface water and groundwater flow, from properties to the north-east, is likely to be to the north towards New Town Bay (i.e. away from the Site).

7.2 Receptors

Potential receptors which may be exposed to identified CoPC include:

- Human receptors:
  - Current Site users (Tasmanian Bridge Club)
  - Current Property users
  - Future Site users
  - Future Property users
  - Excavation and maintenance workers (exposure to be managed under a CEMP, or similar)
- Ecological receptors:
  - Terrestrial fauna and flora (highly modified and developed area); and
  - Aquatic flora and fauna (highly modified New Town Rivulet to the west).

Any future development will be informed by a separate investigation and management provisions and therefore future Site and Property users have not been considered further in the CSM. Any change in Site use which allows direct access to the soil by Site users should be considered a much higher risk use and will likely require mitigation measures to prevent exposure to identified Site contamination.

7.3 Pathways

Potential migration pathways through which receptors may be exposed to CoPC include:

- Human health:
  - Inhalation of airborne contaminants including potential asbestos fibres
  - Direct contact with contaminated fill materials
  - Ingestion of contaminated fill materials
  - Migration of contamination within the fill material profile into groundwater or surface waters
- Ecological:
  - Migration of contamination within the fill material profile into groundwater or surface waters
  - Direct contact (terrestrial and aquatic fauna); and
  - Plant uptake (terrestrial and aquatic flora).

7.4 Source-pathway-receptor linkages

SPR linkages for the various combinations are provided in Table 15, with shading as follows:

- Grey shading indicates the SPR linkage is incomplete
- Green shading indicates the SPR linkage is unlikely to be complete
- Yellow shading indicates the SPR linkage is potentially complete; and
- Red shading indicates the SPR linkage is complete.

Table 15: Source-pathway-receptor linkages

Source	Pathway	Receptor	Complete SPR Linkage	Comment
Fill materials of unknown origin (i.e. landfill wastes) (confirmed)	Inhalation of airborne contaminants including asbestos fibres (human health)	Current Site users	No	• Site sealed with asphalt; no access to soil / dust • BaP are not considered sufficiently volatile to be of significance and inhalation exposures associated with particulates outdoors and indoors are expected to be of less concern than ingestion of soil (ASC NEPM)[A; and] • Exposure via inhalation of dust is estimated to be less than 1% of the total exposure (ASC NEPM)[A].
		Current Property users	Potentially	• Site sealed with asphalt; no access to soil.
		Excavation and maintenance workers	Potentially	• Asbestos fibres not detected by laboratory analysis • Asbestos-containing pipe fragments observed during excavation works • BaP are not considered sufficiently volatile to be of significance and inhalation exposures associated with particulates outdoors and indoors are expected to be of less concern than ingestion of soil (ASC NEPM)[A] • Exposure via inhalation of dust is estimated to be less than 1% of the total exposure (ASC NEPM)[A]; and • Potential exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.
	Direct contact with contaminated fill materials	Current Site users	No	• Site sealed with asphalt; no access to soil.
		Current Property users	No	• Site sealed with asphalt; no access to soil.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	(human health)	Excavation and maintenance workers	Yes	• BaP TEQ and Pb in excess of the ASC NEPM HSL for recreational / open space land use • Asbestos-containing pipes (and other landfill wastes) encountered during excavation; and • Exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.
	Ingestion of contaminated fill materials (human health)	Current Site users	No	• Site sealed with asphalt; no access to soil.
		Current Property users	No	• Site sealed with asphalt; no access to soil.
		Excavation and maintenance workers	Unlikely	• BaP TEQ and Pb in soil in excess of the ASC NEPM HSL for recreational / open space land use • Exposure to be managed under a CEMP, or similar; and • Ingestion of fill materials by trained excavation and maintenance workers in a controlled environment is considered unlikely.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.
	Migration of contamination within the fill material profile into groundwater or surface waters	Current Site users	No	• No groundwater extraction on the Site • Site is sealed with asphalt; no access to groundwater • Site surface water runoff is stormwater only; and • Groundwater / surface water not investigated as a component of the PSI.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	(human health and ecological)	Current Property users	No	• No groundwater extraction on the Site (or Property) • Site is sealed with asphalt; no access to groundwater; and • Groundwater / surface water not investigated as a component of the PSI.
		Excavation and maintenance workers	Potentially	• Groundwater / surface water not investigated as a component of the PSI • Groundwater likely to be intersected during excavation works; and • Exposure to be managed under a CEMP, or similar
		Terrestrial fauna / flora	Potentially	• Groundwater / surface water not investigated as a component of the PSI • Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Site is sealed with asphalt; no access to groundwater from surface.
		Aquatic flora / fauna	Potentially	• Groundwater / surface water not investigated as a component of the PSI; and • Landfill materials present since prior to 1963; ecosystem would have adjusted.
	Direct contact (terrestrial and aquatic fauna) (ecological)	Current Site users	No	• Pathway not applicable to receptor.
		Current Property users	No	• Pathway not applicable to receptor.
		Excavation and maintenance workers	No	• Pathway not applicable to receptor.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
		Terrestrial fauna	Yes	• BaP and TRH (F2 and F3 fractions) in soil equal to or in excess of the ASC NEPM ESLs for recreational / open space land use • Heavy metals (Pb, Cu and Zn) in soil in excess of generic (Pb) or most conservative (Cu and Zn) ACL for recreational / open space land use • Landfill materials present since prior to 1963; ecosystem would have adjusted • Site is sealed with asphalt; no access to soil from surface; and • Exposure during construction to be managed under a CEMP, or similar.
		Aquatic fauna	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Exposure during construction to be managed under a CEMP, or similar.
	Plant uptake (terrestrial and aquatic flora) (ecological)	Current Site users	No	• Pathway not applicable to receptor.
		Current Property users	No	• Pathway not applicable to receptor.
		Excavation and maintenance workers	No	• Pathway not applicable to receptor.
		Terrestrial flora	Potentially	• BaP and TRH (F2 and F3 fractions) in soil equal to or in excess of the ASC NEPM ESLs for recreational / open space land use • Heavy metals (Pb, Cu and Zn) in soil in excess of generic (Pb) or most conservative (Cu and Zn) ACL for recreational / open space land use • Landfill materials present since prior to 1963; ecosystem would have adjusted • Trees along Site boundary in good health; and • Exposure during construction to be managed under a CEMP, or similar.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
		Aquatic flora	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Exposure during construction to be managed under a CEMP, or similar.
Presence of asbestos-containing materials (and other solid wastes) (confirmed)	Inhalation of airborne contaminants including asbestos fibres (human health)	Current Site users	No	• Site is sealed with asphalt; no access to soil from surface • The presence of asbestos was not reported in any of the samples; and • No asbestos was found at the reporting limit of 0.1 g/kg.
		Current Property users	No	• Site is sealed with asphalt; no access to soil from surface.
		Excavation and maintenance workers	Potentially	• Asbestos fibres not detected by laboratory analysis • Asbestos-containing pipe fragments observed during excavation works; and • Potential exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.
	Direct contact with contaminated fill materials (human health)	Current Site users	No	• Site is sealed with asphalt; no access to soil from surface; and • Asbestos-containing pipe fragments observed during excavation works.
		Current Property users	No	• Site is sealed with asphalt; no access to soil from surface.
		Excavation and maintenance workers	Yes	• Asbestos-containing pipe fragments observed during excavation works; and • Potential exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	Ingestion of contaminated fill materials (human health)	Current Site users	No	• Site sealed with asphalt; no access to soil.
		Current Property users	No	• Site sealed with asphalt; no access to soil.
		Excavation and maintenance workers	Unlikely	• Asbestos-containing pipe fragments observed during excavation works • Exposure to be managed under a CEMP, or similar; and • Ingestion of fill materials by trained excavation and maintenance workers in a controlled environment is considered unlikely.
		Terrestrial fauna / flora	No	• Pathway not applicable to receptor.
		Aquatic flora / fauna	No	• Pathway not applicable to receptor.
	Migration of contamination within the fill material profile into groundwater or surface waters (human health and ecological)	Current Site users	No	• Pathway not applicable to source.
		Current Property users	No	• Pathway not applicable to source.
		Excavation and maintenance workers	No	• Pathway not applicable to source.
		Terrestrial fauna / flora	No	• Pathway not applicable to source.
		Aquatic flora / fauna	No	• Pathway not applicable to source.
	Direct contact (terrestrial and aquatic fauna) (ecological)	Current Site users	No	• Pathway not applicable to receptor.
		Current Property users	No	• Pathway not applicable to receptor.
		Excavation and maintenance workers	No	• Pathway not applicable to receptor.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
		Terrestrial fauna / flora	Yes	• Asbestos-containing pipe fragments observed during excavation works • Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Site is sealed with asphalt; no access to soil from surface.
		Aquatic flora / fauna	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted.
	Plant uptake (terrestrial and aquatic flora) (ecological)	Current Site users	No	• Pathway not applicable to receptor.
		Current Property users	No	• Pathway not applicable to receptor.
		Excavation and maintenance workers	No	• Pathway not applicable to receptor.
		Terrestrial fauna / flora	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Trees along Site boundary in good health.
		Aquatic flora / fauna	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted.
Presence of ASS (confirmed)	Inhalation of airborne contaminants including asbestos fibres (human health)	Current Site users	No	• Pathway not applicable to source.
		Current Property users	No	• Pathway not applicable to source.
		Excavation and maintenance workers	No	• Pathway not applicable to source.
		Terrestrial fauna / flora	No	• Pathway not applicable to source.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
		Aquatic flora / fauna	No	• Pathway not applicable to source
	Direct contact with contaminated fill materials (human health)	Current Site users	No	• Site is sealed with asphalt; no access to soil from surface; and • ASS materials are not reactive if undisturbed.
		Current Property users	No	• Site is sealed with asphalt; no access to soil from surface; and • ASS materials are stable if undisturbed.
		Excavation and maintenance workers	Yes	• ASS materials are not reactive if undisturbed Potential exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	No	• Pathway not applicable to source.
		Aquatic flora / fauna	No	• Pathway not applicable to source.
	Ingestion of contaminated fill materials (human health)	Current Site users	No	• Site is sealed with asphalt; no access to soil from surface; and • ASS materials are not reactive if undisturbed.
		Current Property users	No	• Site is sealed with asphalt; no access to soil from surface; and • ASS materials are stable if undisturbed.
		Excavation and maintenance workers	No	• Site is sealed with asphalt; no access to soil from surface • ASS materials are not reactive if undisturbed; and • Ingestion of fill materials by trained excavation and maintenance workers in a controlled environment is considered unlikely.
		Terrestrial fauna / flora	No	• Pathway not applicable to source
		Aquatic flora / fauna	No	• Pathway not applicable to source.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	Migration of contamination within the fill material profile into groundwater or surface waters (human health and ecological)	Current Site users	No	• No groundwater extraction on the Site • Site is sealed with asphalt; no access to groundwater • Site surface water runoff is stormwater only; and • Groundwater / surface water not investigated as a component of the PSI.
		Current Property users	No	• No groundwater extraction on the Site (or Property) • Site is sealed with asphalt; no access to groundwater; and • Groundwater / surface water not investigated as a component of the PSI.
		Excavation and maintenance workers	Potentially	• Groundwater / surface water not investigated as a component of the PSI • Groundwater likely to be intersected during excavation works; and • Exposure to be managed under a CEMP, or similar.
		Terrestrial fauna / flora	Potentially	• Net acidity concentrations in soil in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed) • Groundwater / surface water not investigated as a component of the PSI • Landfill materials present since prior to 1963; ecosystem would have adjusted • Site is sealed with asphalt; no access to groundwater from surface; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.
		Aquatic flora / fauna	Potentially	• Net acidity concentrations in soil in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed) • Groundwater / surface water not investigated as a component of the PSI • Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	Direct contact (terrestrial and aquatic fauna) (ecological)	Current Site users	No	• Pathway not applicable to source.
		Current Property users	No	• Pathway not applicable to source.
		Excavation and maintenance workers	No	• Pathway not applicable to source.
		Terrestrial fauna / flora	Potentially	• Net acidity concentrations in soil in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed) • Groundwater / surface water not investigated as a component of the PSI • Landfill materials present since prior to 1963; ecosystem would have adjusted • Site is sealed with asphalt; no access to groundwater from surface; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.
		Aquatic flora / fauna	Potentially	• Net acidity concentrations in soil in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed) • Groundwater / surface water not investigated as a component of the PSI • Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.
	Plant uptake (terrestrial and aquatic flora)	Current Site users	No	• Pathway not applicable to source.
		Current Property users	No	• Pathway not applicable to source.

Source	Pathway	Receptor	Complete SPR Linkage	Comment
	(ecological)	Excavation and maintenance workers	No	• Pathway not applicable to source.
		Terrestrial fauna / flora	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted • Trees along Site boundary in good health; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.
		Aquatic flora / fauna	Potentially	• Landfill materials present since prior to 1963; ecosystem would have adjusted; and • Potential ecological impact during excavation to be managed under a CEMP, or similar.

Notes:

A – Schedule B7, Appendix A2 The Derivation of HILs for PAHs and Phenols (ASC NEPM)

SPR – source-pathway-receptor linkage

Grey shading indicates the SPR linkage is incomplete

Green shading indicates the SPR linkage is unlikely to be complete

Yellow shading indicates the SPR linkage is potentially complete

Red shading indicates the SPR linkage is complete

7.5 Data gaps

The heterogeneous nature of the former landfill materials beneath the Site mean that concentrations of CoPC will vary across adjacent sample locations and depths. Therefore, the absence of detection of a particular CoPC in these types of materials does not rule out its presence. Similarly, the low PID readings do not discount the possibility of intersecting pockets of landfill gases in other areas of the Site.

The following data gaps are noted in preparing the preliminary CSM:

- Sampling was limited to the locations tested
- The depth of sampling was limited by the size of the excavator which could be used on the Site, which was controlled by the tendency of the ground to subside around the building
- Absence of groundwater data – groundwater was not encountered to the depth of investigations (i.e. 2.9 m)
- Absence of surface water data from the adjacent New Town Bay; and
- Absence of soil gas data.

7.6 Risk evaluation

Based on Table 13, potentially significant complete or potentially complete SPR linkages relate primarily to:

- Human health:

  Direct contact by excavation and maintenance workers with contaminated fill materials, asbestos-containing materials and other landfill wastes and ASS; and
- Ecological:

  Direct contact by flora / fauna during excavation works.

Human health exposure risks and environmental impact risks will be managed under a CEMP, or similar.

8. Conclusion and recommendations

8.1 Conclusions

Identified CoPC:

The reported concentrations of CoPC in soil/ fill material in the vicinity of the proposed building extension show a number of exceedances of adopted guideline criteria:

- Human health perspective:
  - **BaP TEQ** in excess of the ASC NEPM HSL for recreational / open space land use
  - **Pb** in excess of the ASC NEPM HIL for recreational / open space land use
  - **Asbestos-containing materials** (i.e. pipes) (and other landfill wastes) encountered during excavation
- Ecological perspective:
  - **BaP and TRH (F2 and F3 fractions)** equal to or in excess of the ASC NEPM ESLs for recreational / open space land use
  - **Heavy metals (Pb, Cu and Zn)** in excess of generic (Pb) or most conservative (Cu and Zn) ACL for recreational / open space land use; and
  - **Net acidity concentrations** in excess of the National ASS Guidelines action criteria (1-1,000 T of materials disturbed).

Human health:

Based on the preliminary CSM (Section 7), the level of contamination identified may represent a risk to excavation and maintenance workers through direct contact with contaminated fill materials, asbestos-containing materials and other landfill wastes and ASS.

The risk to current (and ongoing) recreational land use of the Site is not considered to pose an unacceptable risk to human health given that:

- The Bridge Club building (single-storey brick with no basement) is constructed on a concrete slab; and
- The remainder of the Site is sealed with asphalt; no access to soil.

The risk to excavation and maintenance workers can be adequately managed under a CEMP, or similar.

Ecological:

Based on the preliminary CSM (Section 7), the level of contamination identified is not considered to present an unacceptable risk to ecological receptors during continued recreational land use given that:

- The landfill materials have been present since prior to 1963 and the ecosystem would have adjusted
- The Site is sealed with asphalt preventing access to soil from surface
- The trees along Site boundary in good health; and
- ASS materials are not reactive if undisturbed.

The risk to ecological receptors during excavation works can be adequately managed under a CEMP, or similar.

Summary:

The PSI findings demonstrate that:

- The land is suitable for the continued recreational use in terms of the PCLC, provided the requirements of a CEMP, or similar, are implemented during the proposed building extension works; and
- Excavation does not adversely impact on human health and the environment in terms of the PCLC, provided the requirements of a CEMP, or similar, are implemented during the proposed building extension works.

8.2 Recommendations

Based on the findings of the PSI, and noting the limitations in Section 1.5 and the data gaps in Section 7.5, the following recommendations are made:

- Prepare and implement a CEMP (or similar) for the building extension works to mitigate and control potential human health and environmental impacts during earthworks; and
- The CEMP should focus on erosion control, waste management of any surplus materials and ASS management.

9. References

Australian Standard AS 4482.1 *Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi-volatile compounds* – 2 November 2005 or as amended or substituted

Australian Standard AS 4482.2 *Guide to the sampling and investigation of potentially contaminated soil – Volatile substances* – 5 September 1999 or as amended or substituted

CRC Care Technical Report No. 10 *Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater* September 2011, including errata August 2012 (CRC Care Technical Report No. 10)

Environmental Management and Pollution Control Act 1994 (EMPCA).

National Acid Sulfate Soils Guidance – National acid sulfate soils sampling and identification methods manual, Water Quality Australia, June 2018 (National ASS Guidelines)

National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (ASC NEPM).

Tasmanian Acid Sulfate Soil Management Guidelines, Department of Primary Industries, Parks, Water and the Environment, 2009 (Tasmanian ASS Guidelines)

Tasmanian Environment Protection Authority Information Bulletin No. 105 *Classification and Management of Contaminated Soil for Disposal* (v3, 2018) (IB105)

10. Important information

10.1 Scope of services

This report ("the Report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and pitt&sherry ("the scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the client for the purpose set out in the contract or as otherwise agreed between the client and pitt&sherry. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of such third parties.

10.2 Reliance on data

In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the Report ("the data"). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. pitt&sherry does not warrant the accuracy will not be liable in relation to conclusions should any of the data, be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to pitt&sherry.

10.3 Conclusions and recommendations

The conclusions in this Report are based on conditions encountered and information reviewed at the date of preparation of the Report. pitt&sherry has no responsibility or obligation to update this Report to account for events or changes occurring subsequent to the date that the Report was prepared.

Figures

Appendix A

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Figure 1
10 Selfs Point road PSI
5 Marine Esplanade
Locality Map

pitt&sherry

N

0 70 140 280 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:10,000 When Printed at A4

MAP REF	P.21.0219R1
REVISION	B
AUTHOR	jholan
DATE	24/06/2021

DATA SOURCES	Base map and data from The LIST Tasmanian Government

Figure 2
10 Selfs Point Road PSI
5 Marine Esplanade

Site Layout

pitt&sherry

N

0 4.5 9 18 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:600 When Printed at A4

MAP REF	P.21.0219R2
REVISION	C
AUTHOR	jholan
DATE	24/06/2021
DATA SOURCES	Base map and data from The LIST Tasmanian Government

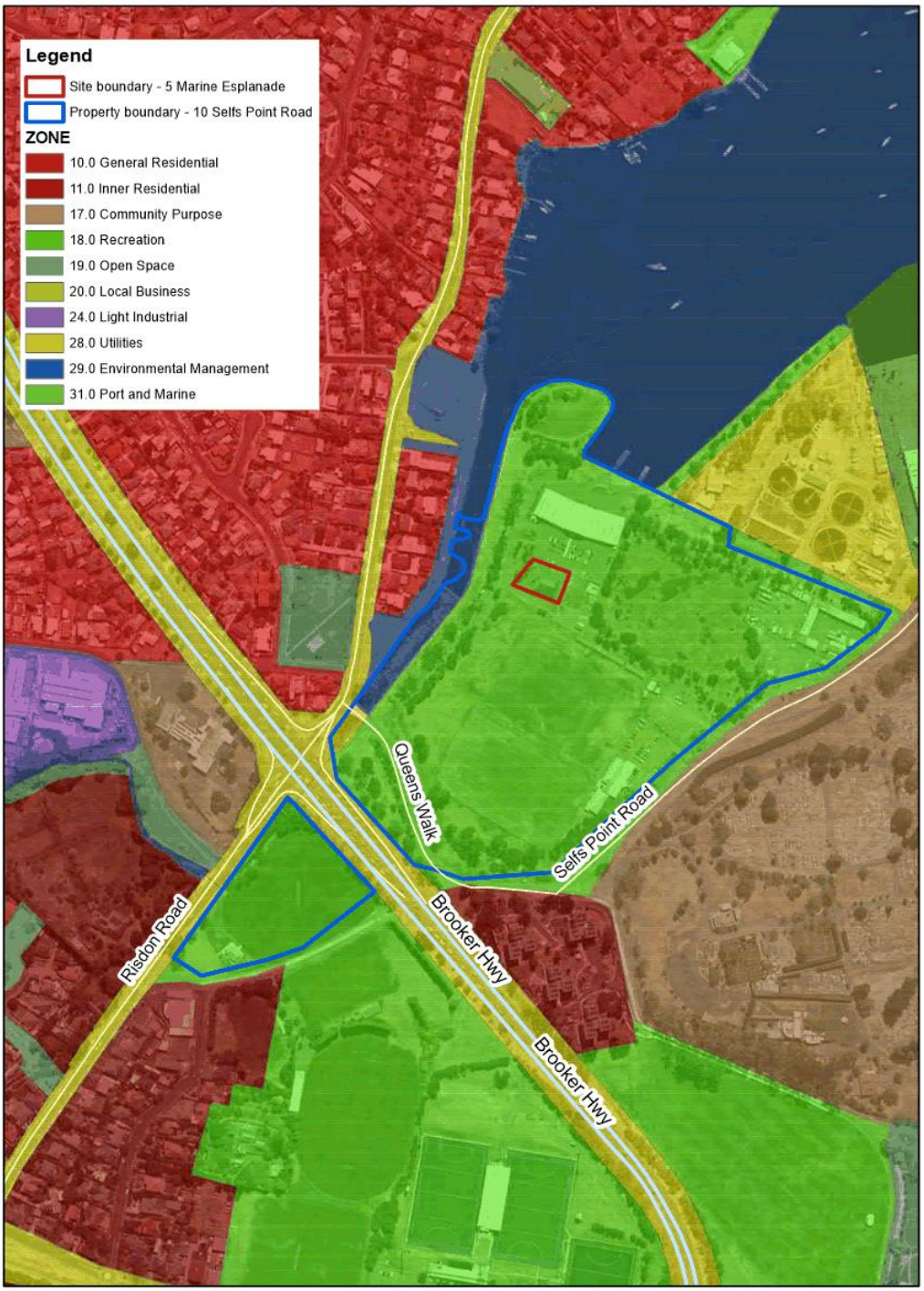


Figure 3
10 Selfs Point Road PSI
5 Marine Esplanade
Zoning

pitt&sherry

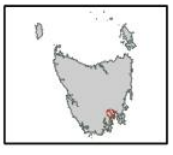
N

0 35 70 140 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:5,000 When Printed at A4

MAP REF	P.21.0219R3
REVISION	B
AUTHOR	jholan
DATE	24/06/2021

DATA SOURCES	Base map and data from The LIST Tasmanian Government



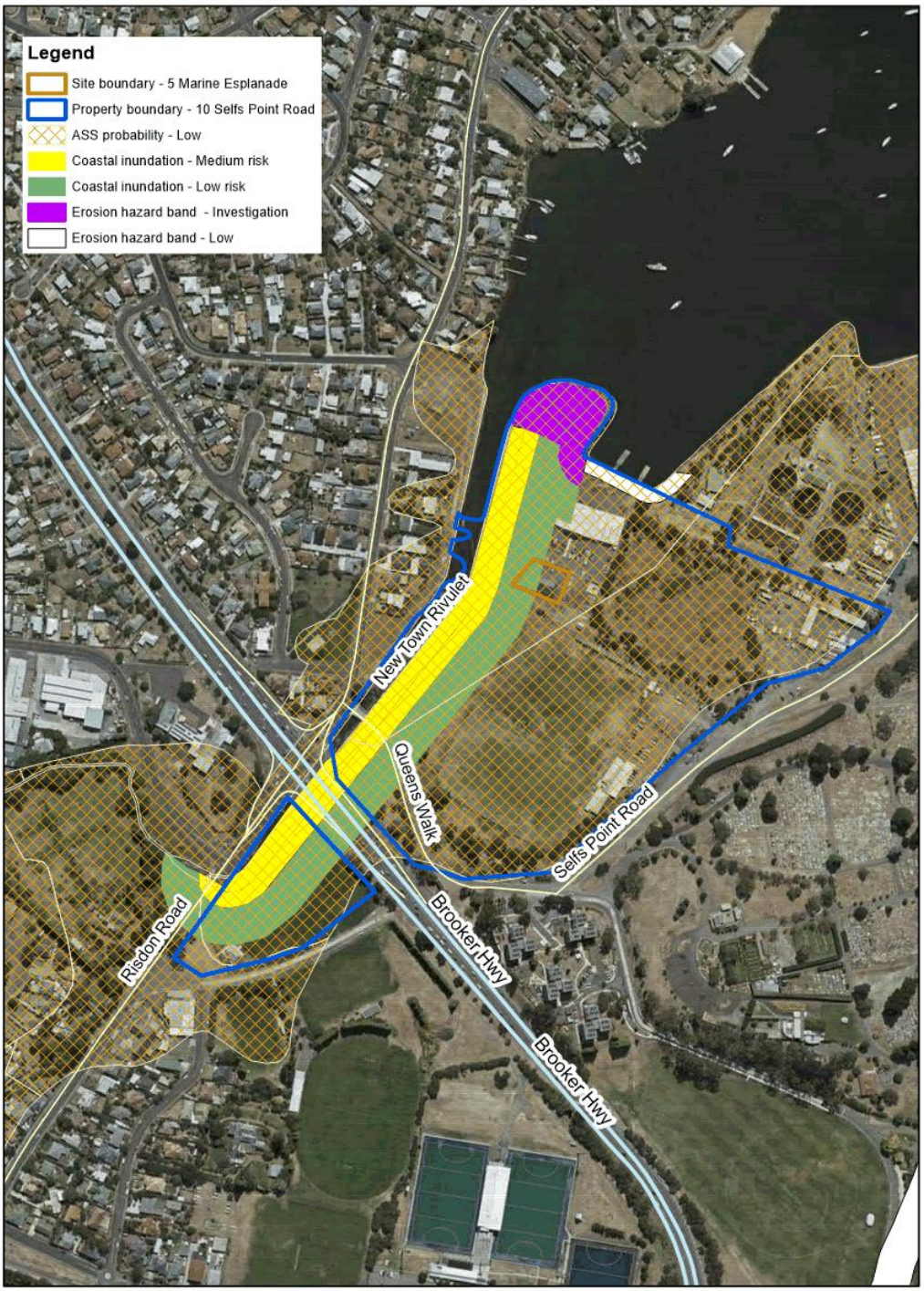


Figure 4
10 Selfs Point Road PSI
5 Marine Esplanade
Planning overlays

pitt&sherry

N

0 35 70 140 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:5,000 When Printed at A4

MAP REF	P.21.0219R4
REVISION	B
AUTHOR	jholan
DATE	24/06/2021

DATA SOURCES: Base map and data from The LIST Tasmanian Government

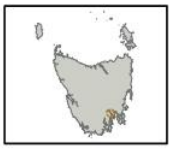


Figure 5
10 Selfs Point Road PSI
5 Marine Esplanade

Test pit location

pitt&sherry

N

0 1.5 3 6 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:200 When Printed at A4

MAP REF	P.21.0219R6
REVISION	B
AUTHOR	jholan
DATE	24/06/2021
DATA SOURCES	Base map and data from The LIST Tasmanian Government

Groundwater Information Access Portal Summary Report

Appendix B

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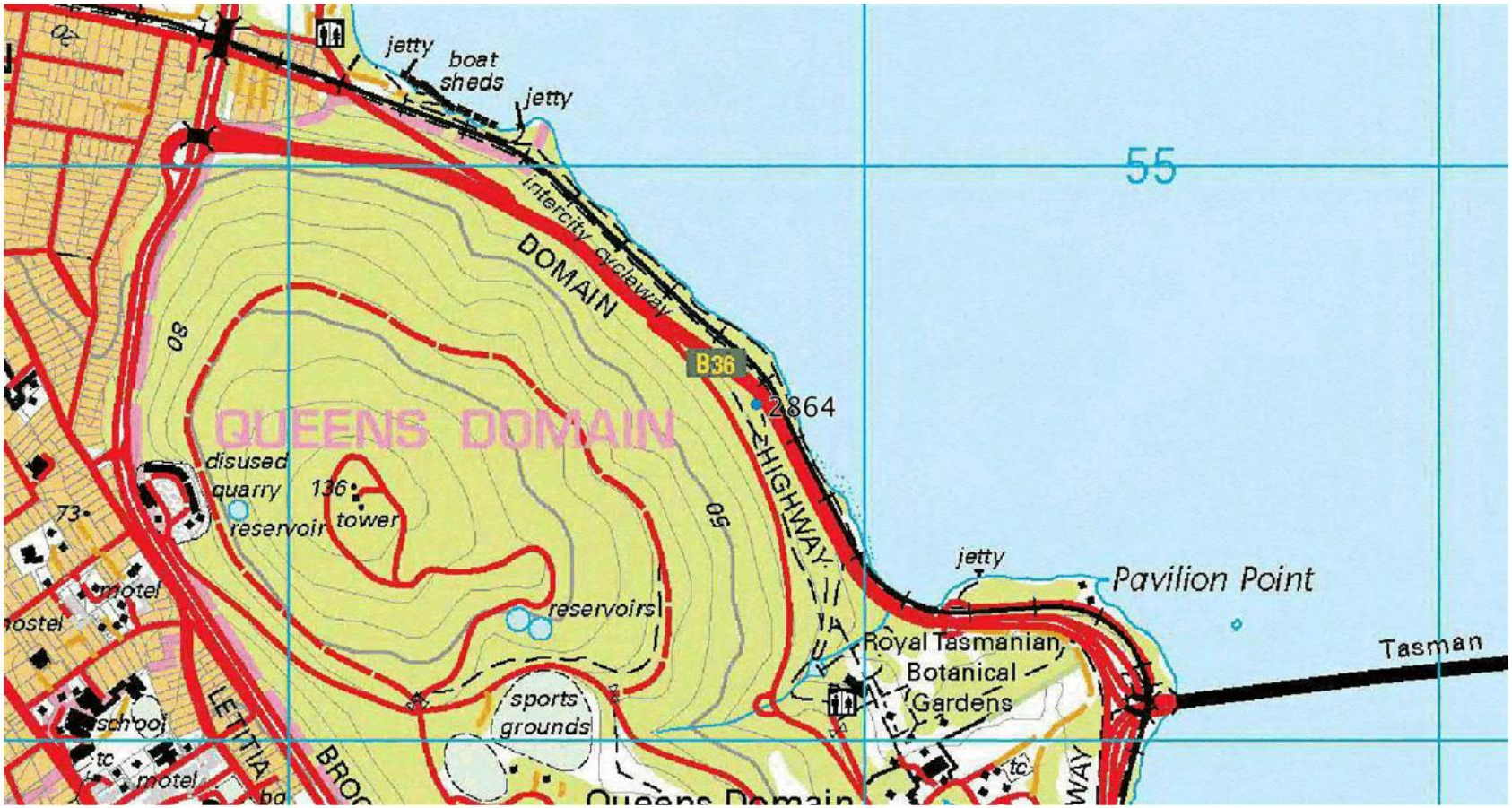
Groundwater Feature Summary Report



Groundwater Feature Summary Report

Feature id	Feature type	Locality name	Easting	Northing	Datum	Coordinate accuracy (m)	Drilled date	Drilling company	Depth	Initial yield	SWL list	Last SWL date	Final TDS	Main aquifer geology	Last operating status	Last operating status date
2864	Bore	Hobart	526814	5254583	GDA94	200	21/02/1983	Mines Department (=Tasmania Department of Mines)	54.00	0.23			1800	Jurassic Dolerite	Unknown	21/02/1983

Natural Values Atlas Report

Appendix C

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Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: 5 Marine Esplanade New Town
Requested For: Tasmanian Bridge Association
Report Type: Summary Report
Timestamp: 08:37:53 AM Wednesday 31 March 2021

Threatened Flora: buffers Min: 0m Max: 500m
Threatened Fauna: buffers Min: 0m Max: 500m
Raptors: buffers Min: 0m Max: 500m
Tasmanian Weed Management Act Weeds: buffers Min: 0m Max: 500m
Priority Weeds: buffers Min: 0m Max: 500m
Geoconservation: buffer 500m
Acid Sulfate Soils: buffer 500m
TASVEG: buffer 500m
Threatened Communities: buffer 500m
Fire History: buffer 500m
Tasmanian Reserve Estate: buffer 500m
Biosecurity Risks: buffer 500m

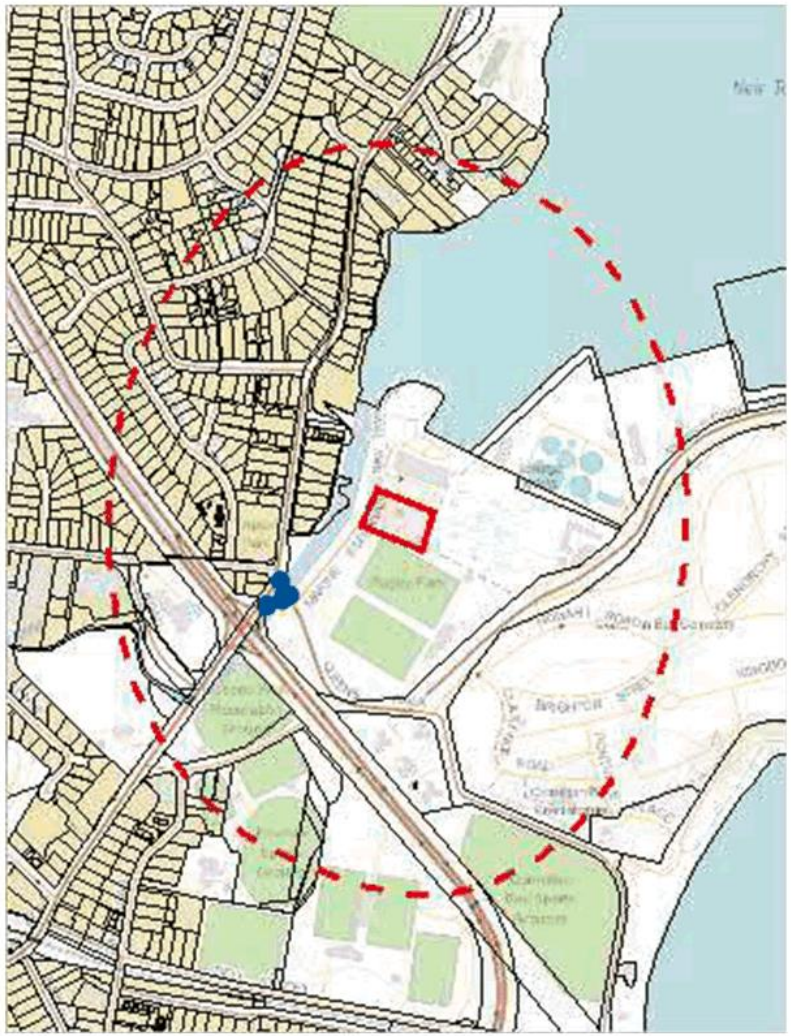
The centroid for this query GDA94: **525757.0, 5255988.0** falls within:

Property: 3189590

***** No threatened flora found within 0 metres *****

Threatened flora within 500 metres

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Threatened flora within 500 metres

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Bolboschoenus caldwellii	sea clubsedge	r		n	5	06-Feb-2010

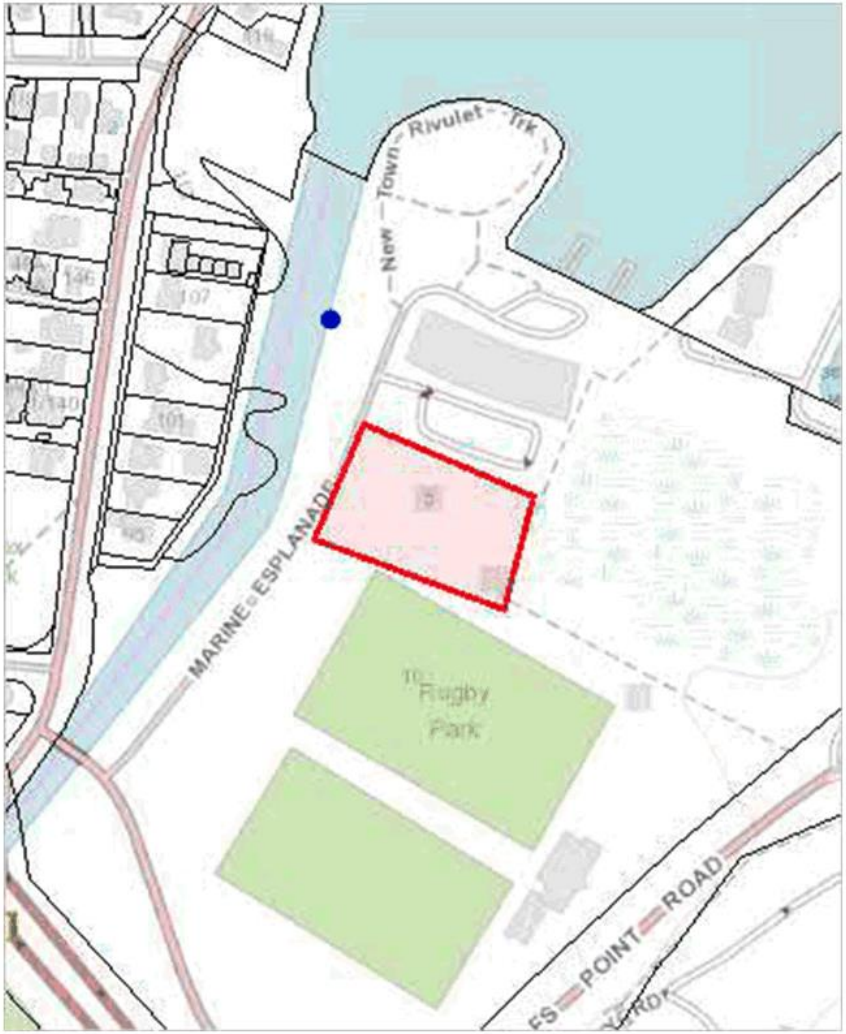
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 0 metres

525956, 5256233



525555, 5255744

Please note that some layers may not display at all requested map scales

Threatened fauna within 0 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 0 metres

Threatened fauna within 0 metres

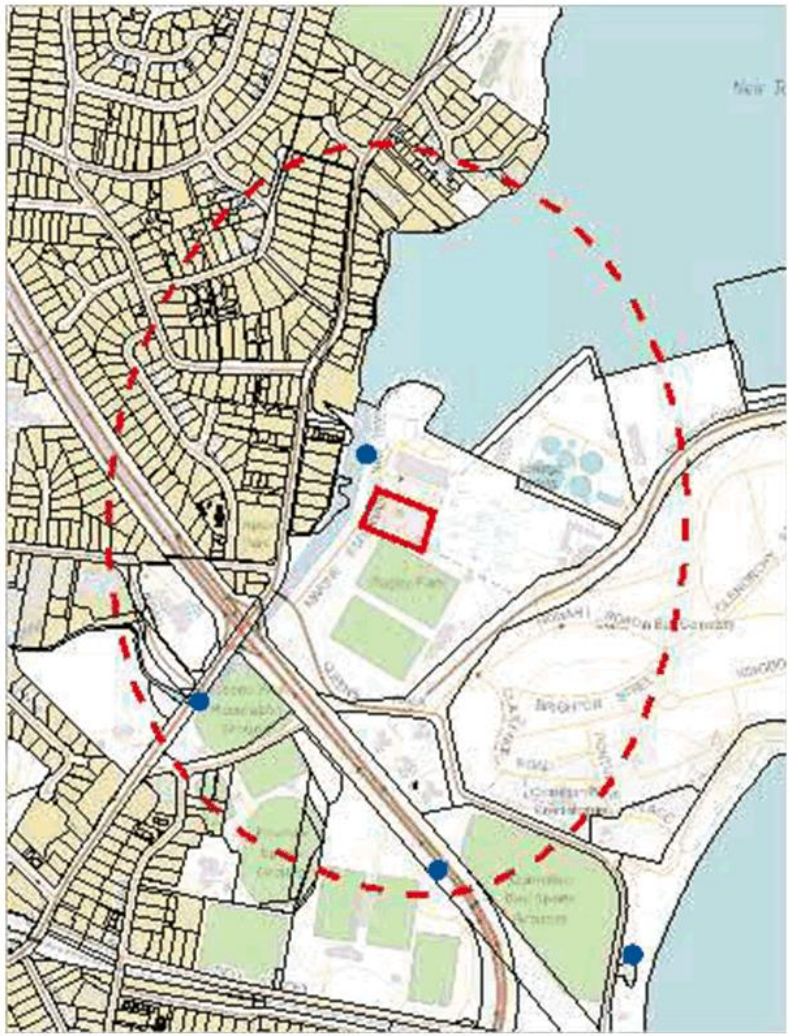
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Lathamus discolor	swift parrot	e	CR	mbe	4	27-Sep-1995
Marginaster littoralis	Derwent River Seastar	e	CR	e?x	1	02-May-1969

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

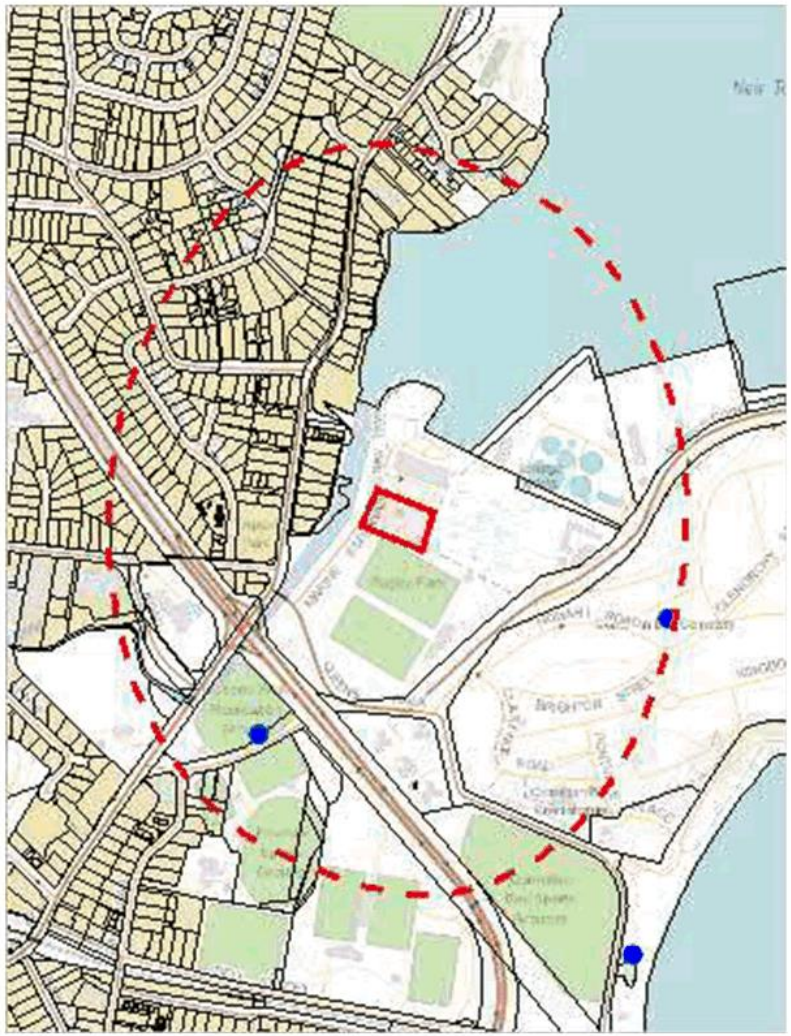
Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Brachionichthys hirsutus	spotted handfish	e	CR	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

***** No Raptor nests or sightings found within 0 metres. *****

Raptor nests and sightings within 500 metres

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Falco peregrinus	peregrine falcon	NotRecorded	3	26-Mar-2017

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

(based on Range Boundaries)

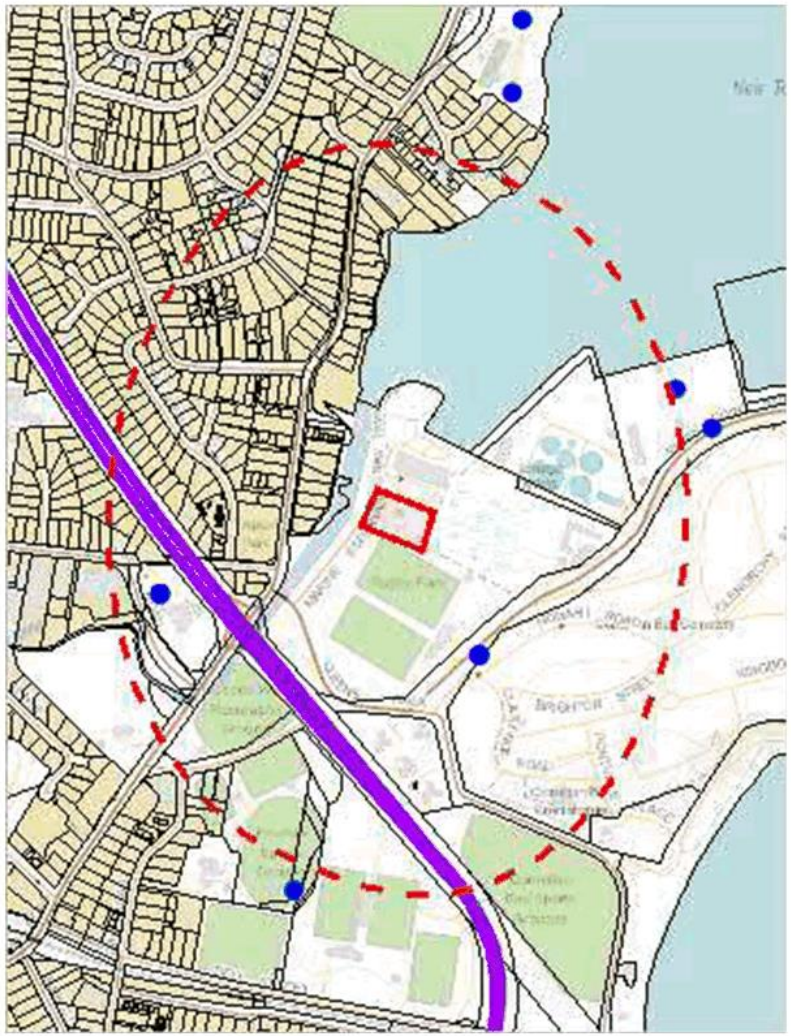
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

***** No Tas Management Act Weeds found within 0 metres *****

Tas Management Act Weeds within 500 m

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Chrysanthemoides monilifera subsp. monilifera	boneseed	2	01-Jan-1900
Foeniculum vulgare	fennel	1	08-Jan-1995
Lagarosiphon major	oxygen weed	1	24-May-1983
Marrubium vulgare	white horehound	1	01-Oct-1988
Rubus fruticosus	blackberry	1	08-Jan-1995
Solanum marginatum	white-edged nightshade	2	28-Jul-1949
Urospermum dalechampii	false dandelion	2	17-Nov-1979

Unverified Records

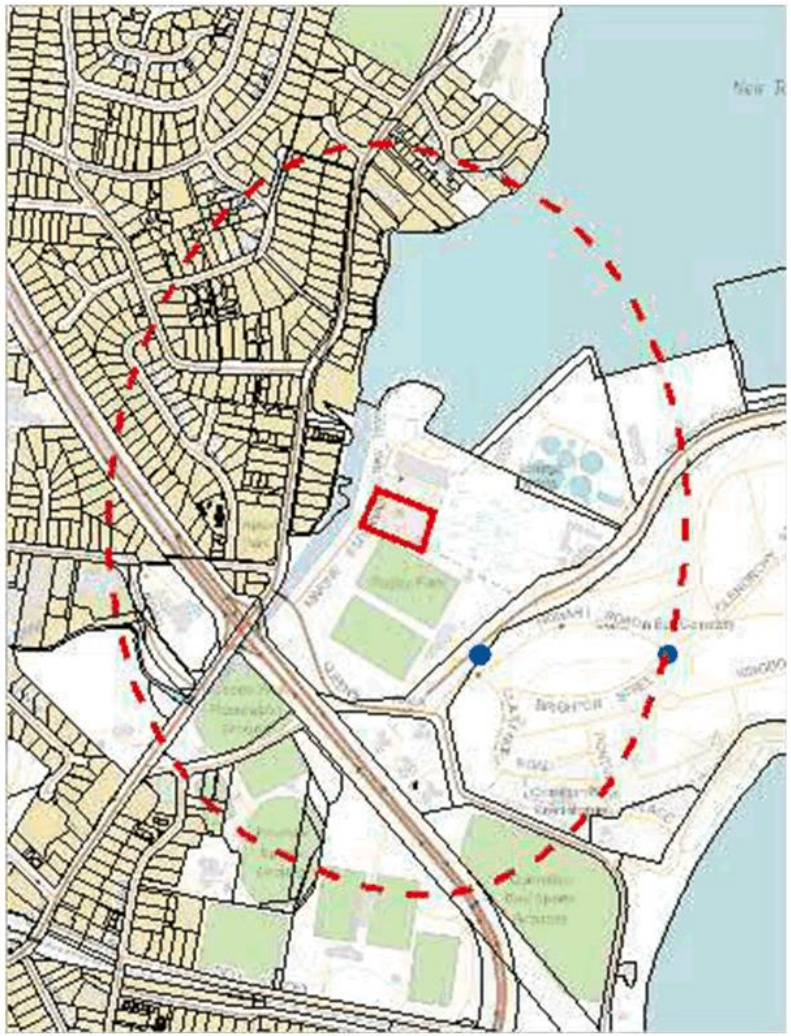
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Priority Weeds found within 0 metres *****

Priority Weeds within 500 m

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Priority Weeds within 500 m

Priority Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Achillea millefolium	yarrow	2	01-Dec-1944
Dipsacus fullonum subsp. fullonum	wild teasel	1	01-Jan-1913
Reseda luteola	weld	3	10-Jun-2004

Unverified Records

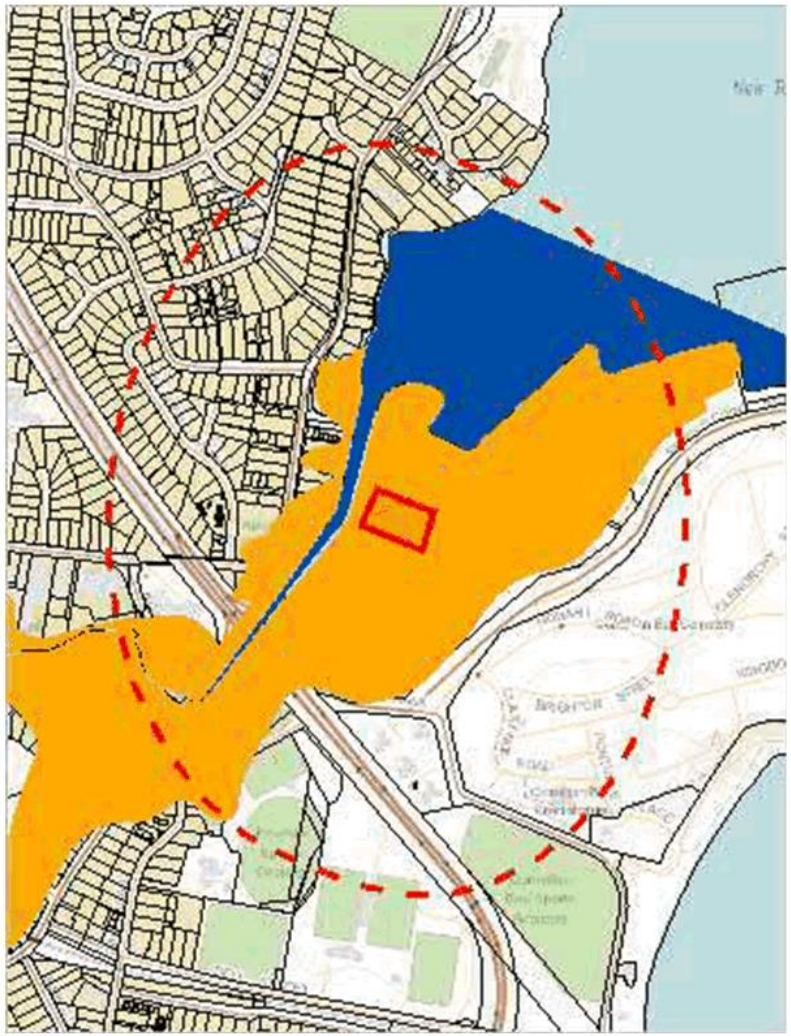
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Geoconservation sites found within 500 metres. *****

Acid Sulfate Soils within 500 metres

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Acid Sulfate Soils within 500 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High Low Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High Low Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 500 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bf(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains 2-4m AHD, ASS generally below 1m from the surface.generally wetland forests. (e.g Melaleuca, Casuarina). Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bx(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Disturbed ASS terrain, ASS material present below urban development, or present in former tidal zones inside bund walls e.g dredge spoil etc. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Aa(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Subaqueous material in subtidal wetland, PASS material and/or MBO. Often seagrasses. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

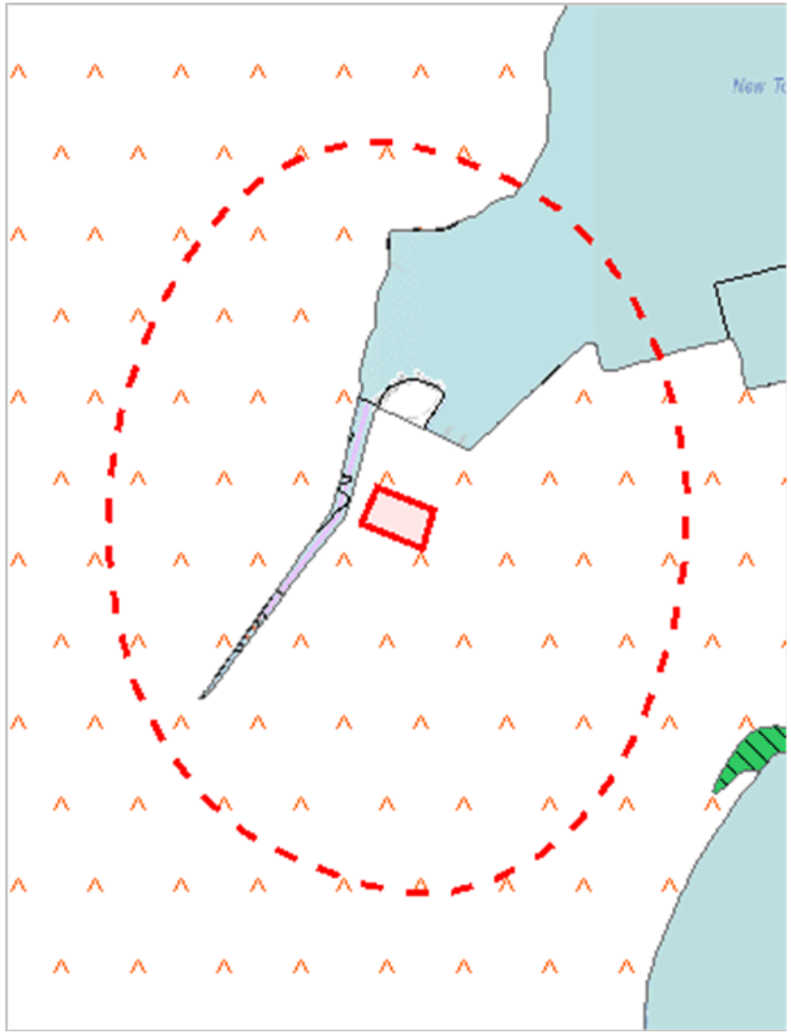
Fax: (03) 6336 5111

Email: LandManagement.Enquiries@dpipwe.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

TASVEG 4.0 Communities within 500 metres

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 500 metres

Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- (AHS) Saline aquatic herbland
- (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- (AUS) Saltmarsh (undifferentiated)
- (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

TASVEG 4.0 Communities within 500 metres

- (GHC) Coastal grass and herbfield
- (GPH) Highland Poa grassland
- (GPL) Lowland Poa labillardierei grassland
- (GRP) Rockplate grassland
- (GSL) Lowland grassy sedgeland
- (GTL) Lowland Themeda triandra grassland
- (HCH) Alpine coniferous heathland
- (HCM) Cushion moorland
- (HHE) Eastern alpine heathland
- (HHW) Western alpine heathland
- (HSE) Eastern alpine sedgeland
- (HSW) Western alpine sedgeland/herbland
- (HUE) Eastern alpine vegetation (undifferentiated)
- (MBE) Eastern buttongrass moorland
- (MBP) Pure buttongrass moorland
- (MBR) Sparse buttongrass moorland on slopes
- (MBS) Buttongrass moorland with emergent shrubs
- (MBU) Buttongrass moorland (undifferentiated)
- (MBW) Western buttongrass moorland
- (MDS) Subalpine Diplarrena latifolia rushland
- (MGH) Highland grassy sedgeland
- (MRR) Restionaceae rushland
- (MSW) Western lowland sedgeland
- (NAD) Acacia dealbata forest
- (NAF) Acacia melanoxylon swamp forest
- (NAL) Allocasuarina littoralis forest
- (NAR) Acacia melanoxylon forest on rises
- (NAV) Allocasuarina verticillata forest
- (NBA) Bursaria - Acacia woodland
- (NBS) Banksia serrata woodland
- (NCR) Callitris rhomboidea forest
- (NLA) Leptospermum scoparium - Acacia mucronata forest
- (NLE) Leptospermum forest
- (NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
- (NLN) Subalpine Leptospermum nitidum woodland
- (NME) Melaleuca ericifolia swamp forest
- (OAQ) Water, sea
- (ORO) Lichen lithosere
- (OSM) Sand, mud
- (RCO) Coastal rainforest
- (RFE) Rainforest fernland
- (RFS) Nothofagus gunnii rainforest scrub
- (RHP) Lagarostrobos franklinii rainforest and scrub
- (RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
- (RKP) Athrotaxis selaginoides rainforest
- (RKS) Athrotaxis selaginoides subalpine scrub
- (RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
- (RML) Nothofagus - Leptospermum short rainforest
- (RMS) Nothofagus - Phyllocladus short rainforest
- (RMT) Nothofagus - Atherosperma rainforest
- (RMU) Nothofagus rainforest (undifferentiated)
- (RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
- (RPP) Athrotaxis cupressoides rainforest
- (RPW) Athrotaxis cupressoides open woodland
- (RSH) Highland low rainforest and scrub
- (SAL) Acacia longifolia coastal scrub
- (SBM) Banksia marginata wet scrub
- (SBR) Broad-leaf scrub
- (SCA) Coastal scrub on alkaline sands
- (SCH) Coastal heathland
- (SCL) Heathland on calcareous substrates

TASVEG 4.0 Communities within 500 metres

(SED) Eastern scrub on dolerite
(SHS) Subalpine heathland
(SHW) Wet heathland
(SKA) Kunzea ambigua regrowth scrub
(SLG) Leptospermum glaucescens heathland and scrub
(SLL) Leptospermum lanigerum scrub
(SLS) Leptospermum scoparium heathland and scrub
(SMM) Melaleuca squamea heathland
(SMP) Melaleuca pustulata scrub
(SMR) Melaleuca squarrosa scrub
(SRE) Eastern riparian scrub
(SRF) Leptospermum with rainforest scrub
(SRH) Rookery halophytic herbland
(SSC) Coastal scrub
(SSK) Scrub complex on King Island
(SSW) Western subalpine scrub
(SSZ) Spray zone coastal complex
(SWR) Western regrowth complex
(SWW) Western wet scrub
(WBR) Eucalyptus brookeriana wet forest
(WDA) Eucalyptus dalrympleana forest
(WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
(WDL) Eucalyptus delegatensis forest over Leptospermum
(WDR) Eucalyptus delegatensis forest over rainforest
(WDU) Eucalyptus delegatensis wet forest (undifferentiated)
(WGK) Eucalyptus globulus King Island forest
(WGL) Eucalyptus globulus wet forest
(WNL) Eucalyptus nitida forest over Leptospermum
(WNR) Eucalyptus nitida forest over rainforest
(WNU) Eucalyptus nitida wet forest (undifferentiated)
(WOB) Eucalyptus obliqua forest with broad-leaf shrubs
(WOL) Eucalyptus obliqua forest over Leptospermum
(WOR) Eucalyptus obliqua forest over rainforest
(WOU) Eucalyptus obliqua wet forest (undifferentiated)
(WRE) Eucalyptus regnans forest
(WSU) Eucalyptus subcrenulata forest and woodland
(WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels

TASVEG 4.0 Communities within 500 metres

Code	Community	Canopy Tree
FUR	(FUR) Urban areas	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

***** No threatened Communities (TNVC 2020) found within 500 metres *****

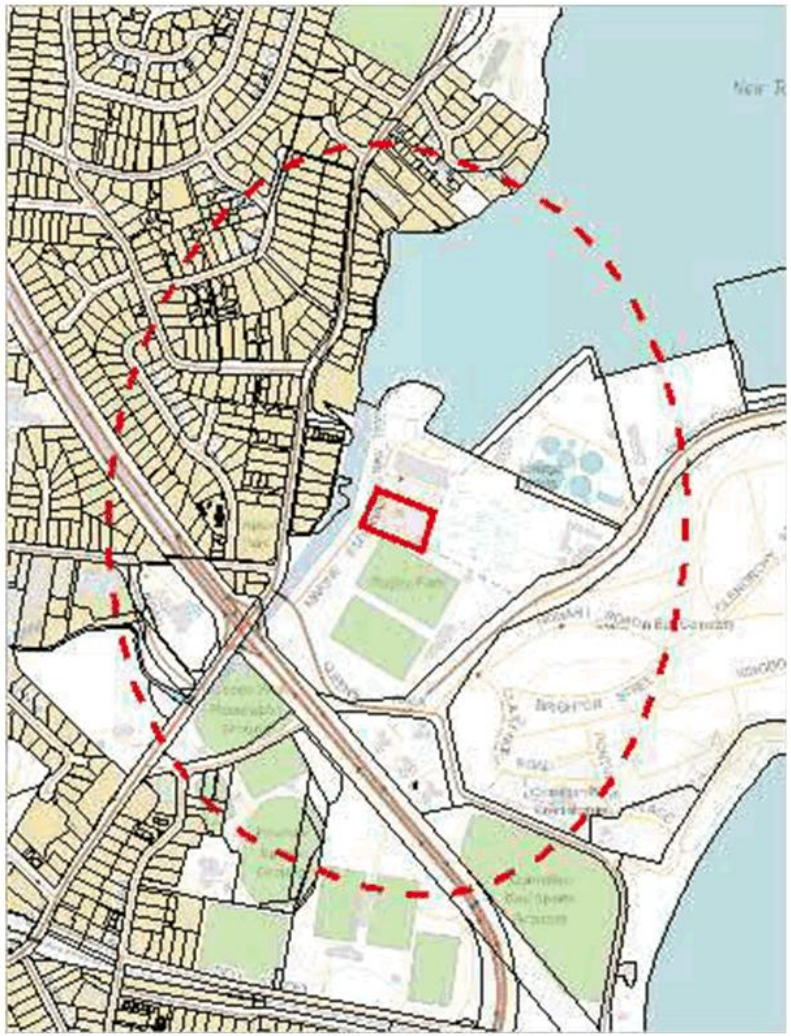
***** No Fire History (All) found within 500 metres *****

***** No Fire History (Last Burnt) found within 500 metres *****

***** No reserves found within 500 metres *****

Known biosecurity risks within 500 meters

526325, 5256733



525186, 5255245

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 500 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

Known biosecurity risks within 500 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 500 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 500 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 500 metres

EPBC Act Protected Matters Report

Appendix D

pitt&sherry

Australian Government
Department of Agriculture, Water and the Environment

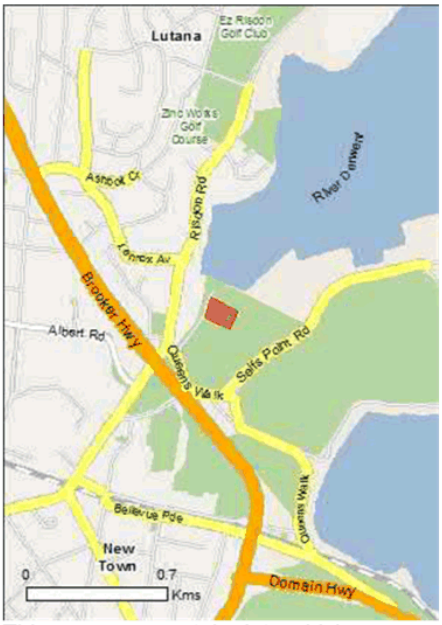
EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

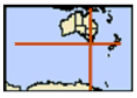
Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 31/03/21 09:28:30



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2015

Coordinates
Buffer: 0.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	39
Listed Migratory Species:	22

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	40
Whales and Other Cetaceans:	5
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	1
Invasive Species:	34
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities		[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.		
Name	Status	Type of Presence
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Species or species habitat likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Limosa lapponica baueri Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species

Name	Status	Type of Presence
		habitat likely to occur within area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thinornis cucullatus cucullatus Hooded Plover (eastern), Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
Fish		
Brachionichthys hirsutus Spotted Handfish [64418]	Critically Endangered	Species or species habitat may occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat may occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
Other		

Name	Status	Type of Presence
Ammoniropa vigens		
Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat may occur within area
Marginaster littoralis		
Derwent River Seastar [66762]	Critically Endangered	Species or species habitat may occur within area
Parvulastra vivipara		
Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat may occur within area
Plants		
Caladenia caudata		
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area
Dianella amoena		
Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area
Glycine latrobeana		
Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
Lepidium hyssopifolium		
Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans subsp. tricolor		
Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area
Prasophyllum apoxychilum		
Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area
Xerochrysum palustre		
Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area
Sharks		
Carcharodon carcharias		
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area

Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardenna carneipes		
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area
Diomedea epomophora		
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi		
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Macronectes giganteus		
Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area

Name	Threatened	Type of Presence
Thalassarche cauta		
Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida		
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche melanophris		
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini		
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi		
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Balaenoptera musculus		
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Carcharodon carcharias		
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus		
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Myiagra cyanoleuca		
Satin Flycatcher [612]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat likely to occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Limosa lapponica		
Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Tringa nebularia		
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur

Name	Threatened	Type of Presence within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Foraging, feeding or related behaviour likely to occur within area
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thinornis rubricollis rubricollis Hooded Plover (eastern) [66726]	Vulnerable*	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area
Fish		
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within

Name	Threatened	Type of Presence
		area
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area
Mammals		
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area

Whales and other Cetaceans		[Resource Information]
Name	Status	Type of Presence
Mammals		
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area
Delphinus delphis Common Dophin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area

Extra Information

Regional Forest Agreements	[Resource Information]
Note that all areas with completed RFAs have been included.	
Name	State
Tasmania RFA	Tasmania

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus africanus Climbing Asparagus, Climbing Asparagus Fern [66907]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus scandens Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista linifolia Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur within area
Nassella trichotoma Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-42.848236 147.314794,-42.848157 147.314708,-42.847544 147.314965,-42.848016 147.316167,-42.848551 147.315824,-42.848236 147.314794

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

Department of Agriculture Water and the Environment
GPO Box 858
Canberra City ACT 2601 Australia
+61 2 6274 1111

Hobart City Council Correspondence

Appendix E

pitt&sherry

Carly Clark

From: Andrew Choveaux <choveauxa@hobartcity.com.au>
Sent: Friday, 19 March 2021 8:20 AM
To: Carly Clark
Subject: RE: P.21.0219 - Attention Environmental Health Department

Categories: Transferred to SharePoint

Hi Carly,

Apologies for late reply.

10 Selfs Point Road was previously an uncontrolled landfill site. Council has no further information other than that. Area outlined in yellow below.

12 Selfs Point – Landfill as well – no further info. The area immediately adjacent was owned by Mobile – hydrocarbons. The other area (cemetery) – no risk for PCL according to World Health Organisation.

That's all we have sorry.

Kind regards

Andrew Choveaux
Senior Environmental Health Officer | Environmental Health

City of HOBART
16 Elizabeth Street, Hobart, Tasmania, Australia, 7000 | hobartcity.com.au
Telephone (03) 6238 2793

From: Carly Clark [mailto:CClark@pittsh.com.au]
Sent: Wednesday, 10 March 2021 2:14 PM
To: CoH Mail <coh@hobartcity.com.au>
Cc: Jess Holan <JHolan@pittsh.com.au>
Subject: P.21.0219 - Attention Environmental Health Department

Hi,

I am currently preparing a Preliminary Site Investigation (PSI) Report for 10 Self's Point Road, New Town in response to additional information requested by HCC as a component of the DA for site upgrade works (building extension).

I understand that HCC has flagged the former use of the area as a landfill.

Could you please provide any additional details in relation to potentially contaminating activities on or in the vicinity of the 10 Selfs Point Road property?

Please don't hesitate to call should you wish to discuss.

Thanks
Carly

pitt&sherry

Carly Clark

Principal Environmental Scientist
CEnvP SC | CEnvP | BSc | MEIANZ | MALGA

Direct +61 3 9674 4163 | Mobile +61 490 942 344 | cclark@pittsh.com.au | Connect on LinkedIn

Melbourne Office — Level 1, HWT Tower, 40 City Road, Southbank
PO Box 259 South Melbourne Victoria 3205 | Phone +61 3 9682 5290
pittsh.com.au

NOTE: I work Tuesday to Friday

WorkSafe Tasmania Correspondence

Appendix F

pitt&sherry

Carly Clark

From: Case, Lorraine <Lorraine.Case@justice.tas.gov.au>
Sent: Thursday, 25 March 2021 3:55 PM
To: Carly Clark
Subject: RE: P.21.0219 - Request for DG File - Selfs Point New Town
Attachments: Site 001 - Ampol - 24 Selfs Pt Rd.pdf; Site 0326 - BP Bulk Terminal - 22 Selfs Pt Rd.pdf; Site 1501 - United - 20 Selfs Pt Rd.pdf; Site 3037 - Selfs Point WWTP 12 Selfs Pt Rd.pdf

Categories: Transferred to SharePoint

Hi Carly

Please see attached some extracts taken from the DG site files which MAY be relevant to your request.

- DG site 001 - Ampol – 24 Selfs Point Road
- DG site 0326 - BP Bulk Terminal – 22 Selfs Point Road
- DG site 1501 - United – 20 Selfs Point Road
- DG site 3037 - Selfs Point WWTP – 12 Selfs Point Road

If you think any of these site files hold useful information then we will need authorisation from the current owner/lessees of the site before releasing any further records which will then need to be approved for release by the WH&S Regulator.

Kind regards
Lorraine

Lorraine Case | Support Officer – Prosecution Coordination
WorkSafe Tasmania | Department of Justice

p (03) 6166 4656
e lorraine.case@justice.tas.gov.au
w justice.tas.gov.au | worksafe.tas.gov.au
30 Gordons Hill Road Rosny Park TAS 7018 | PO Box 56, Rosny Park TAS 7018

From: Carly Clark <CClark@pittsh.com.au>
Sent: Tuesday, 16 March 2021 2:57 PM
To: Case, Lorraine <Lorraine.Case@justice.tas.gov.au>
Subject: RE: P.21.0219 - Request for DG File

Hi Lorraine,

For the petroleum facilities – do any have UPSS?

Does the TasWater WWTP have any UPSS?

I believe the former landfill is under the adjacent Rugby Park sports field and possible anywhere within the 10 Selfs Point Road title.

Thanks
Carly

Carly Clark
M: 0490 942 344

From: Case, Lorraine <Lorraine.Case@justice.tas.gov.au>
Sent: Tuesday, 16 March 2021 1:18 PM
To: Carly Clark <CClark@pittsh.com.au>
Subject: RE: P.21.0219 - Request for DG File

Hi Carly

As expected there are a few DG files for Selfs Point Road but not for number 10 – all petroleum companies. We have files for BP at No 22, Norvac and United at No 20, Wesfarmers Kleenheat, Ampol and Bennett's Petroleum all at unknown number of Selfs Point Road.

The authority you provided states "land is on a former rubbish tip" – could this be the HCC's Waste Water Treatment Plant? If so, it appears we have a site file which is listed as 12 Selfs Point Road (Southern Water) and in 2010 the facility was registered with this office as a Large Dangerous Substances Location. We had an enquiry and released information about this site in 2013. There was a chlorine leak at the plant in 1999.

Cheers
Lorraine

Lorraine Case | Support Officer – Prosecution Coordination
WorkSafe Tasmania | Department of Justice

p (03) 6166 4656
e lorraine.case@justice.tas.gov.au
w justice.tas.gov.au | worksafe.tas.gov.au
30 Gordons Hill Road Rosny Park TAS 7018 | PO Box 56, Rosny Park TAS 7018

From: Carly Clark <CClark@pittsh.com.au>
Sent: Tuesday, 16 March 2021 9:05 AM
To: Case, Lorraine <Lorraine.Case@justice.tas.gov.au>
Subject: P.21.0219 - Request for DG File

Hi Lorraine,

I have another one for you 😊

We are preparing a preliminary site investigation, including site history, for the Tasmanian Bridge Association at 10 Selfs Point Road, New Town. The area of interest is a small part of the broader title.

Thanks!
Carly

pitt&sherry

Carly Clark

Principal Environmental Scientist
CEnvP SC | CEnvP | BSc | MEIANZ | MALGA

Direct +61 3 9674 4163 | Mobile +61 490 942 344 | cclark@pittsh.com.au | Connect on LinkedIn

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NOTE: I work Tuesday to Friday

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F[redacted] No. 001

INSPECTION REPORT
KEEPING DANGEROUS GOODS

Date 12.2.82

Name of Business/Premises AMPOL PETROLEUM (VIC) PTY LTD

Occupier/Owner .....

Address SELFS POINT ..... Approval Date 18.12.79 (4591)

..... Inspection Date 12.2.82

Name Dangerous Goods	Class	Approved Quantity	Actual Quantity	Container Storage	Dispensing Method	Licensed
'A' BULK DEPOT WITH HEATING OIL				SATELLITE	DEPOT.	
S.M.S	3.1	227 KL	227 KL	BULK TANK ON GROUND	BULK VEHICLE METERING EQUIPMENT.	
S.M.S	3.1	54 KL	54 KL	OVERHEAD		
R.M.S	3.1	54 KL	54 KL	OVERHEAD		
L.K.	3.3	27 KL	27 KL	ON GROUND		
DIESOLEUM	3.4	54 KL	54 KL	OVERHEAD		CURRENT 504.62 KL 'A'
DIESOLEUM	3.4	54 KL	54 KL	OVERHEAD		" 27.26 KL 'B'
HEATING OIL	3.3	58 KL	58 KL	ON GROUND		
DIESOLEUM	3.4	"	11.9 KL	ON GROUND		INSPECTION 335 KL 'A'
		4.5 KL	4.5 KL	UNDERGROUND	NOT USED	27 KL 'B'

Received 15 FEB 1982 DEPT. OF MINES REF. No.

Remarks THIS PLAN SUPERSEDES ALL PREVIOUS APPROVALS EXCEPT 4540 18/10/79 FOR OFFICES APPROVALS NO 3500 13/7/77 44021 2/8/79 3991 31/8/78 AND 4590 18/10/79 ATTACHED FOR INFORMATION ON THE MASTER FILE AND APPROVAL

This does not include drum storage.

Type of Inspection Aproval/~~Follow Up~~/~~Routine~~

Suitable for Licensing Yes/~~No~~

Variation from Approval ~~nil~~ 11 KL DISTILLATE ON STREAM

~~Defects Requiring Attention/Action Taken~~

Still charge ~~fee~~ at previous rate.

Resubmit ..... Inspector .....

File No. ...A108...

INSPECTION REPORT
KEEPING DANGEROUS GOODS

Date ...7.5.84

Name of Business/Premises ...HAMPOL LTD...
Occupier/Owner ...
Address ...SEND POINT... Approval Date/No. ...10.4.84...
...NEW TOWN... Inspection Date ...7.5.84...

Name Dangerous Goods	Class	Approved Quantity	Actual Quantity	Container Storage	Dispensing Method	Licensed
EZ SOLVENT 143	3.1		5000 ℓ	25 x 200ℓ DRUMS	PLATFORM STORAGE	AMEND LICENCE
OUTBOARD	3.1		8000 ℓ	40 x 200ℓ DRUMS	"	
3PP ADDITIVE	3.1		4000 ℓ	20 x 200ℓ DRUMS	"	"
MINERAL TURPS	3.3		10 000 ℓ	50 x 200ℓ DRUMS	"	"
WHITE SPIRIT	3.1		2000 ℓ	10 x 200ℓ DRUMS	"	"

Remarks ...
...APPROVAL OF OPEN DRUM STORAGE PLATFORM. 90 DRUMS...
...
...
...
Type of Inspection Approval/~~Follow Up~~/~~Routine~~
Suitable for Licensing Yes/~~No~~
Variation from Approval ...NIL...
Defects Requiring Attention/Action Taken ...
...
...SUBJECT TO FURTHER UPDATES...
...

Resubmit ... Inspector ...

DG file 0001
Ampol

File No. 060/97

Workplace Standards Authority

INCIDENT INVESTIGATION REPORT

Person(s) Interviewed:
Brad Aylett

Occupation:
Manager (Ampol Site)

Investigating Officer:
Michael Bobrowski

Accident Site:
Ampol Fuel Storage Depot - Selfs Point

Machine/Equipment:
Conus Fuel Tanker Ship was pumping distillate fuel into Tank No 307.

Description of Machine/Process/Work Area Existing At Time of Accident

Conus was filling Tank No 307 at the Ampol Fuel Storage Facility. The tank was overfilled, resulting in excess distillate leaking from the vent outlet at the top of the tank.

No high level alarms exist on any tanks on the Ampol site.

Tank filling procedure involves checking tank ullage levels prior to filling, calculating approximate time to fill by using fill rate. Ullage levels are checked hourly during tank filling, with approximate remaining fill times calculated.

The documented procedure was followed, however after the final ullage measurement, remaining fill time was not calculated due to an oversight. As a result tank 307 was overfilled and approximately 25000 l spilled into the tank bund. At the time, the plant manager, charged with performing the fill calculations and in charge of monitoring fill operations was performing other duties simultaneously.

Emergency procedures were followed, Filling stopped, excess diesel in tank 307 diverted to another tank and the Tas Fire Service, WSA and neighbouring sites were notified.

The spill was contained within the bund of tank 307, ignition sources excluded and by 3:30 pm distillate had been recovered, with a stand by TFS Fire Crew in attendance.

Signed _____ **Date** 20/10/97

L:\ISM\INSAFE\GENIND\JK\6AIRDOC.NW

File No. 060/97

Workplace Standards Authority

INCIDENT INVESTIGATION REPORT

Incident Details: Diesel Spill 25000 l

FACTS RELATING TO THE INCIDENT INVESTIGATION

Tank filling procedures were documented, all staff and management were aware of procedures.

The spill resulted from failure of the site manager to perform the final fill calculation. This resulted from him performing subsequent duties unrelated to the tank filling process.

No high level alarms exist on any tanks at the Ampol site, with monitoring of tank filling relying on functions that are subject to human error.

Staffing levels at the time of tank filling were such that Ampol were unable to effectively monitor and control filling operations.

No prior spills have resulted from transfer or filling operations at this site.

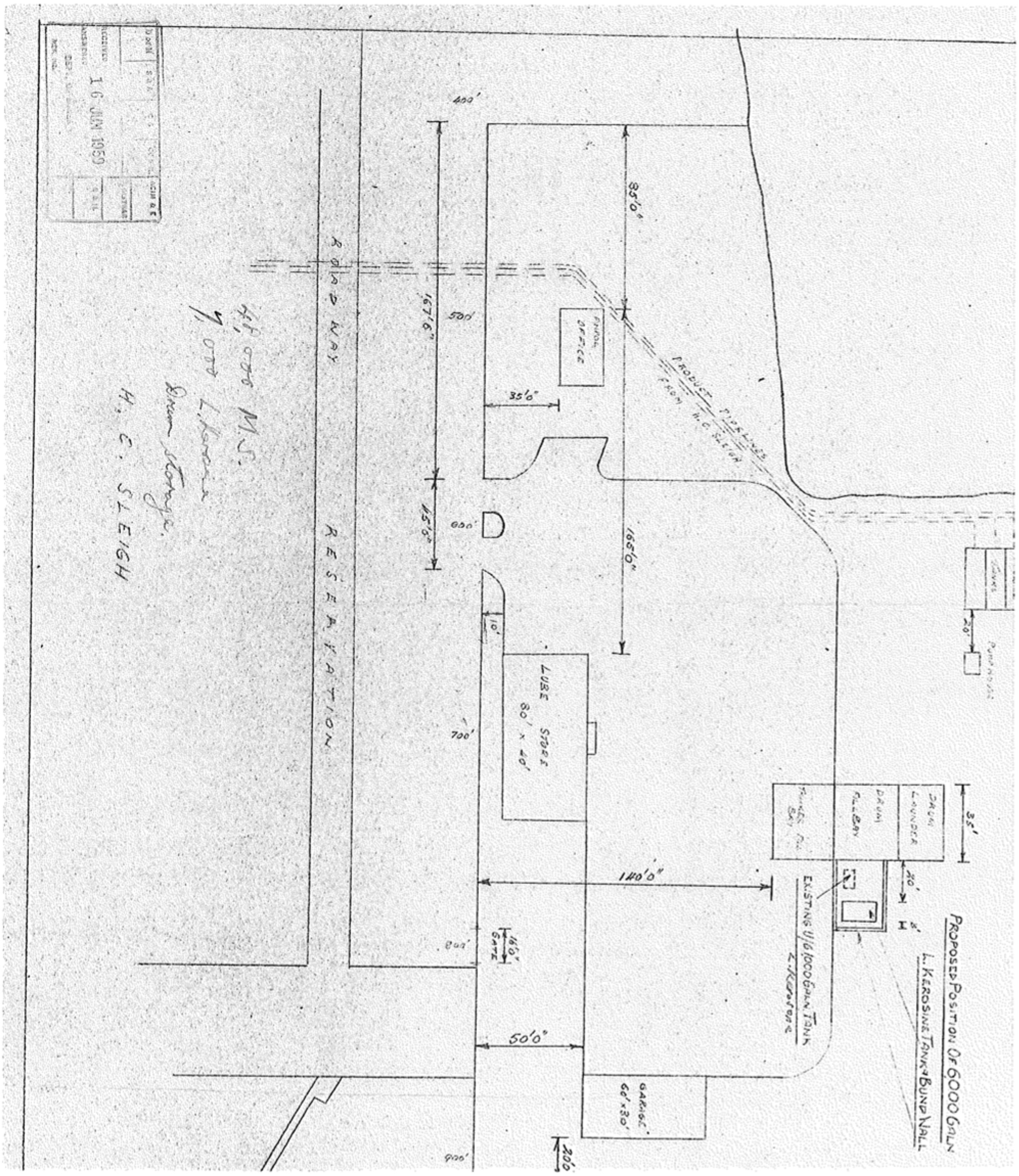
Diesel is not a flammable liquid, it is "combustible". As such it could be argued that it is not a Dangerous Goods.

As defined under section 97 of the *Dangerous Goods Regulations*, an incident is as follows-

"an incident involving dangerous goods that causes or might cause-
a) loss or destruction of all or part of the dangerous goods; or
b) danger to life, property or the environment

A diesel spill does not constitute risk of fire unless it is spread over a large flammable surface area. This spill presented no risk of fire or explosion and was contained such that negligible product was lost.

Inspector: [signature] **Date:** 20/11/97


16 JUN 1959
ROADWAY
RESERVATION
H. C. SLEIGH
85'0"
167'6"
35'0"
45'0"
165'0"
PRODUCT PIPELINES FROM H.C. SLEIGH
LUBE STORE 80' x 40'
140'0"
50'0"
GARAGE 60' x 30'
DRUM LAUNDER
DRUM FILL BAY
35'
EXISTING U/G 1000 GALN TANK L. KEROSENE
PROPOSED POSITION OF 6000 GALN L. KEROSINE TANK & BUND WALL

ATC Williams
GROUNDED IN DESIGN

DG Site 0326
BP - 22 Selfs Pt Rd

Our Ref: 110449-002.doc

1 March 2011

Department of Justice
WorkPlace Standards
PO Box 56
Rosny Park Tasmania 7018

ATTENTION: Peter Davis

Dear Sir,

RE: BP Bulk Terminal, Hobart - Separation Distances under AS 1940

We are writing in regard to the BP Bulk Terminal Facility at Selfs Point Rd, Hobart and proposed upgrade works.

ATC Williams has been commissioned by BP Australia to undertake AS 1940 compliance assessment of their facilities at Hobart, Burnie, Esperance and Port Hedland. ATC Williams has been engaged to undertake concept and detailed design documentation for the necessary upgrade works identified in these assessments. The assessments identified a number of non-compliances with respect to the AS 1940 requirement for minimum Separation Distances between vertical tanks.

Designs are currently nearing completion of the concept stage and from the work undertaken during this phase we consider there are fair and reasonable grounds for BP to seek a deviation from the defined requirements of AS 1940 for Separation Distances, and still achieve compliance with the intent of Standard. This is particular in light of the modern fire fighting and cooling water upgrades (complete with remote operation) at the site that afford the tanks a very high level of protection in case of an emergency.

The purpose of this letter to the Department of Justice, as the Responsible Authority, is to set out the rationale for this submission, sent on behalf of BP Australia.

Site Description

The facility was constructed circa 1960 on reclaimed land from the Derwent River. The facility comprises 10 main vertical tanks which are understood to be original (total aggregate capacity approximately 30,000 m^3) and more recently there has been a small SLOPS constructed. The largest tank is 7010 m^3. There are also 5 Horizontal Tanks (55m^3 maximum capacity each).

The main bunded tank compound is bounded on the north and east side by Newtown Bay, south side by BP's Bitumen Storage facility, and on the west by the remainder of the BP facility (offices, workshops, filling stations, etc). Beyond the west boundary is a Diesel Wholesale business. A Google image of the area, and site plan of the main bunded compound is attached.

ATC Williams Pty Ltd
222 Beach Road (P.O. Box 5286) Mordialloc Vic 3195
T +61 3 8587 0900 F +61 3 8587 0901
melb@atcwilliams.com.au www.atcwilliams.com.au ABN 64 005 931 288

ATC Williams
GROUNDED IN DESIGN

Around the north and east (sea) boundaries and on the outside of the bunded compound, a gravel access track has been constructed by BP with rock revetment down to sea level. Pertinent to any relaxation from boundary separation distances is that the typical width from bund wall to high tide level is in the order of 8m, and these access tracks are secure, on BP land and only accessible from the sea. See photographs below.

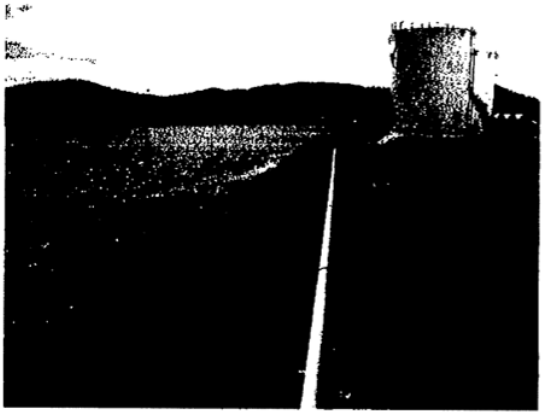


Photo 1: Looking east along north side of main compound.

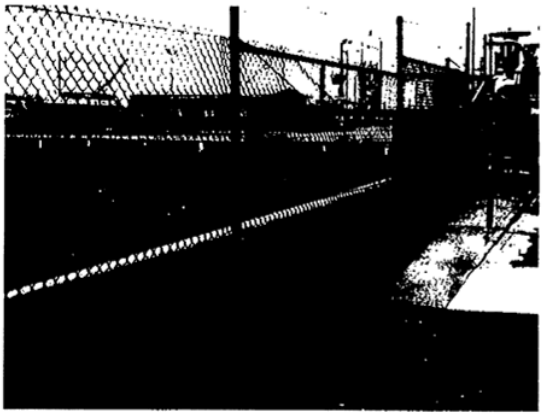
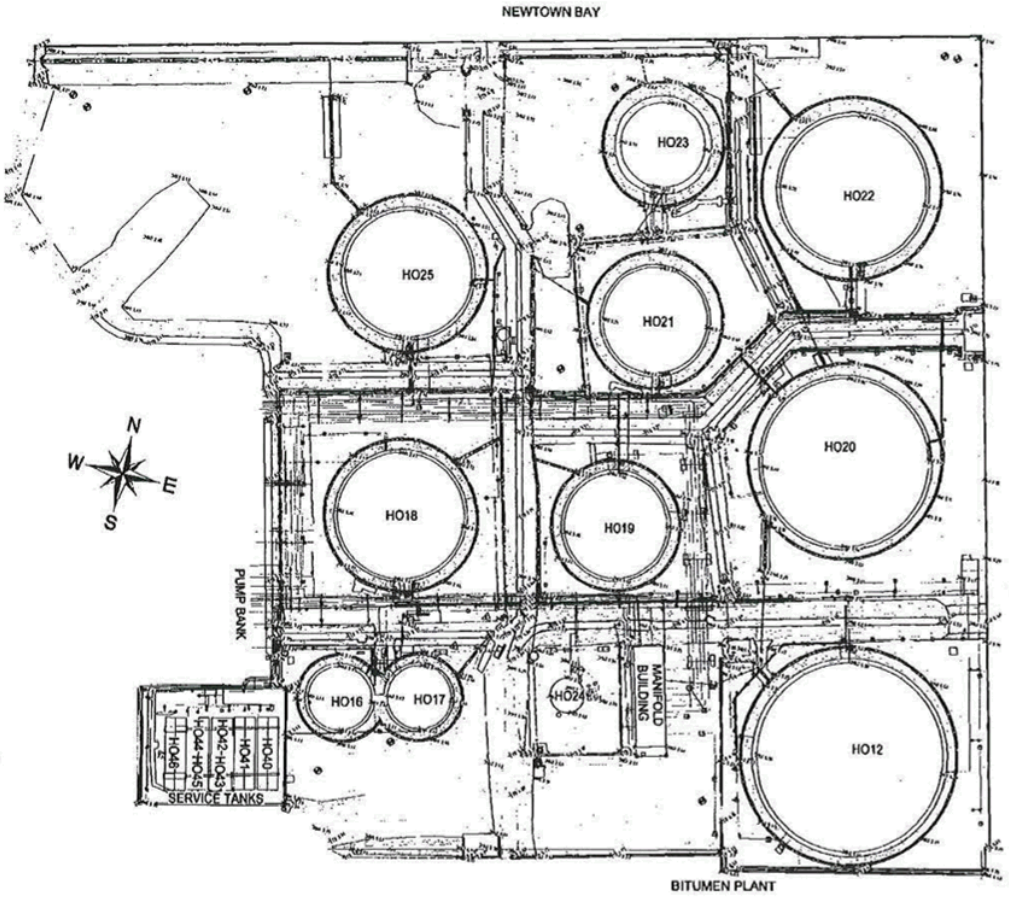


Photo 2: Looking south-east along east side of main compound
(BP Bitumen Facility beyond).

BP Bulk Terminal

ATC Williams
GROUNDED IN DESIGN

Attachment 2: Site Layout Plan



WHOLESALE FACILITY
BULK DANGEROUS GOODS MANIFEST

Occupier: United Petroleum Pty Ltd
Address of Premises: United – Selfs Point – 20 Selfs Point Road Newtown, Tasmania, 7719.
Date of Preparation:.16/08/2012
Site Plan Number: HAZ-1166-DO1
DG License No: Notification LDSL Facility No.:15016 Notification Date: 17/11/2011

Emergency Contacts:

Role	Contact	Number
United Petroleum 24 /7 Emergency No.	ISS First Response	1300 131 001
State Operations Manager	Chris Dunmore	0418 758 708
State Site Auditor	Vimal Rajendran	0437 517 075
*Note: For latest United Petroleum staff contact details related to this site call **ISS First Response on 1300 131 001** & quote site address.*		

DANGEROUS GOODS STORED IN BULK

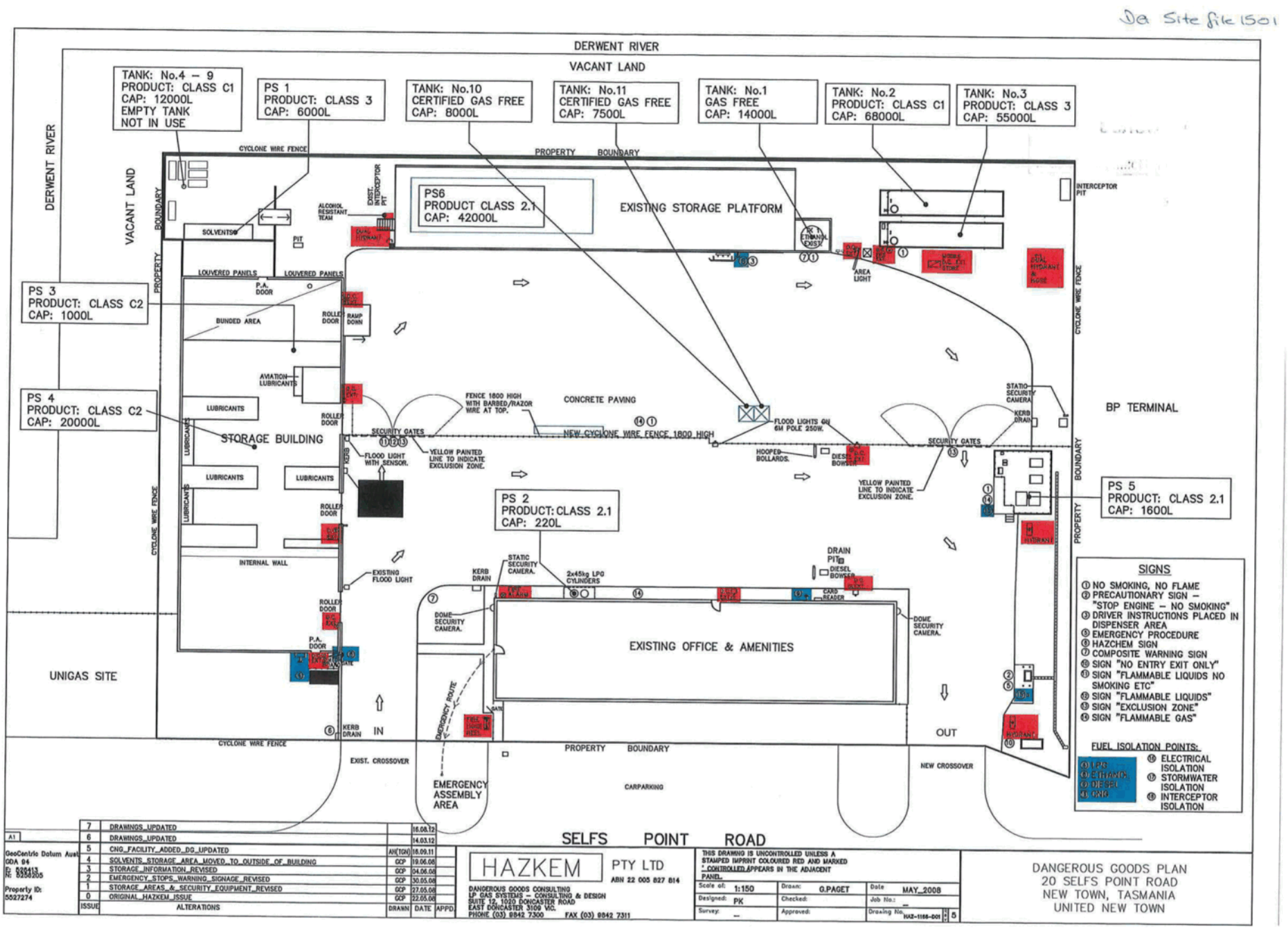
Tank ID	Dangerous Goods					Tank	
	Product	Class	Sub Risk	UN No.	PG	Type	Capacity
2	Diesel	C1	-	-	-	Above Ground	68,000
3	Ethanol	3	-	1170	II	Above Ground	55,000

Note: Vessel on site for equipment storage purposes only

1	Bulk Liquid Fuel Tank (Empty & Certified Gas Free)					Above Ground	14,000L
4	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
5	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
6	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
7	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
8	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
9	Diesel (Not in Use)	C1	-	-	-	Above Ground	2,000L
10	LPG (Empty & Certified Gas Free)					Above Ground	8,000L
11	LPG (Empty & Certified Gas Free)					Above Ground	7,500L

DANGEROUS GOODS STORED IN PACKAGES

Area	Dangerous Goods					
	Product	Class	Sub Risk	UN No.	PG	Maximum Capacity
1	Acetone	3	-	1090	II	6,000L
2	LPG	2.1	-	1075	-	220L
3	Automotive Lubricants	C2	-	-	-	1,000L
4	Lubricants	C2	-	-	-	20,000L
5	CNG	2.1		1971		1600L
6	LPG	2.1	-	1075	-	42,000L


DA Site file 1501
DERWENT RIVER
VACANT LAND
TANK: No.4 – 9
PRODUCT: CLASS C1
CAP: 12000L
EMPTY TANK
NOT IN USE
PS 1
PRODUCT: CLASS 3
CAP: 6000L
TANK: No.10
CERTIFIED GAS FREE
CAP: 8000L
TANK: No.11
CERTIFIED GAS FREE
CAP: 7500L
TANK: No.1
GAS FREE
CAP: 14000L
TANK: No.2
PRODUCT: CLASS C1
CAP: 68000L
TANK: No.3
PRODUCT: CLASS 3
CAP: 55000L
CYCLONE WIRE FENCE
PROPERTY BOUNDARY
PS6
PRODUCT CLASS 2.1
CAP: 42000L
EXISTING STORAGE PLATFORM
INTERCEPTOR PIT
PS 3
PRODUCT: CLASS C2
CAP: 1000L
PS 4
PRODUCT: CLASS C2
CAP: 20000L
STORAGE BUILDING
BUNDED AREA
LOUVERED PANELS
P.A. DOOR
ROLLER DOOR
RAMP DOWN
AVIATION LUBRICANTS
LUBRICANTS
SOLVENTS
PIT
ALCOHOL RESISTANT FOAM
EXIST. INTERCEPTOR PIT
DUAL HYDRANT
AREA LIGHT
FENCE 1800 HIGH WITH BARBED/RAZOR WIRE AT TOP.
CONCRETE PAVING
NEW CYCLONE WIRE FENCE 1800 HIGH
FLOOD LIGHTS 6M 6M POLE 250W.
SECURITY GATES
FLOOD LIGHT WITH SENSOR.
YELLOW PAINTED LINE TO INDICATE EXCLUSION ZONE.
HOOPED BOLLARDS.
DIESEL BOWSER
STATIC SECURITY CAMERA
KERB DRAIN
BP TERMINAL
PS 2
PRODUCT: CLASS 2.1
CAP: 220L
PS 5
PRODUCT: CLASS 2.1
CAP: 1600L
INTERNAL WALL
EXISTING FLOOD LIGHT
2x45kg LPG CYLINDERS
DRAIN PIT
CARD READER
DOME SECURITY CAMERA.
EXISTING OFFICE & AMENITIES
UNIGAS SITE
IN
OUT
EMERGENCY ROUTE
EXIST. CROSSOVER
NEW CROSSOVER
CARPARKING
EMERGENCY ASSEMBLY AREA
SELFS POINT ROAD
SIGNS
① NO SMOKING, NO FLAME
② PRECAUTIONARY SIGN – "STOP ENGINE – NO SMOKING"
③ DRIVER INSTRUCTIONS PLACED IN DISPENSER AREA
⑤ EMERGENCY PROCEDURE
⑥ HAZCHEM SIGN
⑦ COMPOSITE WARNING SIGN
⑧ SIGN "NO ENTRY EXIT ONLY"
⑪ SIGN "FLAMMABLE LIQUIDS NO SMOKING ETC"
⑫ SIGN "FLAMMABLE LIQUIDS"
⑬ SIGN "EXCLUSION ZONE"
⑭ SIGN "FLAMMABLE GAS"
FUEL ISOLATION POINTS:
① LPG
② ETHANOL
③ DIESEL
④ CNG
⑯ ELECTRICAL ISOLATION
⑰ STORMWATER ISOLATION
⑱ INTERCEPTOR ISOLATION
7 DRAWINGS UPDATED 16.08.12
6 DRAWINGS UPDATED 14.03.12
5 CNG_FACILITY_ADDED_DG_UPDATED AH(TGH) 16.09.11
4 SOLVENTS_STORAGE_AREA_MOVED_TO_OUTSIDE_OF_BUILDING GCP 19.06.08
3 STORAGE_INFORMATION_REVISED GCP 04.06.08
2 EMERGENCY_STOPS_WARNING_SIGNAGE_REVISED GCP 30.05.08
1 STORAGE_AREAS_&_SECURITY_EQUIPMENT_REVISED GCP 27.05.08
0 ORIGINAL_HAZKEM_ISSUE GCP 22.05.08
ISSUE ALTERATIONS DRAWN DATE APPD.
GeoCentric Datum Aust GDA 94
E: 526413
N: 5258205
Property ID: 5527274
HAZKEM PTY LTD
ABN 22 005 827 814
DANGEROUS GOODS CONSULTING
LP GAS SYSTEMS – CONSULTING & DESIGN
SUITE 12, 1020 DONCASTER ROAD
EAST DONCASTER 3109 VIC.
PHONE (03) 9842 7300 FAX (03) 9842 7311
THIS DRAWING IS UNCONTROLLED UNLESS A STAMPED IMPRINT COLOURED RED AND MARKED 'CONTROLLED' APPEARS IN THE ADJACENT PANEL.
Scale of: 1:150
Designed: PK
Survey: –
Drawn: G.PAGET
Checked:
Approved:
Date: MAY_2008
Job No.: –
Drawing No. HAZ-1158-001 : 5
DANGEROUS GOODS PLAN
20 SELFS POINT ROAD
NEW TOWN, TASMANIA
UNITED NEW TOWN

MANIFEST for FACILITY 3037

WORKPLACE STANDARDS TASMANIA
ABN 36 388 980 563

COPY

SOUTHERN WATER
12 SELFS POINT ROAD
NEW TOWN

Notification issued 16/06/2010

Class	Description	Qty in Process	Qty in Storage	Qty in Total	Unit	Packing Group
2.1	Class 2.1			143,000.000	L	Packing Group Two
2.3	Class 2.3			2,700.000	L	NA
3	Class 3			50.000	KGL	Packing Group Three
2.2	Class 2.2 (subsidiary risk 5.1)			1,200.000	L	NA
3	Class 3			80.000	KGL	Packing Group One
3	Class 3			60.000	KGL	Packing Group Two

DG file 3037 20213/10.

Department of Justice
WORKPLACE STANDARDS TASMANIA

PO Box 56, Rosny Park 7018
Phone (03) 6233 8353 Fax (03) 6233 8338
Web www.wst.tas.gov.au

5/08/2010

TASMANIAN WATER & SEWERAGE
CORPORATION (SOUTHERN REGION) PTY LTD
PO BOX 1060
GLENORCHY 7010

Dear Licence holder

Dangerous Substances Act 2005

Facility No. 30379 12 SELFS POINT ROAD
NEW TOWN

This letter confirms that the abovementioned facility is now registered with this Office as a Large Dangerous Substances Location.

As the occupier you will need to ensure that you have determined what actions are needed to ensure compliance with the requirements of the *Dangerous Substances (Safe Handling) Act 2005*.

If you do not already have a copy it is recommended that you obtain the publication "Guide for occupiers - Dangerous Substances Locations" (GB179). This publication, along with other guidance material is available on-line at www.wst.tas.gov.au/safety_comp/dang_subs/handling or you may contact our Helpline (details at top of this letter) to obtain a copy.

You are reminded that further notification to this Office must be made if any of the following occurs at the location:

- Upgrade to the location to a Possible Major Hazard Facility (PMHF)
- Change of Occupier (where there is no change to facility or operation)
- Dangerous substance(s) no longer handled at the location in manifest quantities
- Change to the type of dangerous substance(s) handled at the location

Should you have any queries please contact our Helpline on 1300 366 322 (inside Tasmania) or (03) 6233 7657 (outside Tasmania).

Yours sincerely

P. Davis

Peter Davis
Manager
Dangerous Substances Unit

DATABASE INFO

NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDSL)

G. QUANTITIES OF DANGEROUS SUBSTANCES : POSSIBLE LDSL

Do not complete this section if you are notifying as a possible major hazard facility.

A possible LDSL is defined as a facility where dangerous goods or combustible liquids are, or are likely to be, handled at the location in a greater than prescribed quantity:

(a) for a combustible liquid of any specific kind, a quantity equal to or greater than the manifest quantity in column 5 of Schedule 1 of the National Standard for the Storage and Handling of Workplace Dangerous Goods [NOHSC: 1015(2001)]

(b) for dangerous goods of any specific kind other than explosives, a quantity equal to or greater than the manifest quantity in column 5 of Schedule 1 of the National Standard for the Storage and Handling of Workplace Dangerous Goods [NOHSC: 1015(2001)]

(c) for explosives greater than the amount specified in regulation 11 of the Regulations.

Refer to the National Standard for the Storage and Handling of Workplace Dangerous Goods [NOHSC: 1015(2001)] and the publication "Dangerous Substances (Safe Handling) Act 2005 – Dangerous Substances Locations – Guide for Occupiers" (available from Workplace Standards Tasmania) to provide guidance in completing this section

Table 1: Dangerous Substances

Type of Dangerous Substance	Packing Group (PG)	Manifest quantity	Quantity at Facility
Class 2.1	NA	5000 L	143000 L
Class 2.2 (subsidiary risk 5.1)	NA	10,000 L	1200
Class 2.2 (other)	NA	10,000 L	
Class 2.3	NA	500 L	2700
Aerosols	NA	10,000 L	
Cryogenic Fluids	NA	10,000 L	
Class 3	I	500 kg or L	80
	II	2,500 kg or L	60
	III	10,000 kg or L	50
Total (if individual PG limit not met)		10,000 kg or L	
Class 4.1	I	500 kg or L	
	II	2,500 kg or L	
	III	10,000 kg or L	
Total (if individual PG limit not met)		10,000 kg or L	
Class 4.2	I	500 kg or L	
	II	2,500 kg or L	
	III	10,000 kg or L	
Total (if individual PG limit not met)		10,000 kg or L	
Class 4.3	I	500 kg or L	
	II	2,500 kg or L	
	III	10,000 kg or L	
Total (if individual PG limit not met)		10,000 kg or L	
Class 5.1	I	500 kg or L	
	II	2,500 kg or L	
	III	10,000 kg or L	
Total (if individual PG limit not met)		10,000 kg or L	
Class 5.2	I	500 kg or L	
	II	2,500 kg or L	
	III	10,000 kg or L	
Total (if individual PG limit not met)		10,000 kg or L	

Type of Dangerous Substance		Packing Group (PG)	Manifest quantity	Quantity at Facility
Class 6.1		I	500 kg or L	
		II	2,500 kg or L	
		III	10,000 kg or L	
Total (if individual PG limit not met)			10,000 kg or L	
Class 8		I	500 kg or L	
		II	2,500 kg or L	
		III	10,000 kg or L	
Total (if individual PG limit not met)			10,000 kg or L	
Class 9		II	10,000 kg or L	
		III	10,000 kg or L	
Mixed classes of stated dangerous goods where none of the quantities exceed the individual threshold			10,000 kg or L	
Goods too dangerous to be transported			50 kg or L	
Combustible liquids with fire risk dangerous goods (includes both C1 and C2			10,000 kg or L	
C1 combustible liquids			100,000L bulk or packaged	
Explosives (any combination of)	blasting explosives, Type 2 fireworks, Type 3 fireworks		200 kg	
	propellant, black powder, cartridges		100 kg	
	detonators		500	
	distress signals, special explosive devices, specialised rockets		50 kg	

SITE MANIFEST

WORKPLACE STANDARDS TASMANIA
ABN 36 388 980 563

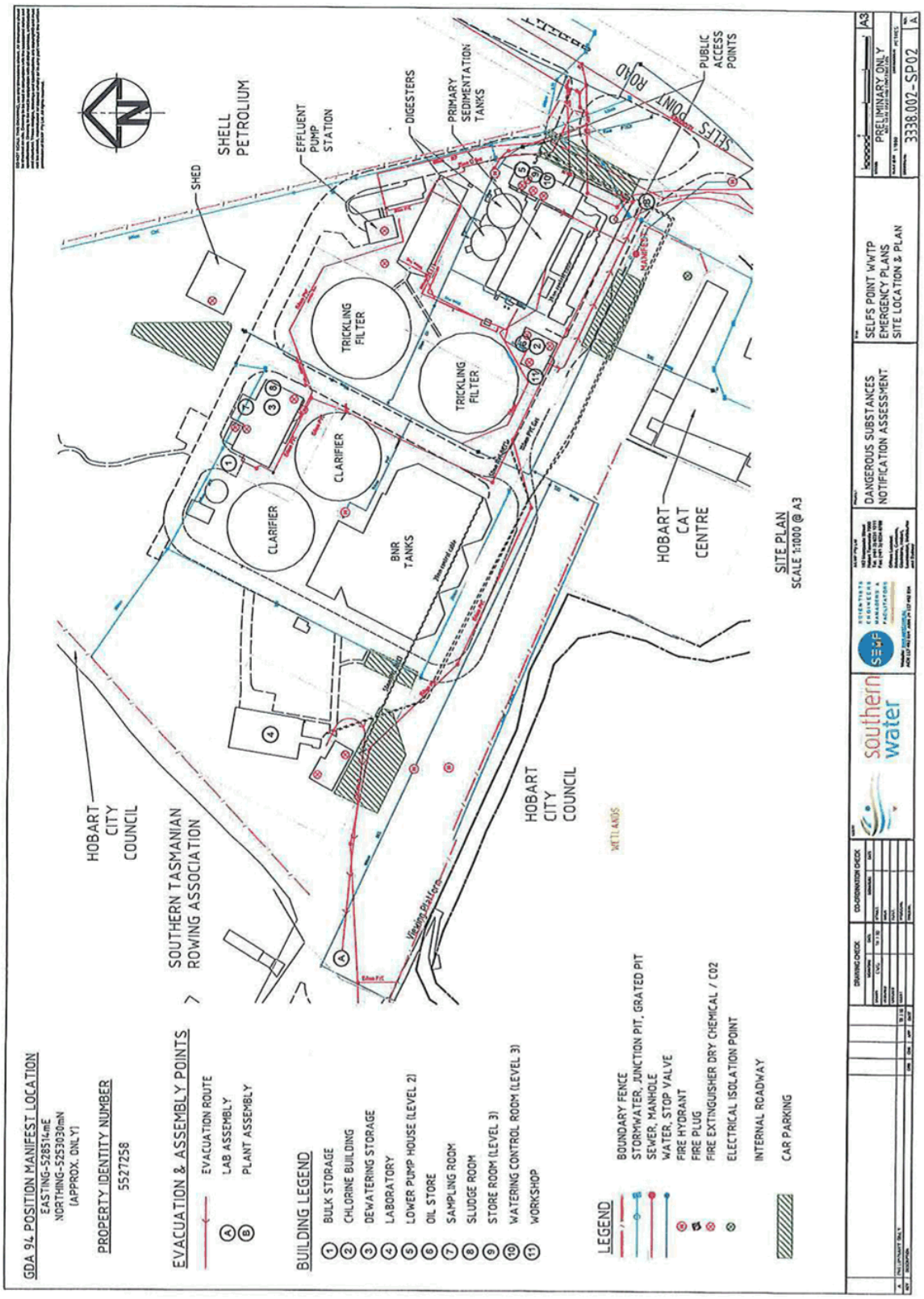
3037 - SELFS POINT WATER TREATMENT PLANT

12 SELFS POINT ROAD
NEW TOWN

Licence 27971 valid from to

Class	Description	Type	Size	L	Unit	Qty	Location	
2.1	ACETYLENE	CYLS	0.005	Y	L	1	???	Unknown storage location code :
2.2	AIR	CYLS	0.025	Y	L	1	???	Unknown storage location code :
	ALUMINIUM SULPHATE	TAN	25.000	N	L	1	???	Unknown storage location code :
2.3	CHLORINE	TAN	0.920	Y	TN	2	O/G	
3	DISTILLATE	TAN	4.500	Y	L	1	???	Unknown storage location code :
2.2	HELIUM	CYLS	0.018	Y	L	1	???	Unknown storage location code :
2.1	HYDROGEN	CYLS	0.018	Y	L	1	???	Unknown storage location code :
2.1	LP GAS	CYLS	0.009	Y	L	1	???	Unknown storage location code :
2.1	METHANE	TAN	280.000	Y	L	1	???	Unknown storage location code :
2.2	NITROGEN	CYLS	0.005	Y	L	1	???	Unknown storage location code :
2.2	NITROUS OXIDE	CYLS	0.005	Y	L	1	???	Unknown storage location code :
2.2	OXYGEN	CYLS	0.018	Y	L	1	???	Unknown storage location code :

Paulette Stilwell


GDA 94 POSITION MANIFEST LOCATION
EASTING-528514mE
NORTHING-5253030mN
(APPROX. ONLY)
PROPERTY IDENTITY NUMBER
5527258
EVACUATION & ASSEMBLY POINTS
EVACUATION ROUTE
LAB ASSEMBLY
PLANT ASSEMBLY
BUILDING LEGEND
BULK STORAGE
CHLORINE BUILDING
DEWATERING STORAGE
LABORATORY
LOWER PUMP HOUSE (LEVEL 2)
OIL STORE
SAMPLING ROOM
SLUDGE ROOM
STORE ROOM (LEVEL 3)
WATERING CONTROL ROOM (LEVEL 3)
WORKSHOP
LEGEND
BOUNDARY FENCE
STORMWATER, JUNCTION PIT, GRATED PIT
SEWER, MANHOLE
WATER, STOP VALVE
FIRE HYDRANT
FIRE PLUG
FIRE EXTINGUISHER DRY CHEMICAL / CO2
ELECTRICAL ISOLATION POINT
INTERNAL ROADWAY
CAR PARKING
HOBART CITY COUNCIL
SOUTHERN TASMANIAN ROWING ASSOCIATION
HOBART CITY COUNCIL
SHELL PETROLIUM
SHED
EFFLUENT PUMP STATION
DIGESTERS
PRIMARY SEDIMENTATION TANKS
TRICKLING FILTER
TRICKLING FILTER
CLARIFIER
CLARIFIER
BNR TANKS
HOBART CAT CENTRE
SELFS POINT ROAD
PUBLIC ACCESS POINTS
SITE PLAN
SCALE 1:1000 @ A3
DANGEROUS SUBSTANCES NOTIFICATION ASSESSMENT
SELFS POINT WWTP
EMERGENCY PLANS
SITE LOCATION & PLAN
PRELIMINARY ONLY
3338.002-SP02
A3
southern water

474

HOBART
CITY COUNCIL

Enquiries to: Ray Farley
(03)6278 0310
@mailnet.hcc.tas.gov.au
Our Ref: 40-10-1
RG:SPs
(o:\ts\letters\sew_wtr\sp_chlorleak.doc)
Your Ref:

25 March 1999

WORKPLACE STANDARDS AUTHORITY
29 MAR 1999
ROSNY

Mr Dean Duggan
Workplace Standards Authority
30 Gordons Hill Road
ROSNY PARK 7018

Dear Mr Duggan

CHLORINE LEAK AT THE SELFS POINT WATER RECLAMATION PLANT ON 21 MARCH 1999

Please find attached the report which you requested on the 22 March 1999, regarding the incident involving a chlorine leak at the Selfs Point Wastewater Treatment Plant which occurred on Sunday 21 march 1999.

This report has been prepared by Council's Field Manager Wastewater Treatment Plants, Mr Ray Farley, in consultation with the senior management of the City Services division. For your information a copy will be also be passed to the Department of Primary Industries Water and Environment to inform them of the incident and to the current status with regards to disinfection of Selfs Point effluent.

Should you have any further queries please contact Ray Farley and I await your response to this report.

Yours faithfully

(M H Street)
GROUP MANAGER HYDRAULIC & WASTE ENGINEERING

WST
FILE No. 7037
23 MAR 1999

Attachment: Report - Chlorine leak at Selfs Point Water Reclamation Plant on 21 March 1999

Tasmania

DEPARTMENT *of* INFRASTRUCTURE, ENERGY *and* RESOURCES

WORKPLACE STANDARDS TASMANIA

Approval No: 3033

Dangerous Goods Act 1998
Dangerous Goods (General) Regulation 41
Rec No. 11140

Approval of Site and Construction of Premises for Keeping Dangerous Goods or the Alteration of the Site and Construction of those Premises

GRANTED TO: Lester Little
GPO Box 503
HOBART TAS 7001

Approval for the site and construction as shown on the approved plans and specifications of premises for the undermentioned dangerous goods, subject to the provisions of the Building Code of Australia and the *Dangerous Goods Act 1998*, being complied with and subject to the undermentioned special conditions, situated at:

Selfs Point Wastewater Treatment Plant
Selfs Point Road
NEW TOWN

Site: 3037

This approval is valid for a period of one year from the date of issue.

Date of issue: 16 October 2001

Delegate of the Competent Authority

Dangerous Goods:

Name	Class	Quantity
Diesel	3	4.500 kl
Methane Gas	2.1	280.000 kl
Aluminium Sulphate	8	25.000 kl
Acetylene Gas	2.1	0.005 kl
Hydrogen Gas	2.1	0.018 kl
Air, Compressed	2.2	0.025 kl
Helium Gas	2.2	0.018 kl
Nitrogen Gas	2.2	0.005 kl

WORKPLACE STANDARDS AUTHORITY

Tasmania

Dangerous Goods Storage Details for Selfs Point, Hobart City Council

Site Number: 3037

Item No.	Correct Technical Name of Goods	UN No.	Class	Sub-Risk	Packaging Group	HAZCHEM Code	Amount (kiloltres/tonnes	Nature of Storage	Australian Standard	DG Reg.
1	Chlorine	1071	2.3	8	N/A	2XE	1.840 kl	2 x 920kg drums	2927	53(3)
2	Calcium Hypochlorite	2880	5.1	---	IIorIII	2W	0.160 t	2 x 80 kg drums	3780	53(8)
3	Methane (Natural Gas)	1971	2.1	---	N/A	2[S]E		By product		
4	Diesel	N/A	3	---	---	---	4500 l	Underground tank	1940	53(4)
5	Ferric Sulphate (4% Sulfuric Acid)	1760	8	---	II	2R	3 kl	Aboveground tank	3780	53(8)

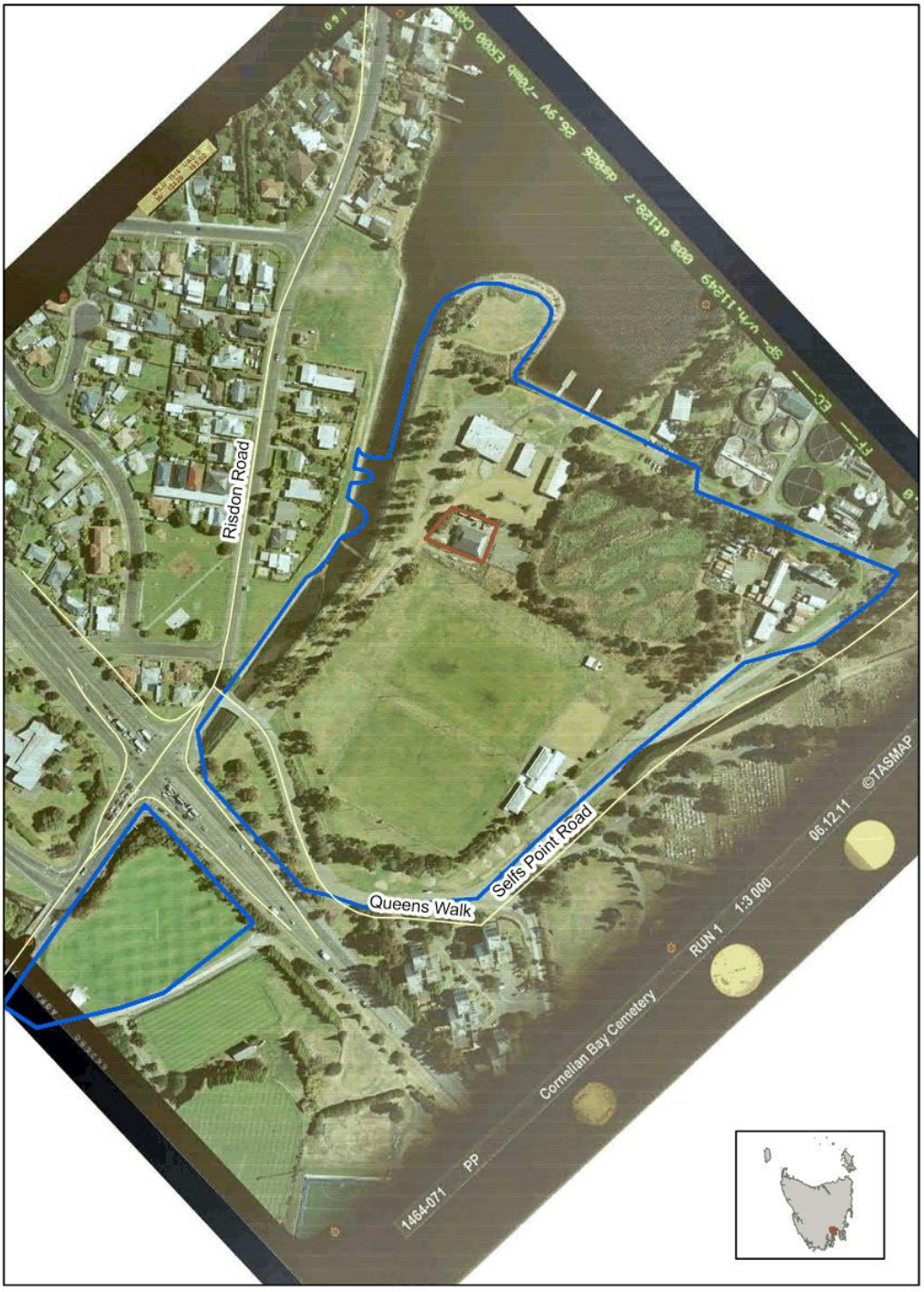
R E LEESON
INSPECTOR/MANAGEMENT SPECIALIST

Date: 30 September 1998

Historical Aerial Images

Appendix G

pitt&sherry



10 Selfs Point Road PSI

Historical image: 06/12/2011
Image code: 164_071

pitt&sherry

N

0 25 50 100 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:4,000 When Printed at A4

MAP REF	P.21.0219R10
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE), 14 April 2021

Legend

Site Boundary - 5 Marine Esplanade

Property boundary - 10 Selfs Point Road

10 Selfs Point Road PSI

Historical image: 24/3/2000
Image code: 1329039

pitt&sherry

N

0 35 70 140 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:5,000 When Printed at A4

MAP REF	P.21.0219R11
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE). 14 April 2021

Legend

Site Boundary - 5 Marine Esplanade

Property boundary - 10 Selfs Point Road

10 Selfs Point Road PSI

Historical image: 07/12/1989
Image code: 1142_209

pitt&sherry

N

0 45 90 180 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:6,304 When Printed at A4

MAP REF	P.21.0219R12
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCE	Department of Primary Industries, Water and Environment (DPIPWE), 14 April 2021

Legend

Site Boundary - 5 Marine Esplanade

Property boundary - 10 Selfs Point Road

10 Selfs Point Road PSI

Historical image: 17/2/1975
Image code: 0672-155

pitt&sherry

N

0 40 80 160 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:6,000 When Printed at A4

MAP REF	P.21.0219R13
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE), 14 April 2021

Legend

Site Boundary - 5 Marine Esplanade

Property boundary - 10 Selfs Point Road

10 Selfs Point Road PSI

Historical image: 24/1/1969
Image code: 0510-235

pitt&sherry

N

0 40 80 160 Metres

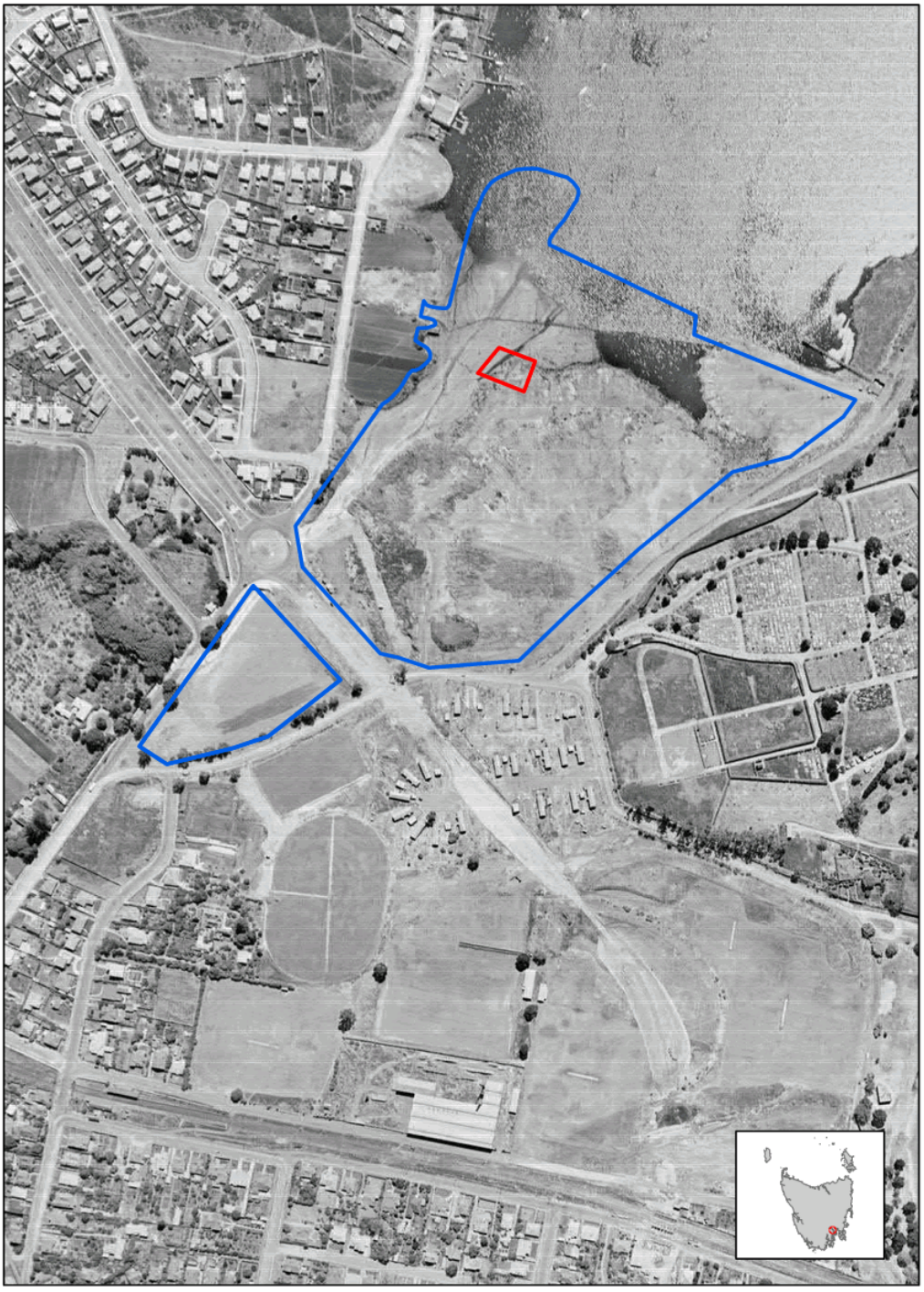
Coordinate System: GDA 1994 MGA Zone 55
1:5,550 When Printed at A4

MAP REF	P.21.0219R14
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE), 14 April 2021

Legend

Site Boundary - 5 Marine Esplanade

Property boundary - 10 Selfs Point Road



10 Selfs Point Road PSI

Historical image: 12/02/1957
Image code:0326-126

pitt&sherry

N

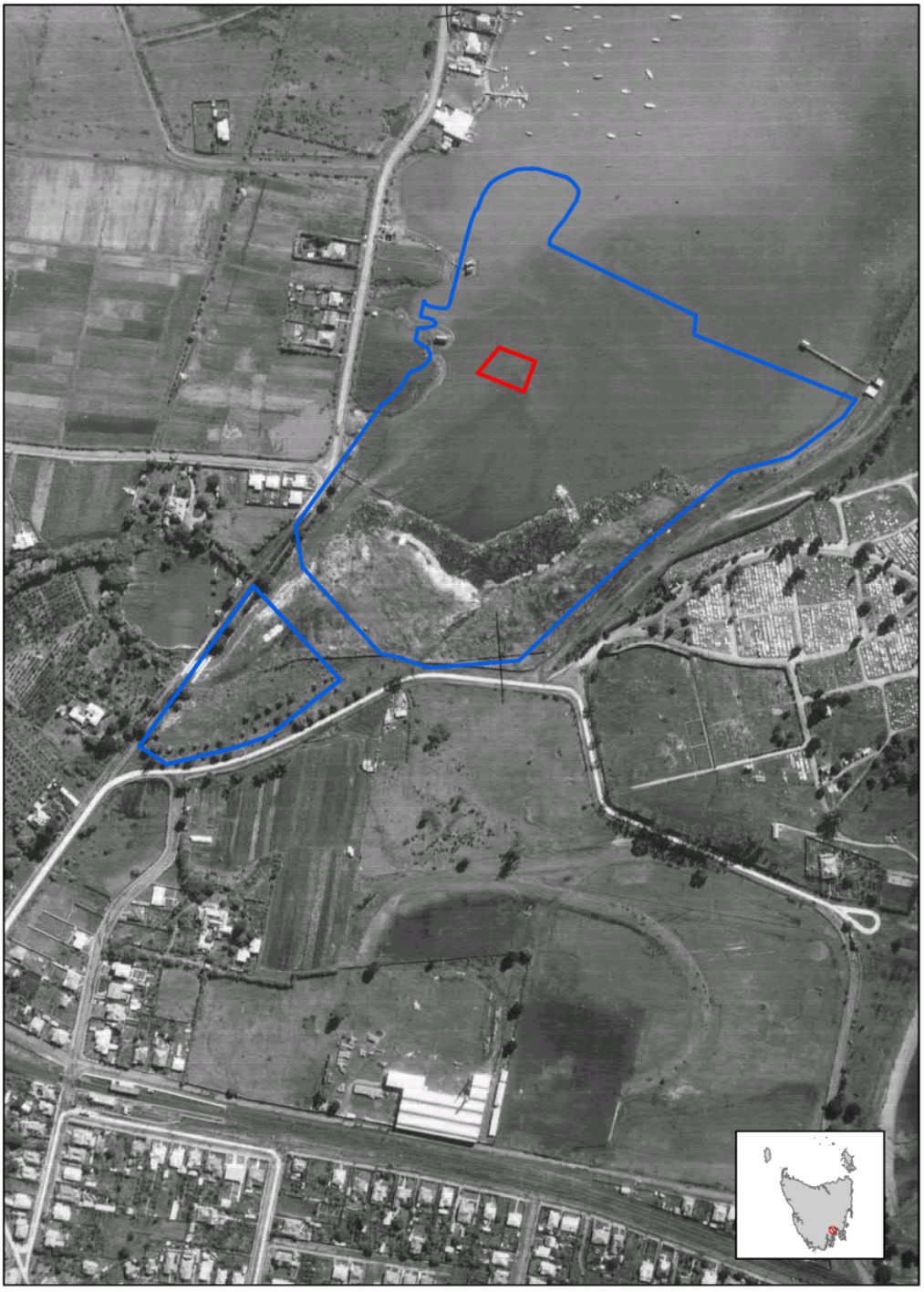
0 35 70 140 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:5,000 When Printed at A4

MAP REF	P.21.0219R15
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE) 14 April 2021

Legend

- Site Boundary - 5 Marine Esplanade
- Property boundary - 10 Selfs Point Road



10 Selfs Point Road PSI

Historical image: 26/3/1946
Image code: 0015-910

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N

0 35 70 140 Metres

Coordinate System: GDA 1994 MGA Zone 55
1:5,000 When Printed at A4

MAP REF	P.21.0219R17
REVISION	A
AUTHOR	jholan
DATE	16/06/2021
DATA SOURCES	Department of Primary Industries, Water and Environment (DPIPWE), 14 April 2021

Legend

- Site Boundary - 5 Marine Esplanade
- Property boundary - 10 Selfs Point Road

Investigation Checklist

Appendix H

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Preliminary Site Investigation

Site Inspection Checklist

Site:	10 Selfs Point Road, New Town
Job #:	P.21.0219
Date:	18/03/2021
Inspector:	Jess Holan and Fiona Keserue-Ponte

General site notes:

Site is part of the broader 10 Self's Point Road New Town but mailing address is 5 Marine Esplanade New Town

Item	Notes
The land	
Current uses of the site	Bridge club building - 5 Marine Esplanade, leased from Hobart City Council (HCC)
Current uses of the surrounding land	HCC landscaping stockpiles (east), Buckingham Rowing Club (north) , Rugby Park (south), Marine Esplanade and New Town Rivulet (west)
Vegetation extent and type	Native trees at entrance; remainder of Site sealed with asphalt
Topography in relation to surrounding areas	Subsidence towards the outer edges of the Site, radially away from the building slab; the building is not subsiding (likely due to installation on piers); maximum subsidence is approximately 0.5 m; wheelchair ramp constantly requires lifting as it sinks due to subsidence; cracks in asphalt seen at entrance to building; asphalt is cracking and folding off the slab in places
Slope (position on slope, direction)	Relatively flat aside from the subsidence sloping radially away from the building
Surface water drainage	Three stormwater drains - eastern end of carpark, northern end (unlikely to collect from surface due to subsidence) and entrance (which appears to be collecting most of the surface runoff at the western and northern ends)
Evidence of cut and fill activities	Known to be a former landfill - car bodies etc. were intersected during drilling for installation of the piers
Presence of pits, pond or lagoons	No
Signs of erosion	No - Site is entirely sealed with asphalt, not subject to erosion
Buildings	
Details of buildings - age, occupancy	Brick building; built 10 years ago; used as a bridge club
Building construction (frame, openings and height)	Single storey; no basement etc; corrugated iron roof; extra gable with ventilation on either end - important if there was landfill gas, as it could escape
Building construction (slab on ground or other, presence or absence of crawl spaces and basements)	Slab on ground with piers installed through landfill materials to rock; single height, no basement etc
The means of heating (fuel type) and cooling in the buildings on the site	Heat pump
Condition of buildings (eg cracks in foundations)	Good condition
Hazardous building materials - eg Lead or asbestos	No - due to age
Presence of septic tanks	No
Services	
Evidence of services on site, in particular underground services (provide preferential pathways for contamination)	Overhead power lines; underground sewerage and water; unclear re phone/internet
Any underground stormwater / mains water / sewerage lines - sketch on plan	Three stormwater drains - eastern end of carpark, northern end (unlikely to collect from surface due to subsidence) and entrance (which appears to be collecting most of the surface runoff at the western and northern ends)
Any underground gas - sketch on plan	No
Any underground communications lines - sketch on plan	No NBN on site; phone is connected; location of lines is unknown
Any underground power lines - sketch on plan	No, above ground
Water	
Quality of surface water	No surface water present on the Site, New Town Bay to the north and New Town Rivulet to the east
Presence and type of groundwater bores on the site and adjacent landholdings	No groundwater bores on Site; adjacent Selfs Point Wastewater Treatment Plant and nearby fuel storage sites may have groundwater wells
Sheens on water surfaces	No surface water present on the Site
Condition of GW bore headworks	No groundwater bores on Site; adjacent Selfs Point Wastewater Treatment Plant and nearby fuel storage sites may have groundwater wells
Measurement of GW (water table and/or piezometric) levels	No groundwater bores on Site
Contamination	
Disturbed, coloured or stained soil	Site sealed with asphalt; no disturbed, coloured or stained soil noted surrounding the Site
Bare soil patches	Site sealed with asphalt; no bare soil patches noted surrounding the Site
Disturbed or distressed vegetation	Native trees at entrance - good condition; remainder of Site sealed with asphalt; no distressed vegetation noted
Odours	No
Presence and condition of any underground storage tank (USTs) and associated infrastructure	None present
Presence or absence of bonded asbestos-containing materials (bonded ACM) on the ground surface	None present
Presence and condition of chemical containers, holding tanks, bunds etc.	None present
Any evidence of on-site spillage of dangerous goods and/or off-site migration	No
Presence of pits containing buried waste	Built on a known historical landfill
Presence of fill materials, including building demolition rubble, mixed wastes, soilz of unknown origins, etc.	Built on a known historical landfill
Other	
Presence of stockpiles, fill, containment areas, sumps, drains and waste disposal areas - operational and closed	None on the Site; neighbouring HCC land contains treated timber
Debris or waste disposal	Built on a known historical landfill; windblown waste
Underground structures that may be associated with sub-surface construction	Building constructed on piers
Condition of materials storage and handling faculties and any solid or liquid waste disposal areas	None present
Neighbouring Uses	
Any evidence of contamination from neighbouring properties	No
Are neighbouring uses potentially contaminating	Surrounding potentially contaminating activities include - treated timber storage in the adjacent HCC landscaping stockpile area; Selfs Point Wastewater Treatment Plant (north-east, potential reuse of water for irrigation of Rugby Park); petroleum storage facilities (further north-east)
Were historical neighbouring uses potentially contaminating	Built on a known historical landfill

Photographs

Appendix I

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Site Photographs

Photograph	Description
	18 March 2021 – Site Inspection Rear of Bridge Club building showing the wall onto which the extension will be built
	18 March 2021 – Site Inspection As above, showing land to the west

Photograph	Description
	18 March 2021 – Site Inspection Overview to the east of the existing building where extension is proposed
	18 March 2021 – Site Inspection Adjacent Hobart City Council landscaping materials stockpiles

Photograph	Description
	18 March 2021 – Site Inspection Site car parking with rowing sheds in the background
	18 March 2021 – Site Inspection Subsidence of the asphalt areas adjacent to the building access ramp

Photograph	Description
	18 March 2021 – Site Inspection Site car parking area with trees along western boundary and rowing sheds in background
	18 May 2021 – Site Sampling Test pit to the south of the existing building, within the proposed area of redevelopment

Photograph	Description
	18 May 2021 – Site Sampling Image shows the top of the test pit profile beneath a thin layer of asphalt; the top layer of brown soil appears to be a capping layer
	18 May 2021 – Site Sampling Image shows the deeper test pit profile; solid wastes are visible protruding from the walls of the pit; note bluish coloring.

Photograph	Description
	18 May 2021 – Site Sampling Excavated materials, solid wastes are visible including bricks, wire, timber, glass
	18 May 2021 – Site Sampling Backfilled test pit post sampling

Sample Register

Appendix J

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Sample Register

Sampler: Fiona Keserue-Ponte
Client: Tasmanian Bridge Association
Weather: Fine
Project Name and Number: P.21.0219 – 10 Selfs Point Road PSI

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GENERAL

Sample ID	Depth from (m)	Depth to (m)	Date	Easting	Northing	Moisture	Odour	Material	Contamination concern	PID (ppm)	Analytes
TP1-1	0.6	0.8	18/5/21	525771	52255987	Moist	Yes - decay	Gravel and fill	Landfill	8.8	Refer to COC
TP1-2	1.5	1.8	18/5/21	525771	52255987	Moist	Yes - decay	Gravel and fill	Landfill	6.2	Refer to COC
TP1-3	2.5	2.8	18/5/21	525771	52255987	Moist	Yes - decay	Gravel and fill	Landfill	3.0	Refer to COC
Tripl A	Triplicate of TP1-1 – to ALS		18/5/21	525771	52255987	Moist	Yes - decay	Gravel and fill	Landfill		Refer to COC
Tripl B	Triplicate of TP1-1 – to Eurofins		18/5/21	525771	52255987	Moist	Yes - decay	Gravel and fill	Landfill		Refer to COC
Trip blank	Sand blank		18/5/21	-	-	-	-	-	Contamination during transport		Refer to COC

Sample Register

Sampler: Fiona Keserue-Ponte
Client: Tasmanian Bridge Association
Weather: Fine
Project Name and Number: P.21.0219 – 10 Selfs Point Road PSI

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ACID SULFATE SOILS

Sample ID	Depth from (m)	Depth to (m)	Date	pH_F (pH units)	pH_{FOX} (pH units)	ΔpH (pH units)	Reaction Rate	Fizz Test	Sent to Lab for Analysis
TP1-1	0.6	0.8	18/5/21	8.02	4.81	3.21	4	1	Yes
TP1-2	1.5	1.8	18/5/21	8.41	5.73	2.68	4	3	Yes
TP1-3	2.5	2.8	18/5/21	8.78	5.48	3.30	4	2	Yes

Notes:

Reaction rate of 1 to 5, where 1 = low and 5 = volcanic

Fizz test rate of 1 to 5, where 1 = low and 5 = volcanic

Interpretation of field results:

- No further action required if $pH_F \geq 4$, $pH_{FOX} \leq 5$, $\Delta pH \leq 2$ and reaction rate of 1-2
- May be PASS if pH_F 4-5, pH_{FOX} 3-5, $\Delta pH > 2$ and reaction rate of 2-5; laboratory analysis required; and
- AASS or PASS if $pH_F \leq 4$, $pH_{FOX} \leq 3$, $\Delta pH > 2$ and reaction rate of 2-5; laboratory analysis required.

Excavation Log

Appendix K

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Environmental Log Excavation

Client: Tasmanian Bridge Association	**Project number:** P.21.0219	**Date:** 18/5/21
Project location: 5 Marine Esplanade/10 Selfs Point	**Logged by:** Fiona Keserue-Ponte	**Target depth:** 3m
Eating: 525771	**Northing:** 52255987	

Depth (m)	Sample collection	Dominant material	Material description	Moisture content	Odour	PID (ppm)	Water
0.0			Bitumen (1cm)				
0.01		Gravel	Fill- Blue metal gravel and fines	D	No	N/A	No
0.3		Cobbles	Fill – mixed landfill wastes including: loamy sand, clay, timber, wood, wire, asbestos-containing pipe fragments, jar lids, rubber, red bricks, concrete, copper piping, glass, ceramic	M	Yes-decay		No
0.5	TP1-1					8.8	
1.0							
1.5	TP1-2					6.2	
2.0							
2.5	TP1-3					3.0	
3.0							

End of test pit depth: 2.9 m

Chain of Custody Forms

Appendix L

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CHAIN OF CUSTODY

ALS COC#: 22913 ALS Laboratory: EM Melbourne

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
DATE TIME:	DATE TIME:	DATE TIME:	DATE TIME:

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd
PROJECT: Bridge club 10 selfs pt
SITE: Bridge club 10 selfs pt
ORDER NO: P.21.0219
PROJECT MANAGER: Fiona Keserue-Ponte CONTACT PH: 0490 942 351 SAMPLER MOBILE: 0490 942 351
PRIMARY SAMPLER: Fiona Keserue-Ponte QUOTE NO: ME-261-21 / EM2021PITSHE0009
EMAIL REPORTS TO: cclark@pittsh.com.au
EMAIL INVOICES TO: cclark@pittsh.com.au

TURNAROUND REQUIREMENTS : 5 Days
Biohazard info: Contamination

LABORATORY USE ONLY (Circle)
Custody Seal intact? Yes No N/A
Free ice / frozen ice bricks present upon receipt? Yes No N/A
Random Sample Temperature on Receipt: °C
Other comments:

FREIGHT

SAMPLE DETAILS							ANALYSIS REQUIRED			
SAMPLE	NAME	DESCRIPTION	DATE / TIME	MATRIX	TOTAL BOTTLES	ON HOLD	Analysis NOT REQUIRED	SOILS SOIL	ALTERNATIVE ANALYSIS	ADDITIONAL INFORMATION
001	TP1-1		18/05/2021 09:35 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4		Add SPOCAS and Asbestos presence absence
002	TP1-2		18/05/2021 09:39 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4	Also test SPOCAS and Asbestos presence absence	
003	TP1-3		18/05/2021 09:41 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4	Add SPOCAS and Asbestos presence absence	
004	Trip blank	Trip blank sand	18/05/2021 09:43 AM	Soil	ALS: 1 Non ALS: 0	No	-		Btex and c6-c9	
005	TripIA		18/05/2021 09:44 AM	Soil	ALS: 1 Non ALS: 0	No		Partial 2/4		
006	TripIB	Forward to Eurofins	18/05/2021 09:46 AM	Soil	ALS: 1 Non ALS: 0	No		Partial 2/4		Forward to Eurofins

Environmental Division
Melbourne
Work Order Reference
EM2109096

Telephone : + 61-3-8549 9600

SCANNED

Samples sent to lab fo
Micro Nitrate BOD pH
Colour Turbidity RF
Other
Date 19/5/21

Received: 19/5, 10:30 Carrier: TAS Post
C/note: 852973
Temp: 3.2 °C Seal Y N
Ice / Icebricks NA

RJ 19/5/21

CHAIN OF CUSTODY

ALS COC#: 22913 *ALS Laboratory:* EM Melbourne

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd
PROJECT: Bridge club 10 selfs pt
SITE: Bridge club 10 selfs pt
ORDER NO: P.21.0219
PROJECT MANAGER: Fiona Keserue-Ponte
PRIMARY SAMPLER: Fiona Keserue-Ponte
EMAIL REPORTS TO: cclark@pittsh.com.au
EMAIL INVOICES TO: cclark@pittsh.com.au

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
DATE TIME:	DATE TIME:	DATE TIME:	DATE TIME:

TURNAROUND REQUIREMENTS : 5 Days
Biohazard info: Contamination

CONTACT PH: 0490 942 351 SAMPLER MOBILE: 0490 942 351
QUOTE NO: ME-261-21 / EM2021PITSHE0009

LABORATORY USE ONLY (Circle)

Custody Seal intact?	Yes	No	N/A
Free ice / frozen ice bricks present upon receipt?	Yes	No	N/A
Random Sample Temperature on Receipt:		°C	
Other comments:			

SAMPLE	SAMPLE NAME	PARTIAL ANALYSIS GROUP NAME	MATRIX	SELECTED ANALYSIS NAME
001	TP1-1	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
002	TP1-2	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
003	TP1-3	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
005	TripA	SOILS SOIL	Soil	- EN020D Drying only - EA003 pH field/fox
006	TripB	SOILS SOIL	Soil	- P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN

CHAIN OF CUSTODY

(ALS) COC#: 22913 *ALS Laboratory:* EM Melbourne

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
DATE TIME:	DATE TIME:	DATE TIME:	DATE TIME:

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd
PROJECT: Bridge club 10 selfs pt
SITE: Bridge club 10 selfs pt
ORDER NO: P.21.0219
PROJECT MANAGER: Fiona Keserue-Ponte
PRIMARY SAMPLER: Fiona Keserue-Ponte
EMAIL REPORTS TO: cclark@pittsh.com.au
EMAIL INVOICES TO: cclark@pittsh.com.au

TURNAROUND REQUIREMENTS : 5 Days
Biohazard info: Contamination

CONTACT PH: 0490 942 351 SAMPLER MOBILE: 0490 942 351
QUOTE NO: ME-261-21 / EM2021PITSHE0009

LABORATORY USE ONLY (Circle)

Custody Seal intact?	Yes	No	N/A
Free ice / frozen ice bricks present upon receipt?	Yes	No	N/A
Random Sample Temperature on Receipt:		°C	
Other comments:			

SAMPLE	SAMPLE NAME	BOTTLE NAME	VOLUME	BARCODE	TYPE	FILTERED	REASON
001	TP1-1	Snap Lock Bag - frozen	1 Medium	00130220039808	Green	No	
001	TP1-1	Soil Glass Jar - Unpreserved	250 mL	00260121002518	Orange	No	
002	TP1-2	Soil Glass Jar - Unpreserved	250 mL	00260121002515	Orange	No	
002	TP1-2	Snap Lock Bag - frozen	1 Medium	00130220039809	Green	No	
003	TP1-3	Snap Lock Bag - frozen	1 Medium	00130220039806	Green	No	
003	TP1-3	Soil Glass Jar - Unpreserved	250 mL	00260121002404	Orange	No	
004	Trip blank	Soil Glass Jar - Unpreserved	250 mL	00260121053360	Orange	No	
005	TripA	Soil Glass Jar - Unpreserved	250 mL	00260121002457	Orange	No	
006	TripB	Soil Glass Jar - Unpreserved	250 mL	00260121002360	Orange	No	

Total Bottle Count: ALS: 9, Non ALS: 3

Monday, May 17, 2021 11:50:38 PM

Samples Melbourne

From: Gregory Gommers
Sent: Thursday, 20 May 2021 9:37 AM
To: Samples Melbourne
Subject: PITSHE - EM2109096 - Analysis amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Client amendment

Hi All,

Please see below request from client for analysis amendment (can't attach email as sending via iPad due to computer issues).

Sample 005 needs to have pH field/fox removed and add MM869 and P-20/1

Thanks

Greg

Sent from my iPad

Begin forwarded message:

> **From:** Fiona Keserue-Ponte <FKeseruePonte@pittsh.com.au>
> **Date:** 19 May 2021 at 4:43:32 pm AEST
> **To:** Gregory Gommers <gregory.gommers@ALSGlobal.com>
> **Cc:** Carly Clark <CClark@pittsh.com.au>
> **Subject: [EXTERNAL] - FW: SRN for ALS Workorder : EM2109096 | Your Reference: Bridge club 10 selfs pt**
>
> **CAUTION:** This email originated from outside of ALS. Do not click links or open attachments unless you recognize the sender and are sure content is relevant to you.
>
> Hi Greg,
>
> My apologies, it seems TriplA sample has been logged in with the wrong analyses. It should be tested for:
> - MM869 – coliforms
> - P-20/1 Tas EPA 105
> - ***Please cancel:*** pH field/fox
>
> Also, as per your email exchanges with Jess on Monday, the containers for soils testing for coliforms were supplied by ALS (black plastic) and you confirmed the containers would still be suitable even though they were not the standard see-through, yellow lidded containers – could you please ensure the ALS report reflects whether the containers would have any influence on the reliability of the results.
>
> Thank you,
> Fiona

Fiona Keserue-Ponte
M: 0490 942 351

From: angel-no-reply@alsglobal.com <angel-no-reply@alsglobal.com>
Sent: Wednesday, 19 May 2021 4:32 PM
To: Fiona Keserue-Ponte <FKeseruePonte@pittsh.com.au>
Subject: SRN for ALS Workorder : EM2109096 | Your Reference: Bridge club 10 selfs pt

Deliverables for ALS Workorder EM2109096

Project: Bridge club 10 selfs pt

Dear FIONA KESERUE-PONTE,

Please find enclosed the following deliverables for **EM2109096**:

- EM2109096_0_SRN_210519163121.pdf
- EM2109096_COC.pdf

Report Recipients

- FIONA KESERUE-PONTE
  - EM2109096_0_SRN_210519163121.pdf (Email)
  - EM2109096_COC.pdf (Email)
- CARLY CLARK
  - EM2109096_0_SRN_210519163121
  - EM2109096_COC

www.alsglobal.com

RIGHT SOLUTIONS RIGHT PARTNER

<EM2109096_0_SRN_210519163121.pdf>
<EM2109096_COC.pdf>

CHAIN OF CUSTODY

ALS COC#: 22913 ALS Laboratory: EM Melbourne

RELINQUISHED BY: Milika (ALS) DATE TIME: 19/5/21

RECEIVED BY: DATE TIME:

RELINQUISHED BY: DATE TIME: 19

RECEIVED BY: DATE TIME:

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd

PROJECT: Bridge club 10 selfs pt

SITE: Bridge club 10 selfs pt

ORDER NO: P.21.0219

PROJECT MANAGER: Fiona Keserue-Ponte

PRIMARY SAMPLER: Fiona Keserue-Ponte

CONTACT PH: 0490 942 351

SAMPLER MOBILE: 0490 942 351

QUOTE NO: ME-261-21 / EM2021PITSHE0009

EMAIL REPORTS TO: cclark@pittsh.com.au

EMAIL INVOICES TO: cclark@pittsh.com.au

TURNAROUND REQUIREMENTS: 5 Days

Biohazard info: Contamination

LABORATORY USE ONLY (Circle)

Custody Seal intact? Yes No N/A

Free ice / frozen ice bricks present upon receipt? Yes No N/A

Random Sample Temperature on Receipt: °C

Other comments:

FREIGHT

SAMPLE DETAILS							ANALYSIS REQUIRED			
SAMPLE	NAME	DESCRIPTION	DATE / TIME	MATRIX	TOTAL BOTTLES	ON HOLD	Analysis NOT REQUIRED	SOILS SOIL	ALTERNATIVE ANALYSIS	ADDITIONAL INFORMATION
001	TP1-1		18/05/2021 09:35 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4		Add SPOCAS and Asbestos presence absence
002	TP1-2		18/05/2021 09:39 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4	Also test SPOCAS and Asbestos presence absence	
003	TP1-3		18/05/2021 09:41 AM	Soil	ALS: 2 Non ALS: 1	No		Partial 3/4	Add SPOCAS and Asbestos presence absence	
004	Trip blank	Trip blank sand	18/05/2021 09:43 AM	Soil	ALS: 1 Non ALS: 0	No	-		Btex and c6-c9	
005	TripIA		18/05/2021 09:44 AM	Soil	ALS: 1 Non ALS: 0	No		Partial 2/4		
006	TripIB	Forward to Eurofins	18/05/2021 09:46 AM	Soil	ALS: 1 Non ALS: 0	No		Partial 2/4		Forward to Eurofins

Environmental Division
Melbourne
Work Order Reference
EM2109096

Telephone: + 61-3-8549 9600

20/5/21
0
5.3
-0.3
5.0

Cofreight
EF
20/5/21 10:30

796715

Received: 19/5/
C/note: 852973
Temp: 3.2
Ice

TAS Post

Monday, May 17, 2021 11:50:38 PM

1 of 2

19

CHAIN OF CUSTODY

ALS COC#: 22913 ALS Laboratory: EM Melbourne

RELINQUISHED BY: Mikka (ALS) DATE TIME: 19/5/21

RECEIVED BY: DATE TIME:

RELINQUISHED BY: DATE TIME:

RECEIVED BY: [signature] DATE TIME:

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd

PROJECT: Bridge club 10 selfs pt

SITE: Bridge club 10 selfs pt

ORDER NO: P.21.0219

TURNAROUND REQUIREMENTS : 5 Days

Biohazard info: Contamination

LABORATORY USE ONLY (Circle)

Custody Seal intact? Yes No N/A

Free ice / frozen ice bricks present upon receipt? Yes No N/A

Random Sample Temperature on Receipt: °C

Other comments:

PROJECT MANAGER: Fiona Keserue-Ponte CONTACT PH: 0490 942 351 SAMPLER MOBILE: 0490 942 351

PRIMARY SAMPLER: Fiona Keserue-Ponte QUOTE NO: ME-261-21 / EM2021PITSHE0009

EMAIL REPORTS TO: cclark@pittsh.com.au

EMAIL INVOICES TO: cclark@pittsh.com.au

SAMPLE	SAMPLE NAME	PARTIAL ANALYSIS GROUP NAME	MATRIX	SELECTED ANALYSIS NAME
001	TP1-1	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
002	TP1-2	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
003	TP1-3	SOILS SOIL	Soil	- EN020D Drying only - P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN
005	TripIA	SOILS SOIL	Soil	- EN020D Drying only - EA003 pH field/fox
006	TripIB	SOILS SOIL	Soil	- P-20/1 TAS EPA 105 (no TBT) - MM804 Thermotolerant Coliforms & E.coli by MPN

20/5 1–

0

5.3

5.0

Colliers

EF

20/5 8–

7.967.15

(19)

CHAIN OF CUSTODY

ALS COC#: 22913 *ALS Laboratory:* EM Melbourne

CLIENT: PITSHE - Pitt & Sherry (Operations) Pty Ltd

PROJECT: Bridge club 10 selfs pt

SITE: Bridge club 10 selfs pt

ORDER NO: P.21.0219

PROJECT MANAGER: Fiona Keserue-Ponte

PRIMARY SAMPLER: Fiona Keserue-Ponte

EMAIL REPORTS TO: cclark@pittsh.com.au

EMAIL INVOICES TO: cclark@pittsh.com.au

CONTACT PH: 0490 942 351 SAMPLER MOBILE: 0490 942 351

QUOTE NO: ME-261-21 / EM2021PITSHE0009

RELINQUISHED BY:	RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:
Milka (ALS)			
DATE TIME: 19/5/21	DATE TIME:	DATE TIME:	DATE TIME:

TURNAROUND REQUIREMENTS : 5 Days

Biohazard info: Contamination

LABORATORY USE ONLY (Circle)

Custody Seal intact? Yes No N/A

Free ice / frozen ice bricks present upon receipt? Yes No N/A

Random Sample Temperature on Receipt: °C

Other comments:

SAMPLE	SAMPLE NAME	BOTTLE NAME	VOLUME	BARCODE	TYPE	FILTERED	REASON
001	TP1-1	Snap Lock Bag - frozen	1 Medium	00130220039808	Green	No	
001	TP1-1	Soil Glass Jar - Unpreserved	250 mL	00260121002518	Orange	No	
002	TP1-2	Soil Glass Jar - Unpreserved	250 mL	00260121002515	Orange	No	
002	TP1-2	Snap Lock Bag - frozen	1 Medium	00130220039809	Green	No	
003	TP1-3	Snap Lock Bag - frozen	1 Medium	00130220039806	Green	No	
003	TP1-3	Soil Glass Jar - Unpreserved	250 mL	00260121002404	Orange	No	
004	Trip blank	Soil Glass Jar - Unpreserved	250 mL	00260121053360	Orange	No	
005	TripA	Soil Glass Jar - Unpreserved	250 mL	00260121002457	Orange	No	
006	TripB	Soil Glass Jar - Unpreserved	250 mL	00260121002360	Orange	No	

Total Bottle Count: ALS: 9, Non ALS: 3

Monday, May 17, 2021 11:50:38 PM

CHAIN OF CUSTODY RECORD

Eurofins | Environment Testing ABN 50 005 085 521

Sydney Laboratory
Unit F3 Bldg F 16 Mars Road Lane Cove West NSW 2066
02 9900 8400 EnviroSampleNSW@eurofins.com

Brisbane Laboratory
Unit 1 21 Smallwood Place Murarrie QLD 4172
07 3902 4600 EnviroSampleQLD@eurofins.com

Perth Laboratory
Unit 2 91 Leach Highway Kewdale WA 6105
08 9251 9600 EnviroSampleWA@eurofins.com

Melbourne Laboratory
6 Monterey Road Dandenong South VIC 3175
03 8564 5000 EnviroSampleVic@eurofins.com

Company	Pitt and Sherry	Project №	p.21.0219	Project Manager	Carly Clark	Sampler(s)	Fiona Keserue-Ponte
Address	199 Macquarie Street Hobart	Project Name	Bridge club, 10 Selfs Pt	EDD Format ESdat, EQuIS etc		Handed over by	Fiona Keserue-Ponte
Contact Name	Fiona Keserue-Ponte					Email for Invoice	cclark@pittsh.com.au
Phone №	0490 942 351					Email for Results	cclark@pittsh.com.au
Special Directions							
Purchase Order							
Quote ID №							

Analyses — Where metals are requested, please specify "Total" or "Filtered". SUITE code must be used to attract SUITE pricing

Containers — Change container type & size if necessary

Required Turnaround Time (TAT) — Default will be 5 days if not ticked.

*Surcharge will apply
- ☐ Overnight (reporting by 9am)*
- ☐ Same day ◆ ☐ 1 day ◆
- ☐ 2 days ◆ ☐ 3
- ☑ 5 days (Standard)
- ☐ Other( )

№	Client Sample ID	Sampled Date/Time dd/mm/yy hh:mm	Matrix Solid (S) Water (W)	thermotolerant coliforms & e.coli	NEPM 15 metals	TPH/TRH & BTEX/N & PAH	500mL Plastic	250mL Plastic	125mL Plastic	20mL Amber Glass	40mL VOA vial	500mL PFAS Bottle	Jar (Glass or HDPE)	Other (Asbestos AS4964, WA Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
11	Tripl B	18/05/21	S	X	X	X		1					1		landfill wastes; transferred via ALS
12															
13															
14															
15															
16															
17															
18															
19															
20															
	Total Counts			1	1	1		1					1		

796715
E7
20/5/21.

Method of Shipment	☑ Courier (#)	☐ Hand Delivered	☐ Postal	Name		Signature		Date		Time	
Laboratory Use Only	Received By		SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date		Time		Temperature	
	Received By		SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date		Time		Report №	

Eurofins Environment Testing Australia Pty Ltd

Submission of samples to the laboratory will be deemed as acceptance of Eurofins | Environment Testing Standard Terms and Conditions unless agreed otherwise. A copy is available on request.

Sample Receipt Notifications

Appendix M

pitt&sherry

ALS Environmental

SAMPLE RECEIPT NOTIFICATION (SRN)

Work Order : **EM2109096**

Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Gregory Gommers
Address	:	Address	: 4 Westall Rd Springvale VIC Australia 3171
E-mail	: fkeserueponte@pittsh.com.au	E-mail	: gregory.gommers@alsglobal.com
Telephone	: ----	Telephone	: +61-3-8549 9600
Facsimile	: ----	Facsimile	: +61-3-8549 9626
Project	: Bridge club 10 selfs pt	Page	: 1 of 3
Order number	: P.21.0219	Quote number	: EM2021PITSHE0009 (ME-261-21)
C-O-C number	: 22913	QC Level	: NEPM 2013 B3 & ALS QC Standard
Site	: Bridge club 10 selfs pt		
Sampler	: FIONA KESERUE-PONTE		

Dates

Date Samples Received	: 19-May-2021 10:30	Issue Date	: 20-May-2021
Client Requested Due Date	: 27-May-2021	Scheduled Reporting Date	: **27-May-2021**

Delivery Details

Mode of Delivery	: Carrier	Security Seal	: Intact.
No. of coolers/boxes	: 1	Temperature	: 3.2°C - Ice present
Receipt Detail	:	No. of samples received / analysed	: 5 / 5

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
- **Additional analysis instruction was received by ALS on 20/05/2021 at 16:43.**
- **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, ALS Scoresby and ALS Brisbane.**
- **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.**
- Preliminary results will be available on the scheduled reporting date listed in this report. However the final report with SPOCAS and pH field/fox analysis will be complete on 27/05/2021.
- 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.

Issue Date	: 20-May-2021
Page	: 2 of 3
Work Order	: EM2109096 Amendment 0
Client	: Pitt & Sherry (Operations) Pty Ltd

Sample Container(s)/Preservation Non-Compliances

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

Method Sample ID	Sample Container Received	Preferred Sample Container for Analysis
Coliforms, Thermotolerant Coliforms and E.coli in Biosolids/Soils using AquaCHROM ECC by MPN : MM869		
TP1-1	- HDPE Soil Jar	- Sterile Plastic Jar
TP1-2	- HDPE Soil Jar	- Sterile Plastic Jar
TP1-3	- HDPE Soil Jar	- Sterile Plastic Jar
TripIA	- HDPE Soil Jar	- Sterile Plastic Jar

Any sample identifications that cannot be displayed entirely in the analysis summary table will be listed below.

EM2109096-004 : 18-May-2021 09:43 : Trip blank - Trip blank sand

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	Sampling date / time	Sample ID	SOIL - EA029 SPOCAS	SOIL - EA055-103 Moisture Content	SOIL - EA200G Asbestos Identification in Soils -	SOIL - MM869 Thermotolerant Coliforms & E.coli by MPN	SOIL - P-20/1 TAS EPA 105 (no TBT)	SOIL - S-18 TRH(C6-C9)BTEXN
EM2109096-001	18-May-2021 09:35	TP1-1	✓	✓	✓	✓	✓	
EM2109096-002	18-May-2021 09:39	TP1-2	✓	✓	✓	✓	✓	
EM2109096-003	18-May-2021 09:41	TP1-3	✓	✓	✓	✓	✓	
EM2109096-004	18-May-2021 09:43	Trip blank Trip bla...		✓				✓
EM2109096-005	18-May-2021 09:44	TripIA		✓		✓	✓	

Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

Issue Date	: 20-May-2021
Page	: 3 of 3
Work Order	: EM2109096 Amendment 0
Client	: Pitt & Sherry (Operations) Pty Ltd

Requested Deliverables

ALL ACCOUNTS		
- A4 - AU Tax Invoice (INV)	Email	accounts@pittsh.com.au
CARLY CLARK		
- *AU Certificate of Analysis - NATA (COA)	Email	cclark@pittsh.com.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	cclark@pittsh.com.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	cclark@pittsh.com.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	cclark@pittsh.com.au
- A4 - AU Tax Invoice (INV)	Email	cclark@pittsh.com.au
- Chain of Custody (CoC) (COC)	Email	cclark@pittsh.com.au
- EDI Format - ENMRG (ENMRG)	Email	cclark@pittsh.com.au
- EDI Format - ESDAT (ESDAT)	Email	cclark@pittsh.com.au
- EPA Waste Classification & Categorisation Guideline Report (COA_GL_EPA_WASTE)	Email	cclark@pittsh.com.au
FIONA KESERUE-PONTE		
- *AU Certificate of Analysis - NATA (COA)	Email	fkeserueponte@pittsh.com.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	fkeserueponte@pittsh.com.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	fkeserueponte@pittsh.com.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	fkeserueponte@pittsh.com.au
- A4 - AU Tax Invoice (INV)	Email	fkeserueponte@pittsh.com.au
- Chain of Custody (CoC) (COC)	Email	fkeserueponte@pittsh.com.au
- EDI Format - ENMRG (ENMRG)	Email	fkeserueponte@pittsh.com.au
- EDI Format - ESDAT (ESDAT)	Email	fkeserueponte@pittsh.com.au
- EPA Waste Classification & Categorisation Guideline Report (COA_GL_EPA_WASTE)	Email	fkeserueponte@pittsh.com.au

eurofins | Environment Testing ABN: 50 005 085 521 www.eurofins.com.au EnviroSales@eurofins.com

Australia

Melbourne
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Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261
Site # 1254 & 14271

Sydney
Unit F3, Building F
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Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Perth
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Welshpool WA 6106
Phone : +61 8 9251 9600
NATA # 1261
Site # 23736

Newcastle
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Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

New Zealand

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Sample Receipt Advice

Company name:	Pitt & Sherry (Operations) Pty Ltd
Contact name:	Fiona
Project name:	BRIDGE CLUB 10 SELFS PT
Project ID:	Not provided
Turnaround time:	5 Day
Date/Time received	May 20, 2021 8:00 AM
Eurofins reference	796715

Sample Information

- ☐ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ☐ All samples have been received as described on the above COC.
- ☐ COC has been completed correctly.
- ☐ Attempt to chill was evident.
- ☐ Appropriately preserved sample containers have been used.
- ☐ All samples were received in good condition.
- ☐ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ☐ Appropriate sample containers have been used.
- ☐ Sample containers for volatile analysis received with zero headspace.
- ☐ Split sample sent to requested external lab.
- ☐ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Notes

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Michael Morrison on phone : 03 8564 5933 or by email: MichaelMorrison@eurofins.com

Results will be delivered electronically via email to Fiona - fkeserueponte@pittsh.com.au.

Note: A copy of these results will also be delivered to the general Pitt & Sherry (Operations) Pty Ltd email address.

Global Leader - Results you can trust

Summary of Analytical Results

Appendix N

pitt&sherry

SUMMARY RESULTS - SOIL / FILL MATERIAL

Job No: P.21.0219

Analyte Grouping																				
		Heavy Metals																		
Analyte		Arsenic	Barium	Beryllium	Cadmium	Chromium (total)	Hexavalent Chromium	Cobalt	Copper	Lead	Manganese	Molybdenum	Nickel	Selenium	Silver	Tin (total)	Zinc	Mercury (total)
ASC NEPM - HIL/HSL C (vapour intrusion, recreational/open space)		300		90	90	300 Cr(VI)	300	300	17,000	600	19,000		1,200	700			30,000	80 (inorganic)
CRC CARE - HSL (vapour intrusion, intrusive maintenance worker - shallow trench)																		
CRC CARE - HSL C (direct contact)																		
CRC CARE - HSL (direct contact, intrusive maintenance worker - shallow trench)																		
ASC NEPM - EIL/ESL (areas of ecological significance)		40				A			A	470*			A				A	
ASC NEPM - EIL/ESL (urban residential / public open space)		100				A			A	1,100*			A				A	
ASC NEPM - ML (residential, parkland & public open space)																		
IB105 - Level 1 (Fill material)		20	300	2	3	50	1	100	100	300	500	10	60		10	50	200	1
IB105 - Level 2 (low level contaminated soil)		200	3,000	40	40	500	200	200	2,000	1,200	5,000	1,000	600	0.1	100	500	14,000	30
IB105 - Level 3 (contaminated soil)		750	30,000	400	400	5,000	2,000	1,000	7,500	3,000	25,000	4,000	3,000	1	720	900	50,000	110
Sample ID	**Location**	**Date Sampled**	**Sample Depth (m)**	**Lab**	**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
TP1-1	Adjacent to building	18-May-2021	0.6	ALS		8	250	<1	66	11	<0.5	22	203	1,510	462	<2	24	<5	<2	21	883	1.8
TripIA (of TP1-1)	Adjacent to building	18-May-2021	0.6	ALS		11	180	<1	16	14	<0.5	18	306	532	396	<2	14	<5	<2	10	717	2.4
TripB (of TP1-1)	Adjacent to building	18-May-2021	0.6	Eurofins		8.8	240	<2	4.6	15	<1	29	210	750	620	<5	20	<2	<2	48	580	3.2
TP1-2	Adjacent to building	18-May-2021	1.5	ALS		8	110	<1	5	15	<0.5	16	132	155	515	<2	20	<5	<2	40	338	0.3
TP1-3	Adjacent to building	18-May-2021	2.5	ALS		8	120	<1	<1	19	<0.5	18	107	130	534	<2	21	<5	<2	54	666	0.5
Summary Statistics					Number of Data Points																	
					Number of Detects																	
					Minimum																	
					Maximum																	
					Median																	
					Arithmetic Mean																	
					Geometric Mean																	
					Standard Deviation																	
					90th Percentile																	
					95th Percentile																	
					95% Confidence Interval																	

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Management limits (National)
	Dioxin criteria (Tasmania)
Bold	Reported concentration equals or exceeds at least one of the human health criteria
Bold	Reported concentration equals or exceeds at least one of the ecological criteria
Bold	Reported concentration equals or exceeds at least one of the human health criteria plus at least one of the ecological criteria
	Reported concentration exceeds IB105 Level 1 - fill material
	Reported concentration exceeds IB105 - Level 2 - low-level contaminated soil
	Reported concentration IB105 - Level 3 - contaminated soil
	Indicates silica gel clean-up results
Bold	Reported concentration is greater than the LOR
Red Text	Guideline criteria is less than the LOR
A	Site-specific EIL to be calculated from ASC NEPM classification samples (refer to EIL Calculations tab for details)
B	Guideline value is the generic added contaminant limit (ACL)
C	Soil containing PCBs must be managed in accordance with the *Notifiable Chemical Order for Polychlorinated Biphenyls*
D	IB105 refers to the PFAS NEMP for landfill acceptance criteria
<	less than value indicates result is less than the LOR
HIL / HSL	Health Investigation Level / Health Screening Level
EIL / ESL	Ecological Investigation Level / Ecological Screening Level
LOR	Limit of Reporting
NL	Not Limiting
ML	Management Limit
TEQ	Toxicity Equivalent Quotient
BaP	Benzo(a)pyrene
ACL	Added Contaminant Limit
IB105	Does not apply to material classified as potential acid sulphate soil (PASS) or per and poly – fluoroalkyl substances (PFAS)

References:

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
CRC CARE	Technical Report No. 10 Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater September 2011, including errata August 2012
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018, Tasmanian Environment Protection Authority

SUMMARY RESULTS - SOIL / FILL MATERIAL

Job No: P.21.0219

Analyte Grouping						TPH					TRH					BTEXN		
Analyte						C6-C9	C10-C14	C15-C28	C29-C36	Sum F2(C10-C36)	C6-C10 minus BTEX (F1)	>C10-C16 minus Naphthalene (F2)	>C16-C34 (F3)	>C34-C40 (F4)	Sum (>C10-C40)	Benzene	Toluene	Ethylbenzene
ASC NEPM - HIL/HSL C (vapour intrusion, recreational/open space)											NL (all soil types)	NL (all soil types)				NL (all soil types)	NL (all soil types)	NL (all soil types)
CRC CARE - HSL (vapour intrusion, intrusive maintenance worker - shallow trench)											(C6-C10) NL (all soil types)	(>C10-C16) NL (all soil types)				77-NL (sand) 250-NL (silt) 350-NL (clay)	NL (all soil types)	NL (all soil types)
CRC CARE - HSL C (direct contact)											5,100 (C6-C10)	3,800 (>C10-C16)	5,300	7,400		120	10,000	5,300
CRC CARE - HSL (direct contact, intrusive maintenance worker - shallow trench)											82,000 (C6-C10)	62,000 (>C10-C16)	85,000	120,000		1,100	120,000	85,000
ASC NEPM - EIL/ESL (areas of ecological significance)											125 (coarse / fine)	25 (coarse / fine)				0 (coarse) 10 (fine)	10 (coarse) 65 (fine)	1.5 (coarse) 40 (fine)
ASC NEPM - EIL/ESL (urban residential / public open space)											180 (coarse / fine)	120 (coarse / fine)	300 (coarse) 1,300 (fine)	2,800 (coarse) 5,600 (fine)		50 (coarse) 65 (fine)	85 (coarse) 105 (fine)	70 (coarse) 125 (fine)
ASC NEPM - ML (residential, parkland & public open space)											700 (coarse) 800 (fine)	1,000 (coarse / fine)	2,500 (coarse) 3,500 (fine)	10,000 (coarse / fine)				
IB105 - Level 1 (fill material)						65				1,000	95 (C8-C9)				1,000 (C10-C36)	1	1	3
IB105 - Level 2 (low level contaminated soil)						650				5,000	650 (C8-C9)				5,000 (C10-C36)	5	100	100
IB105 - Level 3 (contaminated soil)						1,000				10,000	1,000 (C8-C9)				10,000 (C10-C36)	50	1,000	1,080
Sample ID	**Location**	**Date Sampled**	**Sample Depth (m)**	**Lab**	**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
TP1-1	Adjacent to building	18-May-2021	0.6	ALS		<10	160	1,160	740	2,060	<10	230	1,650	360	2,240	<0.2	<0.5	<0.5
TripIA (of TP1-1)	Adjacent to building	18-May-2021	0.6	ALS		<10	90	650	350	1,090	<10	120	850	120	1,130	<0.2	<0.5	<0.5
TripII (of TP1-1)	Adjacent to building	18-May-2021	0.6	Eurofins		<20	190	750	580	1,520	<20	250	1,100	240	1,590	<0.1	<0.1	<0.1
TP1-2	Adjacent to building	18-May-2021	1.5	ALS		<10	100	1,120	960	2,180	<10	150	1,790	480	2,420	<0.2	<0.5	<0.5
TP1-3	Adjacent to building	18-May-2021	2.5	ALS		<10	90	1,220	1,050	2,360	<10	140	1,980	520	2,640	<0.2	<0.5	<0.5
Summary Statistics					Number of Data Points													
					Number of Detects													
					Minimum													
					Maximum													
					Median													
					Arithmetic Mean													
					Geometric Mean													
					Standard Deviation													
					90th Percentile													
					95th Percentile													
					95% Confidence Interval													

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Management limits (National)
	Dispose criteria (Tasmania)
Bold	Reported concentration equals or exceeds at least one of the human health criteria
Bold	Reported concentration equals or exceeds at least one of the ecological criteria
Bold	Reported concentration equals or exceeds at least one of the human health criteria plus at least one of the ecol
	Reported concentration exceeds IB105 Level 1 - fill material
	Reported concentration exceeds IB105 - Level 2 - low-level contaminated soil
	Reported concentration IB105 - Level 3 - contaminated soil
	Indicates silica gel clean-up results
Bold	Reported concentration is greater then the LOR
Red Text	Guideline criteria is less than the LOR
A	Site-specific EIL to be calculated from ASC NEPM classification samples (refer to EIL Calculations tab for details)
B	Guideline value is the generic added contaminant limit (ACL)
C	Soil containing PCBs must be managed in accordance with the *Notifiable Chemical Order for Polychlorinated Bip*
D	IB105 refers to the PFAS NEMP for landfill acceptance criteria
<	less than value indicates result is less than the LOR
HIL / HSL	Health Investigation Level / Health Screening Level
EIL / ESL	Ecological Investigation Level / Ecological Screening Level
LOR	Limit of Reporting
NL	Not Limiting
ML	Management Limit
TEQ	Toxicity Equivalent Quotient
BaP	Benzo(a)pyrene
ACL	Added Contaminant Limit
IB105	Does not apply to material classified as potential acid sulphate soil (PASS) or per and poly – fluoroalkyl substanc

References:

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
CRC CARE	Technical Report No. 10 Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater Septemb
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018

SUMMARY RESULTS - SOIL / FILL MATERIAL

Job No: P.21.0219

Analyte Grouping			PAH			Phenols		Organochlorine Pesticides								
Analyte	Total Xylenes	Naphthalene	Benzo(a)pyrene	Carcinogenic PAHs (as BAPTEQ)	Total PAHs	Pentachlorophenol	Phenols	DDT + DDE + DDD	Aldrin + Dieldrin	Chlordane	Endosulfan (sum)	Endrin	Heptachlor	Hexachlorobenzene	Methoxychlor
ASC NEPM - HIL/HSL C (vapour intrusion, recreational/open space)	NL (all soil types)	NL (all soil types)		3	300	120	40,000	400	10	70 (sum)	340	20	10	10	400
CRC CARE - HSL (vapour intrusion, intrusive maintenance worker - shallow trench)	NL (all soil types)	NL (all soil types)													
CRC CARE - HSL C (direct contact)	15,000	1,900													
CRC CARE - HSL (direct contact, intrusive maintenance worker - shallow trench)	130,000	29,000													
ASC NEPM - EIL/ESL (areas of ecological significance)	10 (coarse) / 1.6 (Fine)	10	0.7 (coarse/ fine)					3 (DDT)							
ASC NEPM - EIL/ESL (urban residential / public open space)	105 (coarse) / 45 (Fine)	170	0.7 (coarse/ fine)					180 (DDT)							
ASC NEPM - ML (residential, parkland & public open space)															
IB105 - Level 1 (fill material)	14		0.08		20		25	2	2						
IB105 - Level 2 (low level contaminated soil)	150		2		40		500	200	20						
IB105 - Level 3 (contaminated soil)	1,800		20		200		2,000	1,000	50						

Sample ID	Location	Date Sampled	Sample Depth (m)	Lab	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
TP1-1	Adjacent to building	18-May-2021	0.6	ALS		<0.5	<1	6.18	3.4	33.4	<2	<0.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2
TripIA (of TP1-1)	Adjacent to building	18-May-2021	0.6	ALS		<0.5	<1	9.66	12.1	125	<2	<0.5	0.19	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2
TripB (of TP1-1)	Adjacent to building	18-May-2021	0.6	Eurofins		<0.3	<0.5	5.8	8.4	85.4	<1	<0.5	0.06	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05
TP1-2	Adjacent to building	18-May-2021	1.5	ALS		<0.5	<1	16.1	19.7	190	<2	<0.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2
TP1-3	Adjacent to building	18-May-2021	2.5	ALS		<0.5	<1	13.5	21.5	213	<2	<0.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2
Summary Statistics					Number of Data Points															
					Number of Detects															
					Minimum															
					Maximum															
					Median															
					Arithmetic Mean															
					Geometric Mean															
					Standard Deviation															
					80th Percentile															
					95th Percentile															
					95% Confidence Interval															

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Management limits (National)
	Dioxin criteria (Tasmania)
Bold	Reported concentration equals or exceeds at least one of the human health criteria
Bold	Reported concentration equals or exceeds at least one of the ecological criteria
Bold	Reported concentration equals or exceeds at least one of the human health criteria plus at least one of the ecol
	Reported concentration exceeds IB105 Level 1 - fill material
	Reported concentration exceeds IB105 - Level 2 - low-level contaminated soil
	Reported concentration IB105 - Level 3 - contaminated soil
	Indicates silica gel clean-up results
Bold	Reported concentration is greater then the LOR
Red Text	Guideline criteria is less than the LOR
A	Site-specific EIL to be calculated from ASC NEPM classification samples (refer to EIL Calculations tab for details)
B	Guideline value is the generic added contaminant limit (ACL)
C	Soil containing PCBs must be managed in accordance with the *Notifiable Chemical Order for Polychlorinated Bip*
D	IB105 refers to the PFAS NEMP for landfill acceptance criteria
<	less than value indicates result is less than the LOR
HIL / HSL	Health Investigation Level / Health Screening Level
EIL / ESL	Ecological Investigation Level / Ecological Screening Level
LOR	Limit of Reporting
NL	Not Limiting
ML	Management Limit
TEQ	Toxicity Equivalent Quotient
BaP	Benzo(a)pyrene
ACL	Added Contaminant Limit
IB105	Does not apply to material classified as potential acid sulphate soil (PASS) or per and poly – fluoroalkyl substanc

References:

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
CRC CARE	Technical Report No. 10 Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater Septemb
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018

SUMMARY RESULTS - SOIL / FILL MATERIAL

Job No: P.21.0219

					Analyte Grouping		PCB
					Analyte		PCB
					ASC NEPM - HIL/HSL C (vapour intrusion, recreational/open space)		1
					CRC CARE - HSL (vapour intrusion, intrusive maintenance worker - shallow trench)		
					CRC CARE - HSL C (direct contact)		
					CRC CARE - HSL (direct contact, intrusive maintenance worker - shallow trench)		
					ASC NEPM - EIL/ESL (areas of ecological significance)		
					ASC NEPM - EIL/ESL (urban residential / public open space)		
					ASC NEPM - ML (residential, parkland & public open space)		
					IB105 - Level 1 (fill material)		2
					IB105 - Level 2 (low level contaminated soil)		20
					IB105 - Level 3 (contaminated soil)		50
Sample ID	Location	Date Sampled	Sample Depth (m)	Lab	Units		mg/kg
TP1-1	Adjacent to building	18-May-2021	0.6	ALS			<0.1
TripIA (of TP1-1)	Adjacent to building	18-May-2021	0.6	ALS			<0.1
TripB (of TP1-1)	Adjacent to building	18-May-2021	0.6	Eurofins			<0.1
TP1-2	Adjacent to building	18-May-2021	1.5	ALS			<0.1
TP1-3	Adjacent to building	18-May-2021	2.5	ALS			<0.1
Summary Statistics						Number of Data Points	
						Number of Detects	
						Minimum	
						Maximum	
						Median	
						Arithmetic Mean	
						Geometric Mean	
						Standard Deviation	
						90th Percentile	
						95th Percentile	
						95% Confidence Interval	

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Management limits (National)
	Disposal criteria (Tasmania)
Bold	Reported concentration equals or exceeds at least one of the human health criteria
Bold	Reported concentration equals or exceeds at least one of the ecological criteria
Bold	Reported concentration equals or exceeds at least one of the human health criteria plus at least one of the ecol
	Reported concentration exceeds IB105 Level 1 - fill material
	Reported concentration exceeds IB105 - Level 2 - low-level contaminated soil
	Reported concentration IB105 - Level 3 - contaminated soil
	Indicates silica gel clean-up results
Bold	Reported concentration is greater then the LOR
Red Text	Guideline criteria is less than the LOR
A	Site-specific EIL to be calculated from ASC NEPM classification samples (refer to EIL Calculations tab for details)
B	Guideline value is the generic added contaminant limit (ACL)
C	Soil containing PCBs must be managed in accordance with the *Notifiable Chemical Order for Polychlorinated Bip*
D	IB105 refers to the PFAS NEMP for landfill acceptance criteria
<	less than value indicates result is less than the LOR
HIL / HSL	Health Investigation Level / Health Screening Level
EIL / ESL	Ecological Investigation Level / Ecological Screening Level
LOR	Limit of Reporting
NL	Not Limiting
ML	Management Limit
TEQ	Toxicity Equivalent Quotient
BaP	Benzo(a)pyrene
ACL	Added Contaminant Limit
IB105	Does not apply to material classified as potential acid sulphate soil (PASS) or per and poly – fluoroalkyl substance

References:

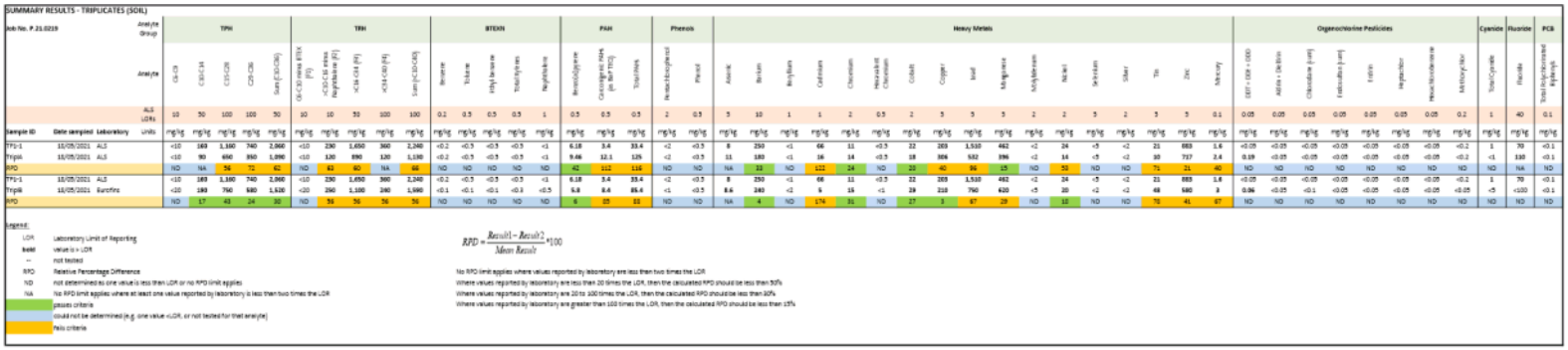
ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
CRC CARE	Technical Report No. 10 Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater Septembe
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018

SUMMARY RESULTS - TRIP BLANKS (SOIL)

Job No. P.21.0219			Analyte Grouping	TRH					BTEXN				
			Analyte	C6-C10 minus BTEX (F1)	>C10-C16 minus Naphthalene (F2)	>C16-C34 (F3)	>C34-C40 (F4)	Sum (>C10-C40)	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Naphthalene
			ALS LORs	10	50	100	100	50	0.2	0.5	0.5	0.5	1
Sample ID	**Date sampled**	**Laboratory**	Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Trip blank	18/05/2021	ALS		<10	--	--	--	--	<0.2	<0.5	<0.5	<0.5	<1
QA/QC Assessment				P	--	--	--	--	P	P	P	P	P

Legend:

--	Not tested
Bold	Reported concentration is greater than the laboratory limit of reporting (LOR)
P	Passes
D	Detected



SUMMARY RESULTS - TRIPLICATES (SOIL)

Job No. P 21.0219	Analyte Group	TPH					TRH					BTEXN					PAH			Phenols		Heavy Metals																				Organochlorine Pesticides									Cyanide	Fluoride	PCB
	Analyte	C6-C9	C10-C14	C15-C28	C29-C36	Sum (C10-C36)	(C6-C10) minus BTEX (F1)	>C10-C16 minus Naphthalene (F2)	>C16-C34 (F3)	>C34-C40 (F4)	Sum (>C10-C40)	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	Benzo(a)pyrene	Carcinogenic PAHs (as BaP TEQ)	Total PAHs	Pentachlorophenol	Phenol	Arsenic	Barium	Beryllium	Cadmium	Chromium	Hexavalent Chromium	Cobalt	Copper	Lead	Manganese	Molybdenum	Nickel	Selenium	Silver	Tin	Zinc	Mercury	DDT + DDE + DDD	Aldrin + Dieldrin	Chlordane (cis+trans)	Endosulfan (I+II)	Endrin	Heptachlor	Hexachlorobenzene	Methoxychlor	Total Cyanide	Fluoride	Total Polychlorinated Biphenyls
	ALS LOR's	10	50	100	100	50	10	10	50	100	100	0.2	0.5	0.5	0.5	1	0.5	0.5	0.5	2	0.5	5	10	1	1	2	0.5	2	5	5	5	2	2	5	2	5	5	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.2	1	40	0.1
Sample ID	Date sampled Laboratory 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	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
TP1-1	13/05/2021 ALS	<10	169	1,160	740	2,060	<10	230	1,650	360	2,240	<0.2	<0.5	<0.5	<0.5	<1	6.18	3.4	33.4	<2	<0.5	8	250	<1	66	11	<0.5	22	203	1,510	462	<2	24	<5	<2	21	883	1.6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2	1	70	<0.1
Trip6	13/05/2021 ALS	<10	90	650	350	1,090	<10	120	890	120	1,130	<0.2	<0.5	<0.5	<0.5	<1	9.46	12.1	125	<2	<0.5	11	180	<1	16	14	<0.5	18	306	532	396	<2	14	<5	<2	30	737	2.4	0.19	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2	<1	110	<0.1
RPD		ND	NA	56	72	62	ND	62	60	NA	66	ND	ND	ND	ND	ND	42	112	116	ND	ND	NA	33	ND	122	24	ND	20	40	96	15	ND	53	ND	ND	71	21	40	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND
TP1-1	13/05/2021 ALS	<10	169	1,160	740	2,060	<10	230	1,650	360	2,240	<0.2	<0.5	<0.5	<0.5	<1	6.18	3.4	33.4	<2	<0.5	8	250	<1	66	11	<0.5	22	203	1,510	462	<2	24	<5	<2	21	883	1.6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2	1	70	<0.1
Trip66	13/05/2021 Eurofins	<20	180	760	580	1,520	<20	250	1,180	280	1,580	<0.1	<0.1	<0.1	<0.3	<0.5	5.8	8.4	85.4	<1	<0.5	8.6	240	<2	9	15	<1	29	210	790	620	<5	20	<2	<2	48	580	3	0.36	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<5	<100	<0.1
RPD		ND	17	43	24	32	ND	59	56	56	56	ND	ND	ND	ND	ND	6	85	61	ND	ND	NA	4	ND	176	31	ND	27	3	67	29	ND	18	ND	ND	78	41	67	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Legend:

LOR	Laboratory Limit of Reporting
bold	value is > LOR
--	not tested
RPD	Relative Percentage Difference
ND	not determined as one value is less than LOR or no RPD limit applies
NA	No RPD limit applies where at least one value reported by laboratory is less than two times the LOR
	passes criteria
	could not be determined (e.g. one value <LOR, or not tested for that analyte)
	fails criteria

$$RPD = \frac{Result1 - Result2}{Mean\ Result} * 100$$

No RPD limit applies where values reported by laboratory are less than two times the LOR
Where values reported by laboratory are less than 20 times the LOR, then the calculated RPD should be less than 50%
Where values reported by laboratory are 20 to 100 times the LOR, then the calculated RPD should be less than 30%
Where values reported by laboratory are greater than 100 times the LOR, then the calculated RPD should be less than 15%

Certificates of Analysis

Appendix O

pitt&sherry

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **EM2109096**	Page	: 1 of 12
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Gregory Gommers
Address	:	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61-3-8549 9600
Project	: Bridge club 10 selfs pt	Date Samples Received	: 19-May-2021 10:30
Order number	: P.21.0219	Date Analysis Commenced	: 19-May-2021
C-O-C number	: 22913	Issue Date	: 27-May-2021 18:40
Sampler	: FIONA KESERUE-PONTE		
Site	: Bridge club 10 selfs pt		
Quote number	: ME-261-21		
No. of samples received	: 5		
No. of samples analysed	: 5		

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, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive 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*
Ben Felgendrejeris	Senior Acid Sulfate Soil Chemist	Brisbane Acid Sulphate Soils, Stafford, QLD
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
Samantha Smith	Laboratory Coordinator	WRG Subcontracting, Springvale, VIC
Vanessa Phung	Team Leader - Asbestos	Melbourne Asbestos, Springvale, VIC

Page	:	2 of 12
Work Order	:	EM2109096
Client	:	Pitt & Sherry (Operations) Pty Ltd
Project	:	Bridge club 10 selfs pt

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the 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.

- EG048G: EM2109096 sample #2 poor matrix spike recovery for Hexavalent Chromium due to matrix effects. Confirmed by re-analysis.
- 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.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EG005T: EM2109096 #1, Poor duplicate precision for Lead due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The results observed are as follows: 558mg/kg, 8780mg/kg, 1510mg/kg, 1040mg/kg, 1340mg/kg and 1970 mg/kg.
- EG005T: EM2109096 #5, Poor duplicate precision for Copper due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The results observed are as follows: 103 mg/kg, 190mg/kg, 306mg/kg, 192mg/kg, 118mg/kg and 452 mg/kg.
- EG005T: EM2109096 #5, Poor duplicate precision for Lead due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The results observed are as follows: 3890 mg/kg, 349 mg/kg, 532 mg/kg, 1470 mg/kg, 6000 mg/kg and 979 mg/kg.
- EG005T: EM2109096 #5, Poor duplicate precision for Zinc due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The results observed are as follows: 1460 mg/kg, 346 mg/kg, 717 mg/kg, 980 mg/kg, 1860 mg/kg and 979 mg/kg.
- ASS: EA029 (SPOCAS): Retained Acidity not required because pH KCl greater than or equal to 4.5
- EP075(SIM): EM2109096_005 Poor duplicate precision due to sample heterogeneity. Confirmed by visual inspection.
- ASS: EA029 (SPOCAS): Laboratory determinations of ANC needs to be corroborated by effectiveness of the measured ANC in relation to incubation ANC. Unless corroborated, the results of ANC testing should be discounted when determining Net Acidity for comparison with action criteria, or for the determination of the acidity hazard and required liming amounts.
- ASS: EA029 (SPOCAS): Liming rate is calculated and reported on a dry weight basis assuming use of fine agricultural lime ($CaCO_3$) and using a safety factor of 1.5 to allow for non-homogeneous mixing and poor reactivity of lime. For conversion of Liming Rate from kg/t dry weight to kg/m3 in-situ soil, multiply reported results x wet bulk density of soil in t/m3.
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Trace' - Asbestos fibres ("Free Fibres") detected by trace analysis per AS4964. The result can be interpreted that the sample contains detectable 'respirable' asbestos fibres
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.

- EA200 Legend
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: For samples larger than 30g, the <2mm fraction may be sub-sampled prior to trace analysis as outlined in ISO23909:2008(E) Sect 6.3.2-2
- EA200: 'Yes' - Asbestos detected by polarised light microscopy including dispersion staining.
- EA200: 'No*' - No asbestos found, at the reporting limit of 0.1g/kg, by polarised light microscopy including dispersion staining. Asbestos material was detected and positively identified at concentrations estimated to be below 0.1g/kg.
- EA200: 'No' - No asbestos found at the reporting limit 0.1g/kg, by polarised light microscopy including dispersion staining.

Page : 4 of 12
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	Trip blank Trip blank sand	----	----	----	----
			Sampling date / time	18-May-2021 09:43	----	----	----	----
Compound	CAS Number	LOR	Unit	EM2109096-004	--------	--------	--------	--------
				Result	---	---	---	---
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	<1.0	----	----	----	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	10	mg/kg	<10	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	----	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	----	----	----	----
EP080: BTEXN								
Benzene	71-43-2	0.2	mg/kg	<0.2	----	----	----	----
Toluene	108-88-3	0.5	mg/kg	<0.5	----	----	----	----
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	----	----	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	----	----	----	----
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	----	----	----	----
^ Sum of BTEX	----	0.2	mg/kg	<0.2	----	----	----	----
^ Total Xylenes	----	0.5	mg/kg	<0.5	----	----	----	----
Naphthalene	91-20-3	1	mg/kg	<1	----	----	----	----
EP080S: TPH(V)/BTEX Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.2	%	**84.2**	----	----	----	----
Toluene-D8	2037-26-5	0.2	%	**82.4**	----	----	----	----
4-Bromofluorobenzene	460-00-4	0.2	%	**89.7**	----	----	----	----

Page	: 5 of 12
Work Order	: EM2109096
Client	: Pitt & Sherry (Operations) Pty Ltd
Project	: Bridge club 10 selfs pt

Analytical Results

Sub-Matrix: WASTE
(Matrix: SOIL)

Compound	CAS Number	LOR	Unit	Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
				Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
					EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
					Result	Result	Result	Result	----
EA029-A: pH Measurements									
pH KCl (23A)	----	0.1	pH Unit		9.4	8.7	8.9	----	----
pH OX (23B)	----	0.1	pH Unit		7.9	7.7	8.3	----	----
EA029-B: Acidity Trail									
Titratable Actual Acidity (23F)	----	2	mole H+ / t		<2	<2	<2	----	----
Titratable Peroxide Acidity (23G)	----	2	mole H+ / t		<2	<2	<2	----	----
Titratable Sulfidic Acidity (23H)	----	2	mole H+ / t		<2	<2	<2	----	----
sulfidic - Titratable Actual Acidity (s-23F)	----	0.020	% pyrite S		<0.020	<0.020	<0.020	----	----
sulfidic - Titratable Peroxide Acidity (s-23G)	----	0.020	% pyrite S		<0.020	<0.020	<0.020	----	----
sulfidic - Titratable Sulfidic Acidity (s-23H)	----	0.020	% pyrite S		<0.020	<0.020	<0.020	----	----
EA029-C: Sulfur Trail									
KCl Extractable Sulfur (23Ce)	----	0.020	% S		0.037	<0.020	<0.020	----	----
Peroxide Sulfur (23De)	----	0.020	% S		0.188	0.098	0.091	----	----
Peroxide Oxidisable Sulfur (23E)	----	0.020	% S		0.151	0.098	0.091	----	----
acidity - Peroxide Oxidisable Sulfur (a-23E)	----	10	mole H+ / t		94	61	56	----	----
EA029-D: Calcium Values									
KCl Extractable Calcium (23Vh)	----	0.020	% Ca		0.547	0.472	0.488	----	----
Peroxide Calcium (23Wh)	----	0.020	% Ca		2.11	1.58	1.84	----	----
Acid Reacted Calcium (23X)	----	0.020	% Ca		1.56	1.11	1.35	----	----
acidity - Acid Reacted Calcium (a-23X)	----	10	mole H+ / t		780	555	676	----	----
sulfidic - Acid Reacted Calcium (s-23X)	----	0.020	% S		1.25	0.890	1.08	----	----
EA029-E: Magnesium Values									
KCl Extractable Magnesium (23Sm)	----	0.020	% Mg		0.037	0.087	0.079	----	----
Peroxide Magnesium (23Tm)	----	0.020	% Mg		0.101	0.138	0.142	----	----
Acid Reacted Magnesium (23U)	----	0.020	% Mg		0.065	0.050	0.063	----	----
Acidity - Acid Reacted Magnesium (a-23U)	----	10	mole H+ / t		53	42	52	----	----
sulfidic - Acid Reacted Magnesium (s-23U)	----	0.020	% S		0.085	0.067	0.083	----	----
EA029-F: Excess Acid Neutralising Capacity									
Excess Acid Neutralising Capacity (23Q)	----	0.020	% CaCO3		4.00	2.95	3.70	----	----
acidity - Excess Acid Neutralising Capacity (a-23Q)	----	10	mole H+ / t		800	590	739	----	----
sulfidic - Excess Acid Neutralising Capacity (s-23Q)	----	0.020	% S		1.28	0.944	1.18	----	----

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Analytical Results

Sub-Matrix: WASTE (Matrix: SOIL)			Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
			Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
Compound	CAS Number	LOR	Unit	EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
				Result	Result	Result	Result	----
EA029-F: Excess Acid Neutralising Capacity - Continued								
EA029-H: Acid Base Accounting								
ANC Fineness Factor	----	0.5	-	1.5	1.5	1.5	----	----
Net Acidity (sulfur units)	----	0.02	% S	<0.02	<0.02	<0.02	----	----
Net Acidity (acidity units)	----	10	mole H+ / t	<10	<10	<10	----	----
Liming Rate	----	1	kg CaCO3/t	<1	<1	<1	----	----
Net Acidity excluding ANC (sulfur units)	----	0.02	% S	0.15	0.10	0.09	----	----
Net Acidity excluding ANC (acidity units)	----	10	mole H+ / t	94	61	56	----	----
Liming Rate excluding ANC	----	1	kg CaCO3/t	7	4	4	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	23.8	23.2	19.9	21.8	----
EA200: AS 4964 - 2004 Identification of Asbestos in Soils								
Asbestos Detected	1332-21-4	0.1	g/kg	No	No	No	----	----
Asbestos (Trace)	1332-21-4	5	Fibres	No	No	No	----	----
Asbestos Type	1332-21-4	-	--	-	-	-	----	----
Sample weight (dry)	----	0.01	g	31.0	20.0	39.3	----	----
APPROVED IDENTIFIER:	----	-	--	V.PHUNG	V.PHUNG	V.PHUNG	----	----
Synthetic Mineral Fibre	----	0.1	g/kg	No	No	No	----	----
Organic Fibre	----	0.1	g/kg	Yes	Yes	Yes	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	8	8	8	11	----
Barium	7440-39-3	10	mg/kg	250	110	120	180	----
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	----
Cadmium	7440-43-9	1	mg/kg	66	5	<1	16	----
Chromium	7440-47-3	2	mg/kg	11	15	19	14	----
Cobalt	7440-48-4	2	mg/kg	22	16	18	18	----
Copper	7440-50-8	5	mg/kg	203	132	107	306	----
Lead	7439-92-1	5	mg/kg	1510	155	136	532	----
Manganese	7439-96-5	5	mg/kg	462	515	534	396	----
Molybdenum	7439-98-7	2	mg/kg	<2	<2	<2	<2	----
Nickel	7440-02-0	2	mg/kg	24	20	21	14	----
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	----
Silver	7440-22-4	2	mg/kg	<2	<2	<2	<2	----
Tin	7440-31-5	5	mg/kg	21	40	54	10	----
Zinc	7440-66-6	5	mg/kg	883	338	666	717	----

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Sub-Matrix: WASTE (Matrix: SOIL)			Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
			Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
Compound	CAS Number	LOR	Unit	EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
				Result	Result	Result	Result	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	1.6	0.3	0.5	2.4	----
EG048: Hexavalent Chromium (Alkaline Digest)								
Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EK026SF: Total CN by Segmented Flow Analyser								
Total Cyanide	57-12-5	1	mg/kg	1	1	2	<1	----
EK040T: Fluoride Total								
Fluoride	16984-48-8	40	mg/kg	70	130	100	110	----
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	----
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	0.19	----
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	----

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Analytical Results

Sub-Matrix: WASTE (Matrix: SOIL)			Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
			Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
Compound	CAS Number	LOR	Unit	EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
				Result	Result	Result	Result	----
EP068A: Organochlorine Pesticides (OC) - Continued								
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/5 0-2	0.05	mg/kg	<0.05	<0.05	<0.05	**0.19**	----
EP075(SIM)A: Phenolic Compounds								
Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	<1	<1	----
2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	<2	<2	----
^ Sum of Phenols	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	**1.4**	**1.4**	**0.5**	----
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	**1.2**	**1.3**	<0.5	----
Acenaphthene	83-32-9	0.5	mg/kg	**0.6**	**2.3**	**2.8**	**2.2**	----
Fluorene	86-73-7	0.5	mg/kg	**0.7**	**4.5**	**5.2**	**2.1**	----
Phenanthrene	85-01-8	0.5	mg/kg	**5.4**	**29.1**	**33.8**	**19.6**	----
Anthracene	120-12-7	0.5	mg/kg	**1.3**	**7.1**	**8.2**	**4.5**	----
Fluoranthene	206-44-0	0.5	mg/kg	**6.7**	**36.8**	**42.1**	**26.1**	----
Pyrene	129-00-0	0.5	mg/kg	**6.3**	**33.6**	**37.8**	**22.4**	----
Benz(a)anthracene	56-55-3	0.5	mg/kg	**2.2**	**12.2**	**13.1**	**8.2**	----
Chrysene	218-01-9	0.5	mg/kg	**2.2**	**10.6**	**11.3**	**7.0**	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	**2.5**	**14.0**	**15.9**	**8.7**	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	**1.2**	**5.6**	**5.4**	**4.1**	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	**0.9**	**7.1**	**7.5**	**4.4**	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	**1.2**	**1.3**	**0.7**	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	**1.2**	**9.1**	**9.7**	**5.9**	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg	**33.4**	**190**	**213**	**125**	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg	**2.9**	**19.7**	**21.5**	**12.1**	----
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg	**3.2**	**19.7**	**21.5**	**12.1**	----

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Analytical Results

Sub-Matrix: WASTE (Matrix: SOIL)			Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
			Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
Compound	CAS Number	LOR	Unit	EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
				Result	Result	Result	Result	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued								
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg	3.4	19.7	21.5	12.1	----
EP075B: Polynuclear Aromatic Hydrocarbons								
Benzo(a)pyrene	50-32-8	0.05	mg/kg	6.18	16.1	13.5	9.46	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	10	mg/kg	<10	<10	<10	<10	----
C10 - C14 Fraction	----	50	mg/kg	160	100	90	90	----
C15 - C28 Fraction	----	100	mg/kg	1160	1120	1220	650	----
C29 - C36 Fraction	----	100	mg/kg	740	960	1050	350	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg	2060	2180	2360	1090	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	----
>C10 - C16 Fraction	----	50	mg/kg	230	150	140	120	----
>C16 - C34 Fraction	----	100	mg/kg	1650	1790	1980	890	----
>C34 - C40 Fraction	----	100	mg/kg	360	480	520	120	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	2240	2420	2640	1130	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	230	150	140	120	----
EP080: BTEXN								
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Ethylbenzene	100-41-4	0.5	mg/kg	<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	----
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
^ Sum of BTEX	----	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	----
^ Total Xylenes	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	----
Naphthalene	91-20-3	1	mg/kg	<1	<1	<1	<1	----
MM869: E.coli and Thermotolerant Coliforms by MPN								
Faecal Coliforms by MPN	----	10	MPN/g	<13	<12	<12	----	----
E.coli by MPN	----	10	MPN/g	<13	<12	<12	----	----
EP066S: PCB Surrogate								
Decachlorobiphenyl	2051-24-3	0.1	%	72.8	82.7	85.0	61.6	----
EP068S: Organochlorine Pesticide Surrogate								

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Analytical Results

Sub-Matrix: WASTE (Matrix: SOIL)				Sample ID	TP1-1	TP1-2	TP1-3	TripIA	----
				Sampling date / time	18-May-2021 09:35	18-May-2021 09:39	18-May-2021 09:41	18-May-2021 09:44	----
Compound	CAS Number	LOR	Unit		EM2109096-001	EM2109096-002	EM2109096-003	EM2109096-005	--------
					Result	Result	Result	Result	----
EP068S: Organochlorine Pesticide Surrogate - Continued									
Dibromo-DDE	21655-73-2	0.05	%		84.5	85.8	87.5	92.6	----
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	0.05	%		87.8	96.0	98.5	92.1	----
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		75.4	75.6	86.4	80.4	----
2-Chlorophenol-D4	93951-73-6	0.5	%		79.1	78.5	87.2	81.8	----
2.4.6-Tribromophenol	118-79-6	0.5	%		72.2	74.4	82.7	50.4	----
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		76.8	85.3	95.0	91.8	----
Anthracene-d10	1719-06-8	0.5	%		103	114	124	88.2	----
4-Terphenyl-d14	1718-51-0	0.5	%		97.4	97.9	107	98.0	----
EP075T: Base/Neutral Extractable Surrogates									
2-Fluorobiphenyl	321-60-8	0.025	%		103	107	102	117	----
Anthracene-d10	1719-06-8	0.025	%		105	112	104	113	----
4-Terphenyl-d14	1718-51-0	0.025	%		112	118	105	122	----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		80.4	77.8	77.4	77.6	----
Toluene-D8	2037-26-5	0.2	%		80.7	76.1	77.1	79.8	----
4-Bromofluorobenzene	460-00-4	0.2	%		81.2	80.1	83.1	93.1	----

Analytical Results

Descriptive Results

Sub-Matrix: WASTE

Method: Compound	Sample ID - Sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in Soils		
EA200: Description	TP1-1 - 18-May-2021 09:35	Brown grey clay like soil with rock and organic matter.
EA200: Description	TP1-2 - 18-May-2021 09:39	Brown grey clay like soil with rock and organic matter.
EA200: Description	TP1-3 - 18-May-2021 09:41	Brown grey clay like soil with rock and organic matter.

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
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: WASTE		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	36	140
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	62	128
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	40	139
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
EP075T: Base/Neutral Extractable Surrogates			
2-Fluorobiphenyl	321-60-8	35	126
Anthracene-d10	1719-06-8	40	135
4-Terphenyl-d14	1718-51-0	42	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

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Project	:	Bridge club 10 selfs pt

Inter-Laboratory Testing

Analysis conducted by ALS Brisbane, NATA accreditation no. 825, site no. 818 (Chemistry) 18958 (Biology).

(SOIL) EA029-D: Calcium Values

(SOIL) EA029-E: Magnesium Values

(SOIL) EA029-F: Excess Acid Neutralising Capacity

(SOIL) EA029-H: Acid Base Accounting

(SOIL) EA029-G: Retained Acidity

(SOIL) EA029-A: pH Measurements

(SOIL) EA029-C: Sulfur Trail

(SOIL) EA029-B: Acidity Trail

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Certificate of Analysis

Pitt & Sherry (Operations) Pty Ltd
4th Floor, 113 Cimitiere Street
Launceston
Tasmania 7250

NATA Accredited
Accreditation Number 1261
Site Number 1254 & 14271

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection and proficiency testing scheme providers reports.

Attention: **Fiona**

Report **796715-S**
Project name BRIDGE CLUB 10 SELFS PT
Received Date May 20, 2021

Client Sample ID			**TRIP B**
Sample Matrix			**Soil**
Eurofins Sample No.			**M21-My39567**
Date Sampled			**May 18, 2021**
Test/Reference	LOR	Unit	
BTEX			
Benzene	0.1	mg/kg	< 0.1
Toluene	0.1	mg/kg	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2
o-Xylene	0.1	mg/kg	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3
4-Bromofluorobenzene (surr.)	1	%	75
Total Recoverable Hydrocarbons - 2013 NEPM Fractions			
Naphthalene[N02]	0.5	mg/kg	< 0.5
TRH C6-C10	20	mg/kg	< 20
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20
TRH >C10-C16	50	mg/kg	250
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	250
TRH >C16-C34	100	mg/kg	1100
TRH >C34-C40	100	mg/kg	240
TRH >C10-C40 (total)*	100	mg/kg	1590
Total Recoverable Hydrocarbons			
TRH C6-C9	20	mg/kg	< 20
Benzo(a)pyrene	0.005	mg/kg	5.8
Chromium (hexavalent)	1	mg/kg	< 1
Cyanide (total)	5	mg/kg	< 5
Fluoride (Total)	100	mg/kg	< 100
% Moisture	1	%	27
Total Recoverable Hydrocarbons - 1999 NEPM Fractions			
TRH C10-C14	20	mg/kg	190
TRH C15-C28	50	mg/kg	750
TRH C29-C36	50	mg/kg	580
TRH C10-C36 (Total)	50	mg/kg	1520
Polycyclic Aromatic Hydrocarbons			
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	8.4
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	8.4
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	8.4
Acenaphthene	0.5	mg/kg	1.9
Acenaphthylene	0.5	mg/kg	< 0.5
Anthracene	0.5	mg/kg	2.4

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Client Sample ID			TRIP B
Sample Matrix			Soil
Eurofins Sample No.			M21-My39567
Date Sampled			May 18, 2021
Test/Reference	LOR	Unit	
Polycyclic Aromatic Hydrocarbons			
Benz(a)anthracene	0.5	mg/kg	5.4
Benzo(a)pyrene	0.5	mg/kg	5.8
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	5.7
Benzo(g.h.i)perylene	0.5	mg/kg	2.0
Benzo(k)fluoranthene	0.5	mg/kg	5.0
Chrysene	0.5	mg/kg	6.3
Dibenz(a.h)anthracene	0.5	mg/kg	0.6
Fluoranthene	0.5	mg/kg	15
Fluorene	0.5	mg/kg	3.0
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	3.0
Naphthalene	0.5	mg/kg	1.3
Phenanthrene	0.5	mg/kg	13
Pyrene	0.5	mg/kg	15
Total PAH*	0.5	mg/kg	85.4
2-Fluorobiphenyl (surr.)	1	%	66
p-Terphenyl-d14 (surr.)	1	%	74
Organochlorine Pesticides			
Chlordanes - Total	0.1	mg/kg	< 0.1
4.4'-DDD	0.05	mg/kg	0.06
4.4'-DDE	0.05	mg/kg	< 0.05
4.4'-DDT	0.05	mg/kg	< 0.05
a-BHC	0.05	mg/kg	< 0.05
Aldrin	0.05	mg/kg	< 0.05
b-BHC	0.05	mg/kg	< 0.05
d-BHC	0.05	mg/kg	< 0.05
Dieldrin	0.05	mg/kg	< 0.05
Endosulfan I	0.05	mg/kg	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05
Endrin	0.05	mg/kg	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05
g-BHC (Lindane)	0.05	mg/kg	< 0.05
Heptachlor	0.05	mg/kg	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05
Toxaphene	0.1	mg/kg	< 0.1
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	0.06
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1
Dibutylchlorendate (surr.)	1	%	59
Tetrachloro-m-xylene (surr.)	1	%	72
Polychlorinated Biphenyls			
Aroclor-1016	0.1	mg/kg	< 0.1
Aroclor-1221	0.1	mg/kg	< 0.1
Aroclor-1232	0.1	mg/kg	< 0.1
Aroclor-1242	0.1	mg/kg	< 0.1

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Client Sample ID			TRIP B
Sample Matrix			Soil
Eurofins Sample No.			M21-My39567
Date Sampled			May 18, 2021
Test/Reference	LOR	Unit	
Polychlorinated Biphenyls			
Aroclor-1248	0.1	mg/kg	< 0.1
Aroclor-1254	0.1	mg/kg	< 0.1
Aroclor-1260	0.1	mg/kg	< 0.1
Total PCB*	0.1	mg/kg	< 0.1
Dibutylchlorendate (surr.)	1	%	59
Tetrachloro-m-xylene (surr.)	1	%	72
Phenols (Halogenated)			
2-Chlorophenol	0.5	mg/kg	< 0.5
2.4-Dichlorophenol	0.5	mg/kg	< 0.5
2.4.5-Trichlorophenol	1	mg/kg	< 1
2.4.6-Trichlorophenol	1	mg/kg	< 1
2.6-Dichlorophenol	0.5	mg/kg	< 0.5
4-Chloro-3-methylphenol	1	mg/kg	< 1
Pentachlorophenol	1	mg/kg	< 1
Tetrachlorophenols - Total	10	mg/kg	< 10
Total Halogenated Phenol*	1	mg/kg	< 1
Phenols (non-Halogenated)			
2-Cyclohexyl-4.6-dinitrophenol	20	mg/kg	< 20
2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5
2-Methylphenol (o-Cresol)	0.2	mg/kg	< 0.2
2-Nitrophenol	1.0	mg/kg	< 1
2.4-Dimethylphenol	0.5	mg/kg	< 0.5
2.4-Dinitrophenol	5	mg/kg	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg	< 0.4
4-Nitrophenol	5	mg/kg	< 5
Dinoseb	20	mg/kg	< 20
Phenol	0.5	mg/kg	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20
Phenol-d6 (surr.)	1	%	49
Heavy Metals			
Arsenic	2	mg/kg	8.6
Barium	10	mg/kg	240
Beryllium	2	mg/kg	< 2
Cadmium	0.4	mg/kg	4.6
Chromium	5	mg/kg	15
Cobalt	5	mg/kg	29
Copper	5	mg/kg	210
Lead	5	mg/kg	750
Manganese	5	mg/kg	620
Mercury	0.1	mg/kg	3.2
Molybdenum	5	mg/kg	< 5
Nickel	5	mg/kg	20
Selenium	2	mg/kg	< 2
Silver	2	mg/kg	< 2
Tin	10	mg/kg	48
Zinc	5	mg/kg	580
Pathogens			
E.coli (MPN)	1	MPN/g	see attached
Thermotolerant Coliforms (MPN)	1	MPN/g	

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Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
BTEX - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	May 21, 2021	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	May 21, 2021	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	May 21, 2021	14 Days
Total Recoverable Hydrocarbons - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	May 21, 2021	14 Days
Benzo(a)pyrene - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water (trace)	Melbourne	May 21, 2021	0 Days
Chromium (hexavalent) - Method: APHA 3500-Cr Hexavalent Chromium- (Extraction:- USEPA3060)	Melbourne	May 21, 2021	28 Days
Cyanide (total) - Method: LTM-INO-4020 Total Free WAD Cyanide by CFA	Melbourne	May 21, 2021	14 Days
Fluoride (Total) - Method: LTM-INO-4150 Determination of Total Fluoride PART B – ISE	Melbourne	May 22, 2021	28 Days
Total Recoverable Hydrocarbons - 1999 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	May 21, 2021	14 Days
Polycyclic Aromatic Hydrocarbons - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water	Melbourne	May 21, 2021	14 Days
Organochlorine Pesticides - Method: LTM-ORG-2220 OCP & PCB in Soil and Water (USEPA 8270)	Melbourne	May 21, 2021	14 Days
Polychlorinated Biphenyls - Method: LTM-ORG-2220 OCP & PCB in Soil and Water (USEPA 8082)	Melbourne	May 21, 2021	28 Days
Phenols (Halogenated) - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water	Melbourne	May 21, 2021	14 Days
Phenols (non-Halogenated) - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water	Melbourne	May 21, 2021	14 Days
Heavy Metals - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Melbourne	May 21, 2021	180 Days
Mercury - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Melbourne	May 21, 2021	28 Days
% Moisture - Method: LTM-GEN-7080 Moisture	Melbourne	May 20, 2021	14 Days
Thermotolerant Coliforms (MPN) - Method: Inhouse: Thermotolerant Coliforms in Soil by MPN*	WaterTestingVic	May 20, 2021	72 Hours

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Company Name:	Pitt & Sherry (Operations) Pty Ltd	**Order No.:**	
Address:	4th Floor, 113 Cimitiere Street Launceston Tasmania 7250	**Report #:**	796715
		Phone:	03 6323 1900
		Fax:	03 6334 4651
Project Name:	BRIDGE CLUB 10 SELFS PT		

Received:	May 20, 2021 8:00 AM
Due:	May 27, 2021
Priority:	5 Day
Contact Name:	Fiona

Eurofins Analytical Services Manager : Michael Morrison

Sample Detail						E.coli (MPN)	Thermotolerant Coliforms (MPN)	Moisture Set	TAS EPA - Contaminated Soil Classification - Excluding TBT
Melbourne Laboratory - NATA Site # 1254 & 14271						X	X	X	X
Sydney Laboratory - NATA Site # 18217									
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
Mayfield Laboratory - NATA Site # 25079									
External Laboratory									
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**				
1	TRIP B	May 18, 2021	9:46AM	Soil	M21-My39567	X	X	X	X
Test Counts						1	1	1	1

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Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. Information identified on this report with blue colour, indicates data provided by customer, that may have an impact on the results.
9. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

**NOTE: pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
ug/L: micrograms per litre
ppm: Parts per million
ppb: Parts per billion
%: Percentage
org/100mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	US Department of Defense Quality Systems Manual Version 5.3
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient

QC - Acceptance Criteria

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries: Recoveries must lie between 20-130% Phenols & 50-150% PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.3 where no positive PFAS results have been reported have been reviewed and no data was affected.

WA DWER (n=10): PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC Data General Comments

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxaphene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling.Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
9. For Matrix Spikes and LCS results a dash " -" in the report means that the specific analyte was not added to the QC sample.
10. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

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Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
BTEX							
Benzene	mg/kg	< 0.1			0.1	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total*	mg/kg	< 0.3			0.3	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
TRH >C10-C16	mg/kg	< 50			50	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
Method Blank							
Total Recoverable Hydrocarbons							
TRH C6-C9	mg/kg	< 20			20	Pass	
Method Blank							
Cyanide (total)	mg/kg	< 5			5	Pass	
Fluoride (Total)	mg/kg	< 100			100	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
Method Blank							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	mg/kg	< 0.5			0.5	Pass	
Acenaphthylene	mg/kg	< 0.5			0.5	Pass	
Anthracene	mg/kg	< 0.5			0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5			0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5			0.5	Pass	
Benzo(b&j)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Benzo(g.h.i)perylene	mg/kg	< 0.5			0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Chrysene	mg/kg	< 0.5			0.5	Pass	
Dibenz(a.h)anthracene	mg/kg	< 0.5			0.5	Pass	
Fluoranthene	mg/kg	< 0.5			0.5	Pass	
Fluorene	mg/kg	< 0.5			0.5	Pass	
Indeno(1.2.3-cd)pyrene	mg/kg	< 0.5			0.5	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
Phenanthrene	mg/kg	< 0.5			0.5	Pass	
Pyrene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Organochlorine Pesticides							
Chlordanes - Total	mg/kg	< 0.1			0.1	Pass	
4.4'-DDD	mg/kg	< 0.05			0.05	Pass	
4.4'-DDE	mg/kg	< 0.05			0.05	Pass	
4.4'-DDT	mg/kg	< 0.05			0.05	Pass	
a-BHC	mg/kg	< 0.05			0.05	Pass	
Aldrin	mg/kg	< 0.05			0.05	Pass	

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Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
b-BHC	mg/kg	< 0.05			0.05	Pass	
d-BHC	mg/kg	< 0.05			0.05	Pass	
Dieldrin	mg/kg	< 0.05			0.05	Pass	
Endosulfan I	mg/kg	< 0.05			0.05	Pass	
Endosulfan II	mg/kg	< 0.05			0.05	Pass	
Endosulfan sulphate	mg/kg	< 0.05			0.05	Pass	
Endrin	mg/kg	< 0.05			0.05	Pass	
Endrin aldehyde	mg/kg	< 0.05			0.05	Pass	
Endrin ketone	mg/kg	< 0.05			0.05	Pass	
g-BHC (Lindane)	mg/kg	< 0.05			0.05	Pass	
Heptachlor	mg/kg	< 0.05			0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05			0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05			0.05	Pass	
Methoxychlor	mg/kg	< 0.05			0.05	Pass	
Toxaphene	mg/kg	< 0.1			0.1	Pass	
Method Blank							
Polychlorinated Biphenyls							
Aroclor-1016	mg/kg	< 0.1			0.1	Pass	
Aroclor-1221	mg/kg	< 0.1			0.1	Pass	
Aroclor-1232	mg/kg	< 0.1			0.1	Pass	
Aroclor-1242	mg/kg	< 0.1			0.1	Pass	
Aroclor-1248	mg/kg	< 0.1			0.1	Pass	
Aroclor-1254	mg/kg	< 0.1			0.1	Pass	
Aroclor-1260	mg/kg	< 0.1			0.1	Pass	
Total PCB*	mg/kg	< 0.1			0.1	Pass	
Method Blank							
Phenols (Halogenated)							
2-Chlorophenol	mg/kg	< 0.5			0.5	Pass	
2.4-Dichlorophenol	mg/kg	< 0.5			0.5	Pass	
2.4.5-Trichlorophenol	mg/kg	< 1			1	Pass	
2.4.6-Trichlorophenol	mg/kg	< 1			1	Pass	
2.6-Dichlorophenol	mg/kg	< 0.5			0.5	Pass	
4-Chloro-3-methylphenol	mg/kg	< 1			1	Pass	
Pentachlorophenol	mg/kg	< 1			1	Pass	
Tetrachlorophenols - Total	mg/kg	< 10			10	Pass	
Method Blank							
Phenols (non-Halogenated)							
2-Cyclohexyl-4.6-dinitrophenol	mg/kg	< 20			20	Pass	
2-Methyl-4.6-dinitrophenol	mg/kg	< 5			5	Pass	
2-Methylphenol (o-Cresol)	mg/kg	< 0.2			0.2	Pass	
2-Nitrophenol	mg/kg	< 1			1.0	Pass	
2.4-Dimethylphenol	mg/kg	< 0.5			0.5	Pass	
2.4-Dinitrophenol	mg/kg	< 5			5	Pass	
3&4-Methylphenol (m&p-Cresol)	mg/kg	< 0.4			0.4	Pass	
4-Nitrophenol	mg/kg	< 5			5	Pass	
Dinoseb	mg/kg	< 20			20	Pass	
Phenol	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Heavy Metals							
Arsenic	mg/kg	< 2			2	Pass	
Barium	mg/kg	< 10			10	Pass	
Beryllium	mg/kg	< 2			2	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Chromium	mg/kg	< 5			5	Pass	

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Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Cobalt	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	
Manganese	mg/kg	< 5			5	Pass	
Mercury	mg/kg	< 0.1			0.1	Pass	
Molybdenum	mg/kg	< 5			5	Pass	
Nickel	mg/kg	< 5			5	Pass	
Selenium	mg/kg	< 2			2	Pass	
Silver	mg/kg	< 2			2	Pass	
Tin	mg/kg	< 10			10	Pass	
Zinc	mg/kg	< 5			5	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	113			70-130	Pass	
Toluene	%	122			70-130	Pass	
Ethylbenzene	%	108			70-130	Pass	
m&p-Xylenes	%	112			70-130	Pass	
Xylenes - Total*	%	111			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	%	105			70-130	Pass	
TRH C6-C10	%	118			70-130	Pass	
TRH >C10-C16	%	115			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons							
TRH C6-C9	%	122			70-130	Pass	
LCS - % Recovery							
Cyanide (total)	%	97			70-130	Pass	
Fluoride (Total)	%	94			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C10-C14	%	117			70-130	Pass	
LCS - % Recovery							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	%	109			70-130	Pass	
Acenaphthylene	%	129			70-130	Pass	
Anthracene	%	106			70-130	Pass	
Benz(a)anthracene	%	105			70-130	Pass	
Benzo(a)pyrene	%	100			70-130	Pass	
Benzo(b&j)fluoranthene	%	114			70-130	Pass	
Benzo(g.h.i)perylene	%	115			70-130	Pass	
Benzo(k)fluoranthene	%	101			70-130	Pass	
Chrysene	%	119			70-130	Pass	
Dibenz(a.h)anthracene	%	90			70-130	Pass	
Fluoranthene	%	108			70-130	Pass	
Fluorene	%	125			70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	91			70-130	Pass	
Naphthalene	%	112			70-130	Pass	
Phenanthrene	%	88			70-130	Pass	
Pyrene	%	110			70-130	Pass	
LCS - % Recovery							
Organochlorine Pesticides							
Chlordanes - Total	%	113			70-130	Pass	
4.4'-DDD	%	114			70-130	Pass	

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Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
4.4'-DDE	%	120			70-130	Pass	
4.4'-DDT	%	75			70-130	Pass	
a-BHC	%	108			70-130	Pass	
Aldrin	%	123			70-130	Pass	
b-BHC	%	80			70-130	Pass	
d-BHC	%	105			70-130	Pass	
Dieldrin	%	102			70-130	Pass	
Endosulfan I	%	105			70-130	Pass	
Endosulfan II	%	109			70-130	Pass	
Endosulfan sulphate	%	91			70-130	Pass	
Endrin	%	111			70-130	Pass	
Endrin aldehyde	%	96			70-130	Pass	
Endrin ketone	%	83			70-130	Pass	
g-BHC (Lindane)	%	130			70-130	Pass	
Heptachlor	%	82			70-130	Pass	
Heptachlor epoxide	%	123			70-130	Pass	
Hexachlorobenzene	%	111			70-130	Pass	
Methoxychlor	%	74			70-130	Pass	
LCS - % Recovery							
Polychlorinated Biphenyls							
Aroclor-1260	%	81			70-130	Pass	
LCS - % Recovery							
Phenols (Halogenated)							
2-Chlorophenol	%	96			30-130	Pass	
2.4-Dichlorophenol	%	83			30-130	Pass	
2.4.5-Trichlorophenol	%	106			30-130	Pass	
2.4.6-Trichlorophenol	%	113			30-130	Pass	
2.6-Dichlorophenol	%	108			30-130	Pass	
4-Chloro-3-methylphenol	%	117			30-130	Pass	
Pentachlorophenol	%	74			30-130	Pass	
Tetrachlorophenols - Total	%	101			30-130	Pass	
LCS - % Recovery							
Phenols (non-Halogenated)							
2-Cyclohexyl-4.6-dinitrophenol	%	41			30-130	Pass	
2-Methyl-4.6-dinitrophenol	%	57			30-130	Pass	
2-Methylphenol (o-Cresol)	%	92			30-130	Pass	
2-Nitrophenol	%	123			30-130	Pass	
2.4-Dimethylphenol	%	117			30-130	Pass	
2.4-Dinitrophenol	%	40			30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	%	99			30-130	Pass	
4-Nitrophenol	%	101			30-130	Pass	
Dinoseb	%	70			30-130	Pass	
Phenol	%	98			30-130	Pass	
LCS - % Recovery							
Heavy Metals							
Arsenic	%	108			80-120	Pass	
Barium	%	109			80-120	Pass	
Beryllium	%	104			80-120	Pass	
Cadmium	%	98			80-120	Pass	
Chromium	%	114			80-120	Pass	
Cobalt	%	110			80-120	Pass	
Copper	%	109			80-120	Pass	
Lead	%	110			80-120	Pass	
Manganese	%	106			80-120	Pass	

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Test			Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Mercury			%	102			80-120	Pass	
Molybdenum			%	110			80-120	Pass	
Nickel			%	108			80-120	Pass	
Selenium			%	106			80-120	Pass	
Silver			%	98			80-120	Pass	
Tin			%	106			80-120	Pass	
Zinc			%	109			80-120	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Spike - % Recovery									
BTEX				Result 1					
Benzene	M21-My38070	NCP	%	108			70-130	Pass	
Toluene	M21-My38070	NCP	%	115			70-130	Pass	
Ethylbenzene	M21-My38070	NCP	%	101			70-130	Pass	
m&p-Xylenes	M21-My38070	NCP	%	106			70-130	Pass	
o-Xylene	M21-My38070	NCP	%	103			70-130	Pass	
Xylenes - Total*	M21-My38070	NCP	%	105			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1					
Naphthalene	M21-My38070	NCP	%	117			70-130	Pass	
TRH C6-C10	M21-My38070	NCP	%	99			70-130	Pass	
TRH >C10-C16	M21-My39474	NCP	%	106			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons				Result 1					
TRH C6-C9	M21-My38070	NCP	%	103			70-130	Pass	
Spike - % Recovery									
				Result 1					
Cyanide (total)	M20-No17406	NCP	%	67			70-130	Fail	Q08
Fluoride (Total)	M21-My40625	NCP	%	93			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1					
TRH C10-C14	M21-My39474	NCP	%	109			70-130	Pass	
Spike - % Recovery									
Polycyclic Aromatic Hydrocarbons				Result 1					
Acenaphthene	M21-My36751	NCP	%	79			70-130	Pass	
Acenaphthylene	M21-My36751	NCP	%	87			70-130	Pass	
Anthracene	M21-My36751	NCP	%	80			70-130	Pass	
Benz(a)anthracene	M21-My36751	NCP	%	101			70-130	Pass	
Benzo(a)pyrene	M21-My36751	NCP	%	84			70-130	Pass	
Benzo(b&j)fluoranthene	M21-My36751	NCP	%	104			70-130	Pass	
Benzo(g.h.i)perylene	M21-My36751	NCP	%	78			70-130	Pass	
Benzo(k)fluoranthene	M21-My36751	NCP	%	80			70-130	Pass	
Chrysene	M21-My36751	NCP	%	105			70-130	Pass	
Dibenz(a.h)anthracene	M21-My36751	NCP	%	92			70-130	Pass	
Fluoranthene	M21-My36751	NCP	%	82			70-130	Pass	
Fluorene	M21-My36751	NCP	%	90			70-130	Pass	
Indeno(1.2.3-cd)pyrene	M21-My36751	NCP	%	100			70-130	Pass	
Naphthalene	M21-My36751	NCP	%	76			70-130	Pass	
Phenanthrene	M21-My36751	NCP	%	85			70-130	Pass	
Pyrene	M21-My36751	NCP	%	80			70-130	Pass	
Spike - % Recovery									
Organochlorine Pesticides				Result 1					
Chlordanes - Total	M21-My40974	NCP	%	94			70-130	Pass	
4.4'-DDD	M21-My40974	NCP	%	97			70-130	Pass	
4.4'-DDE	M21-My40974	NCP	%	88			70-130	Pass	

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
4.4'-DDT	M21-My40974	NCP	%	96			70-130	Pass	
a-BHC	M21-My40974	NCP	%	103			70-130	Pass	
Aldrin	M21-My40974	NCP	%	92			70-130	Pass	
b-BHC	M21-My40974	NCP	%	83			70-130	Pass	
d-BHC	M21-My40974	NCP	%	96			70-130	Pass	
Dieldrin	M21-My40974	NCP	%	108			70-130	Pass	
Endosulfan I	M21-My40974	NCP	%	97			70-130	Pass	
Endosulfan II	M21-My40974	NCP	%	102			70-130	Pass	
Endosulfan sulphate	M21-My40974	NCP	%	106			70-130	Pass	
Endrin	M21-My40974	NCP	%	106			70-130	Pass	
Endrin aldehyde	M21-My40974	NCP	%	99			70-130	Pass	
Endrin ketone	M21-My40974	NCP	%	83			70-130	Pass	
g-BHC (Lindane)	M21-My40974	NCP	%	100			70-130	Pass	
Heptachlor	M21-My40974	NCP	%	104			70-130	Pass	
Heptachlor epoxide	M21-My40974	NCP	%	88			70-130	Pass	
Hexachlorobenzene	M21-My40974	NCP	%	92			70-130	Pass	
Methoxychlor	M21-My40974	NCP	%	112			70-130	Pass	
Spike - % Recovery									
Phenols (Halogenated)				Result 1					
2-Chlorophenol	M21-My36751	NCP	%	60			30-130	Pass	
2.4-Dichlorophenol	M21-My40506	NCP	%	81			30-130	Pass	
2.4.5-Trichlorophenol	M21-My36751	NCP	%	49			30-130	Pass	
2.4.6-Trichlorophenol	M21-My36751	NCP	%	49			30-130	Pass	
2.6-Dichlorophenol	M21-My36751	NCP	%	57			30-130	Pass	
4-Chloro-3-methylphenol	M21-My36751	NCP	%	56			30-130	Pass	
Pentachlorophenol	M21-My40506	NCP	%	78			30-130	Pass	
Tetrachlorophenols - Total	M21-My36751	NCP	%	80			30-130	Pass	
Spike - % Recovery									
Phenols (non-Halogenated)				Result 1					
2-Cyclohexyl-4.6-dinitrophenol	M21-My40506	NCP	%	98			30-130	Pass	
2-Methyl-4.6-dinitrophenol	M21-My40506	NCP	%	74			30-130	Pass	
2-Methylphenol (o-Cresol)	M21-My36751	NCP	%	61			30-130	Pass	
2-Nitrophenol	M21-My36751	NCP	%	50			30-130	Pass	
2.4-Dimethylphenol	M21-My36751	NCP	%	84			30-130	Pass	
2.4-Dinitrophenol	B21-My37196	NCP	%	31			30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	M21-My36751	NCP	%	63			30-130	Pass	
4-Nitrophenol	M21-My40506	NCP	%	74			30-130	Pass	
Dinoseb	M21-My40506	NCP	%	74			30-130	Pass	
Phenol	M21-My36751	NCP	%	68			30-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Arsenic	M21-My43738	NCP	%	104			75-125	Pass	
Barium	M21-My43133	NCP	%	114			75-125	Pass	
Beryllium	M21-My43738	NCP	%	118			75-125	Pass	
Cadmium	M21-My43738	NCP	%	118			75-125	Pass	
Chromium	M21-My43738	NCP	%	78			75-125	Pass	
Cobalt	M21-My43738	NCP	%	104			75-125	Pass	
Copper	M21-My43738	NCP	%	108			75-125	Pass	
Lead	M21-My43738	NCP	%	101			75-125	Pass	
Mercury	M21-My43728	NCP	%	121			75-125	Pass	
Molybdenum	M21-My43738	NCP	%	118			75-125	Pass	
Nickel	M21-My43738	NCP	%	89			75-125	Pass	
Selenium	M21-My43738	NCP	%	99			75-125	Pass	
Silver	M21-My43738	NCP	%	126			75-125	Fail	

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Tin	M21-My43738	NCP	%	122			75-125	Pass	
Zinc	M21-My43738	NCP	%	95			75-125	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	M21-My40079	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	M21-My40079	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	M21-My40079	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	M21-My40079	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	M21-My40079	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total*	M21-My40079	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
Naphthalene	M21-My40079	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	M21-My40079	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH >C10-C16	M21-My39473	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	M21-My39473	NCP	mg/kg	< 100	< 100	<1	30%	Pass	
TRH >C34-C40	M21-My39473	NCP	mg/kg	< 100	< 100	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
TRH C6-C9	M21-My40079	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Chromium (hexavalent)	M21-My40502	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Cyanide (total)	M21-My43133	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Fluoride (Total)	M21-My36726	NCP	mg/kg	310	290	6.2	30%	Pass	
% Moisture	M21-My39638	NCP	%	16	18	14	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1	Result 2	RPD			
TRH C10-C14	M21-My39473	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	M21-My39473	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH C29-C36	M21-My39473	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
Duplicate									
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD			
Acenaphthene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	M21-My37066	NCP	mg/kg	0.5	< 0.5	18	30%	Pass	
Benzo(a)pyrene	M21-My37066	NCP	mg/kg	0.7	< 0.5	69	30%	Fail	Q15
Benzo(b&j)fluoranthene	M21-My37066	NCP	mg/kg	0.8	0.6	33	30%	Fail	Q15
Benzo(g.h.i)perylene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(k)fluoranthene	M21-My37066	NCP	mg/kg	0.8	0.6	25	30%	Pass	
Chrysene	M21-My37066	NCP	mg/kg	0.5	0.5	3.0	30%	Pass	
Dibenz(a.h)anthracene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	M21-My37066	NCP	mg/kg	1.3	1.0	20	30%	Pass	
Fluorene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1.2.3-cd)pyrene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Naphthalene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Phenanthrene	M21-My37066	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Pyrene	M21-My37066	NCP	mg/kg	1.3	1.1	20	30%	Pass	

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Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
Chlordanes - Total	M21-My36915	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
4.4'-DDD	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDE	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDT	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
a-BHC	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Aldrin	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
b-BHC	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
d-BHC	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dieldrin	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan I	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan II	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan sulphate	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin aldehyde	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin ketone	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
g-BHC (Lindane)	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor epoxide	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Hexachlorobenzene	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methoxychlor	M21-My36915	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Toxaphene	M21-My36915	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Duplicate									
Phenols (Halogenated)				Result 1	Result 2	RPD			
2-Chlorophenol	M21-My36915	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dichlorophenol	M21-My36915	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4.5-Trichlorophenol	M21-My36915	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4.6-Trichlorophenol	M21-My36915	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.6-Dichlorophenol	M21-My36915	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chloro-3-methylphenol	M21-My36915	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Pentachlorophenol	M21-My36915	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Tetrachlorophenols - Total	M21-My36915	NCP	mg/kg	< 10	< 10	<1	30%	Pass	
Duplicate									
Phenols (non-Halogenated)				Result 1	Result 2	RPD			
2-Cyclohexyl-4.6-dinitrophenol	M21-My36915	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
2-Methyl-4.6-dinitrophenol	M21-My36915	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
2-Methylphenol (o-Cresol)	M21-My36915	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
2-Nitrophenol	M21-My36915	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4-Dimethylphenol	M21-My36915	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dinitrophenol	M21-My36915	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
3&4-Methylphenol (m&p-Cresol)	M21-My36915	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
4-Nitrophenol	M21-My36915	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Dinoseb	M21-My36915	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Phenol	M21-My36915	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M21-My43738	NCP	mg/kg	11	10	6.0	30%	Pass	
Barium	M21-My43738	NCP	mg/kg	270	260	2.0	30%	Pass	
Beryllium	M21-My43738	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Cadmium	M21-My43738	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	M21-My43738	NCP	mg/kg	96	93	4.0	30%	Pass	
Cobalt	M21-My43738	NCP	mg/kg	31	30	2.0	30%	Pass	
Copper	M21-My43738	NCP	mg/kg	22	21	4.0	30%	Pass	
Lead	M21-My43738	NCP	mg/kg	35	33	5.0	30%	Pass	
Manganese	M21-My43738	NCP	mg/kg	440	430	4.0	30%	Pass	

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Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Mercury	M21-My43738	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Molybdenum	M21-My43738	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Nickel	M21-My43738	NCP	mg/kg	60	57	4.0	30%	Pass	
Selenium	M21-My43738	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Silver	M21-My43738	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Tin	M21-My43738	NCP	mg/kg	< 10	< 10	<1	30%	Pass	
Zinc	M21-My43738	NCP	mg/kg	51	51	<1	30%	Pass	

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Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q08	The matrix spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference.
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Michael Morrison	Analytical Services Manager
Emily Rosenberg	Senior Analyst-Metal (VIC)
Joseph Edouard	Senior Analyst-Organic (VIC)
Nandhini Uthayakumaran	Senior Analyst-Microbiology (WTV)
Scott Beddoes	Senior Analyst-Inorganic (VIC)
Vivian Wang	Senior Analyst-Volatile (VIC)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

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ANALYTICAL REPORT

REPORT CODE	AR-21-NV-003449-01	REPORT DATE	22/05/2021

For the attention of
Eurofins Environment Testing Australia Pty Ltd
Analytical Reports
6 Monterey Road
Dandenong South
3175 Melbourne
AUSTRALIA
Phone +61 3 8564 5064
Email EnviroReportsau@eurofins.com

Contact for your orders:	Jingjia He	**Order code:**	EUAUTWU-00003700
Submission Reference:	Merged from order cau001-order-796715-210521.xml	**Purchase Order Number:**	796715

SAMPLE CODE **726-2021-00009335**

Client Reference:	21-My39567		
Sample described as:	TRIP B		
Reception Date:	20/05/2021	**Reception temperature:**	5
Analysis Starting Date:	21/05/2021	**Analysis Ending Date:**	22/05/2021
Sampled Date & Time	18/05/2021 12:00:00		

	RESULTS		LOQ
VQ239 E.coli			
Analysis Starting Date: 21/05/2021 10:00			
E.Coli	<10	MPN/g	1
VQ255 Thermotolerant Coliforms			
Analysis Starting Date: 21/05/2021 10:00			
Thermotolerant coliforms	<10	MPN/g	1

LIST OF METHODS

VQ239 **E.coli:** Internal Method
VQ255 **Thermotolerant Coliforms:** Internal Method ()

Signature

Loveleen Kaur Business Unit Manager

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EXPLANATORY NOTE

◆ test is not accredited
○ test is subcontracted within Eurofins group and is accredited
● test is subcontracted within Eurofins group and is not accredited
□ test is subcontracted outside Eurofins group and is accredited
■ test is subcontracted outside Eurofins group and is not accredited

N/A means Not applicable
Not Detected means not detected at or above the Limit of Quantification (LOQ)
LOQ Limit of Quantification
U Measurement Uncertainty
< Less than, ≤ Less than or equal to
> Greater than, ≥ Greater than or equal to
The tests are identified by a 5 digit code, full details can be provided on request.
Information supplied by the client. This information can have an impact on the validity of results.
Samples are tested as received and the results relate only to the sample tested.
Analysis date is reported as the start date of extraction for a method.
The results may not be reproduced except in full, without a written approval from the laboratory.

Eurofins General Terms and Conditions apply.

END OF REPORT

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Quality Control Reports

Appendix P

pitt&sherry

ALS Environmental

QA/QC Compliance Assessment to assist with Quality Review

Work Order	: **EM2109096**	Page	: 1 of 9
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Telephone	: +61-3-8549 9600
Project	: Bridge club 10 selfs pt	Date Samples Received	: 19-May-2021
Site	: Bridge club 10 selfs pt	Issue Date	: 27-May-2021
Sampler	: FIONA KESERUE-PONTE	No. of samples received	: 5
Order number	: P.21.0219	No. of samples analysed	: 5

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 Laboratory Control outliers occur.**
- **Duplicate outliers exist - please see following pages for full details.**
- **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

- **NO Quality Control Sample Frequency Outliers exist.**

Page : 2 of 9
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

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
Duplicate (DUP) RPDs							
EG005(ED093)T: Total Metals by ICP-AES	EM2109096--005	TriplA	**Copper**	7440-50-8	38.5 %	0% - 20%	**RPD exceeds LOR based limits**
EG005(ED093)T: Total Metals by ICP-AES	EM2109096--001	TP1-1	**Lead**	7439-92-1	26.8 %	0% - 20%	**RPD exceeds LOR based limits**
EG005(ED093)T: Total Metals by ICP-AES	EM2109096--005	TriplA	**Lead**	7439-92-1	59.1 %	0% - 20%	**RPD exceeds LOR based limits**
EG005(ED093)T: Total Metals by ICP-AES	EM2109096--005	TriplA	**Zinc**	7440-66-6	30.9 %	0% - 20%	**RPD exceeds LOR based limits**
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons	EM2109096--005	TriplA	**Phenanthrene**	85-01-8	62.1 %	0% - 20%	**RPD exceeds LOR based limits**
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons	EM2109096--005	TriplA	**Fluoranthene**	206-44-0	50.4 %	0% - 20%	**RPD exceeds LOR based limits**
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons	EM2109096--005	TriplA	**Pyrene**	129-00-0	44.3 %	0% - 20%	**RPD exceeds LOR based limits**
EP080/071: Total Petroleum Hydrocarbons	EM2109096--001	TP1-1	**C10 - C36 Fraction (sum)**	----	22.1 %	0% - 20%	**RPD exceeds LOR based limits**
EP080/071: Total Recoverable Hydrocarbons - NEPM 2	EM2109096--001	TP1-1	**>C10 - C40 Fraction (sum)**	----	20.1 %	0% - 20%	**RPD exceeds LOR based limits**
Matrix Spike (MS) Recoveries							
EG048: Hexavalent Chromium (Alkaline Digest)	EM2109096--002	TP1-2	**Hexavalent Chromium**	18540-29-9	30.7 %	58.0-114%	**Recovery less than lower data quality objective**
EG048: Hexavalent Chromium (Alkaline Digest)	EM2109096--002	TP1-2	**Hexavalent Chromium**	18540-29-9	48.7 %	58.0-114%	**Recovery less than lower data quality objective**
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons	EM2109096--003	TP1-3	**Pyrene**	129-00-0	Not Determined	----	**MS recovery not determined, background level greater than or equal to 4x spike level.**

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 summarizes 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 date 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 or 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*			*Analysis*		
		Date extracted	*Due for extraction*	*Evaluation*	*Date analysed*	*Due for analysis*	*Evaluation*
EA029-A: pH Measurements							
Snap Lock Bag - frozen (EA029)							
TP1-1, TP1-2, TP1-3	**18-May-2021**	**26-May-2021**	11-Feb-2024	✓	**26-May-2021**	24-Aug-2021	✓

Page : 3 of 9
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Matrix: SOIL

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA029-B: Acidity Trail								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-C: Sulfur Trail								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-D: Calcium Values								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-E: Magnesium Values								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-F: Excess Acid Neutralising Capacity								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-G: Retained Acidity								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA029-H: Acid Base Accounting								
Snap Lock Bag - frozen (EA029)								
TP1-1, TP1-3	TP1-2,	18-May-2021	26-May-2021	11-Feb-2024	✓	26-May-2021	24-Aug-2021	✓
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055)								
TP1-1, TP1-3,	TP1-2, Trip blank - Trip blank sand	18-May-2021	----	----	----	20-May-2021	01-Jun-2021	✓
Soil Glass Jar - Unpreserved (EA055)								
TripIA		18-May-2021	----	----	----	25-May-2021	01-Jun-2021	✓
EA200: AS 4964 - 2004 Identification of Asbestos in Soils								
Snap Lock Bag - ACM/Asbestos Grab Bag (EA200)								
TP1-1, TP1-3	TP1-2,	18-May-2021	----	----	----	19-May-2021	14-Nov-2021	✓

Page : 4 of 9
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Matrix: SOIL

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EG005(ED093)T: Total Metals by ICP-AES							
Soil Glass Jar - Unpreserved (EG005T) TP1-1, TP1-2, TP1-3	18-May-2021	24-May-2021	14-Nov-2021	✓	24-May-2021	14-Nov-2021	✓
Soil Glass Jar - Unpreserved (EG005T) TripA	18-May-2021	25-May-2021	14-Nov-2021	✓	26-May-2021	14-Nov-2021	✓
EG035T: Total Recoverable Mercury by FIMS							
Soil Glass Jar - Unpreserved (EG035T) TP1-1, TP1-2, TP1-3	18-May-2021	24-May-2021	15-Jun-2021	✓	24-May-2021	15-Jun-2021	✓
Soil Glass Jar - Unpreserved (EG035T) TripA	18-May-2021	25-May-2021	15-Jun-2021	✓	26-May-2021	15-Jun-2021	✓
EG048: Hexavalent Chromium (Alkaline Digest)							
Soil Glass Jar - Unpreserved (EG048G) TP1-1, TP1-2, TP1-3	18-May-2021	25-May-2021	15-Jun-2021	✓	25-May-2021	01-Jun-2021	✓
Soil Glass Jar - Unpreserved (EG048G) TripA	18-May-2021	25-May-2021	15-Jun-2021	✓	26-May-2021	01-Jun-2021	✓
EK026SF: Total CN by Segmented Flow Analyser							
Soil Glass Jar - Unpreserved (EK026SF) TP1-1, TP1-2, TP1-3	18-May-2021	24-May-2021	01-Jun-2021	✓	25-May-2021	07-Jun-2021	✓
Soil Glass Jar - Unpreserved (EK026SF) TripA	18-May-2021	25-May-2021	01-Jun-2021	✓	26-May-2021	08-Jun-2021	✓
EK040T: Fluoride Total							
Soil Glass Jar - Unpreserved (EK040T) TP1-1, TP1-2, TP1-3	18-May-2021	24-May-2021	15-Jun-2021	✓	26-May-2021	15-Jun-2021	✓
Soil Glass Jar - Unpreserved (EK040T) TripA	18-May-2021	25-May-2021	15-Jun-2021	✓	27-May-2021	15-Jun-2021	✓
EP066: Polychlorinated Biphenyls (PCB)							
Soil Glass Jar - Unpreserved (EP066) TP1-1, TP1-2, TP1-3	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	29-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP066) TripA	18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	04-Jul-2021	✓
EP068A: Organochlorine Pesticides (OC)							
Soil Glass Jar - Unpreserved (EP068) TP1-1, TP1-2, TP1-3	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	29-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP068) TripA	18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	04-Jul-2021	✓

Page : 5 of 9
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Matrix: SOIL

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP075(SIM)A: Phenolic Compounds								
Soil Glass Jar - Unpreserved (EP075(SIM))								
TP1-1, TP1-3	TP1-2,	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	29-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP075(SIM))								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	04-Jul-2021	✓
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Soil Glass Jar - Unpreserved (EP075(SIM))								
TP1-1, TP1-3	TP1-2,	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	29-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP075(SIM))								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	04-Jul-2021	✓
EP075B: Polynuclear Aromatic Hydrocarbons								
Soil Glass Jar - Unpreserved (EP075-TAS)								
TP1-1, TP1-3	TP1-2,	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	29-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP075-TAS)								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	04-Jul-2021	✓
EP080/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP080)								
TP1-1, TP1-3,	TP1-2, Trip blank - Trip blank sand	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	01-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP080)								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	01-Jun-2021	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP080)								
TP1-1, TP1-3,	TP1-2, Trip blank - Trip blank sand	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	01-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP080)								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	01-Jun-2021	✓
EP080: BTEXN								
Soil Glass Jar - Unpreserved (EP080)								
TP1-1, TP1-3,	TP1-2, Trip blank - Trip blank sand	18-May-2021	20-May-2021	01-Jun-2021	✓	21-May-2021	01-Jun-2021	✓
Soil Glass Jar - Unpreserved (EP080)								
TripA		18-May-2021	25-May-2021	01-Jun-2021	✓	25-May-2021	01-Jun-2021	✓
MM869: E.coli and Thermotolerant Coliforms by MPN								
HDPE Soil Jar (MM869)								
TP1-1, TP1-3	TP1-2,	18-May-2021	----	----	----	20-May-2021	22-May-2021	✓

Page : 6 of 9
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

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		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Benzo(a)pyrene- Waste Classification (TAS requirements)	EP075-TAS	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Moisture Content	EA055	1	5	20.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Suspension Peroxide Oxidation-Combined Acidity and Sulphate	EA029	1	10	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	4	4	100.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	4	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	5	40.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Benzo(a)pyrene- Waste Classification (TAS requirements)	EP075-TAS	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	4	4	100.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Suspension Peroxide Oxidation-Combined Acidity and Sulphate	EA029	1	10	10.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	5	40.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Benzo(a)pyrene- Waste Classification (TAS requirements)	EP075-TAS	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	2	4	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Matrix: **SOIL**

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*	*Regular*	***Actual***	***Expected***	*Evaluation*	
Method Blanks (MB) - Continued							
Polychlorinated Biphenyls (PCB)	EP066	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Suspension Peroxide Oxidation-Combined Acidity and Sulphate	EA029	1	10	**10.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	4	**50.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	5	**40.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	4	**50.00**	**10.00**	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Pesticides by GCMS	EP068	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Cyanide by Segmented Flow Analyser	EK026SF	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Fluoride	EK040T	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	4	**25.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	5	**20.00**	**5.00**	✓	NEPM 2013 B3 & ALS QC Standard

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
Suspension Peroxide Oxidation-Combined Acidity and Sulphate	EA029	SOIL	In house: Referenced to Ahern et al 2004 - a suspension peroxide oxidation method following the 'sulfur trail' by determining the level of 1M KCL extractable sulfur and the sulfur level after oxidation of soil sulphides. The 'acidity trail' is followed by measurement of TAA, TPA and TSA. Liming Rate is based on results for samples as submitted and incorporates a minimum safety factor of 1.5.
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 Schedule B(3).
Asbestos Identification in Soils	EA200	SOIL	AS 4964 Method for the qualitative identification of asbestos in bulk samples Analysis by Polarised Light Microscopy including dispersion staining
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 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 Schedule B(3)
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	SOIL	In house: Referenced to USEPA SW846, Method 3060. Hexavalent chromium is extracted by alkaline digestion. The digest is determined by photometrically by automatic discrete analyser, following pH adjustment. The instrument uses colour development using dephenylcarbazide. Each run of samples is measured against a five-point calibration curve. This method is compliant with NEPM Schedule B(3)
Total Cyanide by Segmented Flow Analyser	EK026SF	SOIL	In house: Referenced to APHA 4500-CN C / ASTM D7511 / ISO 14403. Caustic leachates of soil samples are introduced into an automated segmented flow analyser. Complex bound cyanide is decomposed in a continuously flowing stream, at a pH of 3.8, by the effect of UV light. A UV-B lamp (312 nm) and a decomposition spiral of borosilicate glass are used to filter out UV light with a wavelength of less than 290 nm thus preventing the conversion of thiocyanate into cyanide. The hydrogen cyanide present at a pH of 3.8 is separated by gas dialysis. The hydrogen cyanide is then determined photometrically, based on the reaction of cyanide with chloramine-T to form cyanogen chloride. This then reacts with 4-pyridine carboxylic acid and 1,3-dimethylbarbituric acid to give a red colour which is measured at 600 nm. This method is compliant with NEPM Schedule B(3).
Total Fluoride	EK040T	SOIL	(In-house) Total fluoride is determined by ion specific electrode (ISE) in a solution obtained after a Sodium Carbonate / Potassium Carbonate fusion dissolution.
Polychlorinated Biphenyls (PCB)	EP066	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule B(3).

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Analytical Methods	Method	Matrix	Method Descriptions
Pesticides by GCMS	EP068	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This technique is compliant with NEPM Schedule B(3).
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015 Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
PAH/Phenols (SIM)	EP075(SIM)	SOIL	In house: Referenced to USEPA SW 846 - 8270. 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 Schedule B(3)
Benzo(a)pyrene- Waste Classification (TAS requirements)	EP075-TAS	SOIL	In house: Referenced to USEPA SW 846 - 8270 Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This technique is compliant with NEPM Schedule B(3).
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM Schedule B(3) amended.
Coliforms, Thermotolerant Coliforms and E.coli in Biosolids/Soils using AquaCHROM ECC by MPN	MM869	SOIL	Microbiological analysis subcontracted to ALS Scoresby (NATA Accredited Laboratory No. 992).

Preparation Methods	Method	Matrix	Method Descriptions
NaOH leach for CN in Soils	CN-PR	SOIL	In house: APHA 4500 CN. Samples are extracted by end-over-end tumbling with NaOH.
Alkaline digestion for Hexavalent Chromium	EG048PR	SOIL	In house: Referenced to USEPA SW846, Method 3060A.
Total Fluoride	EK040T-PR	SOIL	In house: Samples are fused with Sodium Carbonate / Potassium Carbonate flux.
Drying at 85 degrees, bagging and labelling (ASS)	EN020PR	SOIL	In house
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 Schedule B(3).
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.
Tumbler Extraction of Solids - VIC EPA Screen	ORG17-EM	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.

ALS Environmental

QUALITY CONTROL REPORT

Work Order	: **EM2109096**	Page	: 1 of 17
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Gregory Gommers
Address	:	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61-3-8549 9600
Project	: Bridge club 10 selfs pt	Date Samples Received	: 19-May-2021
Order number	: P.21.0219	Date Analysis Commenced	: 19-May-2021
C-O-C number	: 22913	Issue Date	: 27-May-2021
Sampler	: FIONA KESERUE-PONTE		
Site	: Bridge club 10 selfs pt		
Quote number	: ME-261-21		
No. of samples received	: 5		
No. of samples analysed	: 5		

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, unless the sampling was conducted by ALS. 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*
Ben Felgendrejeris	Senior Acid Sulfate Soil Chemist	Brisbane Acid Sulphate Soils, Stafford, QLD
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
Samantha Smith	Laboratory Coordinator	WRG Subcontracting, Springvale, VIC
Vanessa Phung	Team Leader - Asbestos	Melbourne Asbestos, Springvale, VIC

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Work Order	: EM2109096
Client	: Pitt & Sherry (Operations) Pty Ltd
Project	: Bridge club 10 selfs pt

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the 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 Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 3688207)									
EM2109096-001	TP1-1	EG005T: Cadmium	7440-43-9	1	mg/kg	66	68	3.7	0% - 20%
		EG005T: Lead	7439-92-1	5	mg/kg	1510	# 1970	26.8	0% - 20%
		EG005T: Zinc	7440-66-6	5	mg/kg	883	961	8.4	0% - 20%
EM2109096-001	TP1-1	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	250	280	13.0	0% - 20%
		EG005T: Chromium	7440-47-3	2	mg/kg	11	11	0.0	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	22	19	12.7	0% - 50%
		EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	24	19	22.0	0% - 50%
		EG005T: Silver	7440-22-4	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	8	9	0.0	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	203	238	16.0	0% - 20%
		EG005T: Manganese	7439-96-5	5	mg/kg	462	381	19.0	0% - 20%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Tin	7440-31-5	5	mg/kg	21	22	0.0	No Limit
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 3696957)									
EM2109096-005	TripIA	EG005T: Barium	7440-39-3	10	mg/kg	180	210	12.4	0% - 20%
		EG005T: Nickel	7440-02-0	2	mg/kg	14	17	17.9	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	306	# 452	38.5	0% - 20%
		EG005T: Lead	7439-92-1	5	mg/kg	532	# 979	59.1	0% - 20%
		EG005T: Manganese	7439-96-5	5	mg/kg	396	356	10.6	0% - 20%
		EG005T: Zinc	7440-66-6	5	mg/kg	717	# 979	30.9	0% - 20%
EM2109096-005	TripIA	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	16	17	7.2	0% - 50%
		EG005T: Chromium	7440-47-3	2	mg/kg	14	11	24.7	No Limit

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 3696957) - continued									
EM2109096-005	TriplA	EG005T: Cobalt	7440-48-4	2	mg/kg	18	19	5.5	No Limit
		EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Silver	7440-22-4	2	mg/kg	<2	<2	0.0	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	11	10	0.0	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Tin	7440-31-5	5	mg/kg	10	41	120	No Limit
EA029-A: pH Measurements (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: pH KCl (23A)	----	0.1	pH Unit	9.4	9.4	0.0	0% - 20%
		EA029: pH OX (23B)	----	0.1	pH Unit	7.9	8.0	1.3	0% - 20%
EA029-B: Acidity Trail (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: sulfidic - Titratable Actual Acidity (s-23F)	----	0.02	% pyrite S	<0.020	<0.020	0.0	No Limit
		EA029: sulfidic - Titratable Peroxide Acidity (s-23G)	----	0.02	% pyrite S	<0.020	<0.020	0.0	No Limit
		EA029: sulfidic - Titratable Sulfidic Acidity (s-23H)	----	0.02	% pyrite S	<0.020	<0.020	0.0	No Limit
		EA029: Titratable Actual Acidity (23F)	----	2	mole H+ / t	<2	<2	0.0	No Limit
		EA029: Titratable Peroxide Acidity (23G)	----	2	mole H+ / t	<2	<2	0.0	No Limit
		EA029: Titratable Sulfidic Acidity (23H)	----	2	mole H+ / t	<2	<2	0.0	No Limit
EA029-C: Sulfur Trail (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: KCl Extractable Sulfur (23Ce)	----	0.02	% S	0.037	0.037	0.0	No Limit
		EA029: Peroxide Sulfur (23De)	----	0.02	% S	0.188	0.200	6.3	0% - 50%
		EA029: Peroxide Oxidisable Sulfur (23E)	----	0.02	% S	0.151	0.163	7.3	No Limit
		EA029: acidity - Peroxide Oxidisable Sulfur (a-23E)	----	10	mole H+ / t	94	101	7.3	0% - 50%
EA029-D: Calcium Values (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: KCl Extractable Calcium (23Vh)	----	0.02	% Ca	0.547	0.554	1.3	0% - 20%
		EA029: Peroxide Calcium (23Wh)	----	0.02	% Ca	2.11	2.32	9.5	0% - 20%
		EA029: Acid Reacted Calcium (23X)	----	0.02	% Ca	1.56	1.76	12.2	0% - 20%
		EA029: sulfidic - Acid Reacted Calcium (s-23X)	----	0.02	% S	1.25	1.41	12.2	0% - 20%
		EA029: acidity - Acid Reacted Calcium (a-23X)	----	10	mole H+ / t	780	881	12.2	0% - 20%
EA029-E: Magnesium Values (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: KCl Extractable Magnesium (23Sm)	----	0.02	% Mg	0.037	0.038	0.0	No Limit
		EA029: Peroxide Magnesium (23Tm)	----	0.02	% Mg	0.101	0.108	6.7	No Limit
		EA029: Acid Reacted Magnesium (23U)	----	0.02	% Mg	0.065	0.071	9.2	No Limit
		EA029: sulfidic - Acid Reacted Magnesium (s-23U)	----	0.02	% S	0.085	0.093	9.2	No Limit
		EA029: Acidity - Acid Reacted Magnesium (a-23U)	----	10	mole H+ / t	53	58	9.2	No Limit
EA029-F: Excess Acid Neutralising Capacity (QC Lot: 3696950)									

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Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EA029-F: Excess Acid Neutralising Capacity (QC Lot: 3696950) - continued									
EM2109096-001	TP1-1	EA029: Excess Acid Neutralising Capacity (23Q)	----	0.02	% CaCO3	4.00	4.12	2.9	0% - 20%
		EA029: sulfidic - Excess Acid Neutralising Capacity (s-23Q)	----	0.02	% S	1.28	1.32	2.9	0% - 20%
		EA029: acidity - Excess Acid Neutralising Capacity (a-23Q)	----	10	mole H+ / t	800	823	2.9	0% - 20%
EA029-H: Acid Base Accounting (QC Lot: 3696950)									
EM2109096-001	TP1-1	EA029: ANC Fineness Factor	----	0.5	-	1.5	1.5	0.0	No Limit
		EA029: Net Acidity (sulfur units)	----	0.02	% S	<0.02	<0.02	0.0	No Limit
		EA029: Net Acidity excluding ANC (sulfur units)	----	0.02	% S	0.15	0.16	7.3	No Limit
		EA029: Liming Rate	----	1	kg CaCO3/t	<1	<1	0.0	No Limit
		EA029: Liming Rate excluding ANC	----	1	kg CaCO3/t	7	8	0.0	No Limit
		EA029: Net Acidity (acidity units)	----	10	mole H+ / t	<10	<10	0.0	No Limit
		EA029: Net Acidity excluding ANC (acidity units)	----	10	mole H+ / t	94	101	7.3	0% - 50%
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 3696193)									
EM2109096-005	TripIA	EA055: Moisture Content	----	0.1	%	21.8	22.1	1.5	0% - 20%
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 3688206)									
EM2109096-001	TP1-1	EG035T: Mercury	7439-97-6	0.1	mg/kg	1.6	1.5	0.0	0% - 50%
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 3696956)									
EM2109096-005	TripIA	EG035T: Mercury	7439-97-6	0.1	mg/kg	2.4	2.0	19.0	0% - 20%
EG048: Hexavalent Chromium (Alkaline Digest) (QC Lot: 3688204)									
EM2109096-001	TP1-1	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EG048: Hexavalent Chromium (Alkaline Digest) (QC Lot: 3696996)									
EM2109096-005	TripIA	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EK026SF: Total CN by Segmented Flow Analyser (QC Lot: 3688203)									
EM2109096-001	TP1-1	EK026SF: Total Cyanide	57-12-5	1	mg/kg	1	<1	0.0	No Limit
EK026SF: Total CN by Segmented Flow Analyser (QC Lot: 3696990)									
EM2109096-005	TripIA	EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	1	0.0	No Limit
EK040T: Fluoride Total (QC Lot: 3688205)									
EM2109096-001	TP1-1	EK040T: Fluoride	16984-48-8	40	mg/kg	70	70	0.0	No Limit
EK040T: Fluoride Total (QC Lot: 3696692)									
EM2109096-005	TripIA	EK040T: Fluoride	16984-48-8	40	mg/kg	110	80	32.8	No Limit
EP066: Polychlorinated Biphenyls (PCB) (QC Lot: 3688198)									
EM2109096-001	TP1-1	EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EP066: Polychlorinated Biphenyls (PCB) (QC Lot: 3696101)									
EM2109096-005	TripIA	EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EP068A: Organochlorine Pesticides (OC) (QC Lot: 3688197)									
EM2109096-001	TP1-1	EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report					
				LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP068A: Organochlorine Pesticides (OC) (QC Lot: 3688197) - continued									
EM2109096-001	TP1-1	EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP068: Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
EP068A: Organochlorine Pesticides (OC) (QC Lot: 3696100)									
EM2109096-005	TripIA	EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	0.19	0.22	15.2	No Limit
		EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	0.0	No Limit
		EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	0.0	No Limit

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP068A: Organochlorine Pesticides (OC) (QC Lot: 3696100) - continued									
EM2109096-005	TriplA	EP068: Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
EP075(SIM)A: Phenolic Compounds (QC Lot: 3688199)									
EM2109096-001	TP1-1	EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	0.0	No Limit
		EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	0.0	No Limit
EP075(SIM)A: Phenolic Compounds (QC Lot: 3696102)									
EM2109096-005	TriplA	EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	0.0	No Limit
		EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	0.0	No Limit
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 3688199)									
EM2109096-001	TP1-1	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	1.0	71.1	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	0.6	0.9	40.1	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	0.7	0.9	27.8	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	5.4	7.6	34.3	0% - 50%
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	1.3	1.8	36.7	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	6.7	9.6	35.7	0% - 50%
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	6.3	9.8	43.0	0% - 50%
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	2.2	3.6	48.5	No Limit
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	2.2	3.4	41.1	No Limit
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	2.5	3.7	38.3	No Limit

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Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 3688199) - continued									
EM2109096-001	TP1-1	EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	1.2	1.8	41.5	No Limit
		EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	0.9	1.5	42.9	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	1.2	1.9	42.8	No Limit
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 3696102)									
EM2109096-005	TripIA	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	0.5	0.6	18.9	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	0.5	0.0	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	2.2	1.2	62.2	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	2.1	1.2	53.9	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	19.6	# 10.3	62.1	0% - 20%
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	4.5	2.7	50.3	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	26.1	# 15.6	50.4	0% - 20%
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	22.4	# 14.3	44.3	0% - 20%
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	8.2	6.0	31.4	0% - 50%
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	7.0	5.0	32.1	0% - 50%
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	8.7	6.4	30.3	0% - 50%
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	4.1	3.2	24.7	No Limit
		EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	4.4	3.3	28.5	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	0.7	0.6	21.9	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	5.9	4.4	28.2	0% - 50%
EP075B: Polynuclear Aromatic Hydrocarbons (QC Lot: 3688196)									
EM2109096-001	TP1-1	EP075-TAS: Benzo(a)pyrene	50-32-8	0.05	mg/kg	6.18	5.31	15.1	0% - 20%
EP075B: Polynuclear Aromatic Hydrocarbons (QC Lot: 3693529)									
EM2109096-005	TripIA	EP075-TAS: Benzo(a)pyrene	50-32-8	0.05	mg/kg	9.46	8.13	15.1	0% - 20%
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 3688200)									
EM2109096-001	TP1-1	EP071: C15 - C28 Fraction	----	100	mg/kg	1160	780	38.9	0% - 50%
		EP071: C29 - C36 Fraction	----	100	mg/kg	740	670	10.4	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	160	200	21.4	No Limit
		EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	2060	# 1650	22.1	0% - 20%
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 3688202)									
EM2109096-001	TP1-1	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 3693315)									
EM2109096-005	TripIA	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 3696103)									
EM2109096-005	TripIA	EP071: C15 - C28 Fraction	----	100	mg/kg	650	680	3.9	No Limit
		EP071: C29 - C36 Fraction	----	100	mg/kg	350	450	26.4	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	90	140	44.6	No Limit
		EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	1090	1270	15.3	0% - 20%

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Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 3688200)									
EM2109096-001	TP1-1	EP071: >C16 - C34 Fraction	----	100	mg/kg	1650	1210	30.6	0% - 50%
		EP071: >C34 - C40 Fraction	----	100	mg/kg	360	350	0.0	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	230	270	16.0	No Limit
		EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	2240	# 1830	20.1	0% - 20%
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 3688202)									
EM2109096-001	TP1-1	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 3693315)									
EM2109096-005	TripIA	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 3696103)									
EM2109096-005	TripIA	EP071: >C16 - C34 Fraction	----	100	mg/kg	890	980	10.0	No Limit
		EP071: >C34 - C40 Fraction	----	100	mg/kg	120	190	45.0	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	120	190	41.0	No Limit
		EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	1130	1360	18.5	0% - 20%
EP080: BTEXN (QC Lot: 3688202)									
EM2109096-001	TP1-1	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EP080: BTEXN (QC Lot: 3693315)									
EM2109096-005	TripIA	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit

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Method Blank (MB) and Laboratory Control Sample (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 Sample (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 Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3688207)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	94.9	70.0	130
EG005T: Barium	7440-39-3	10	mg/kg	<10	99.3 mg/kg	87.8	70.0	130
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	97.4	70.0	130
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	60.4	50.0	130
EG005T: Chromium	7440-47-3	2	mg/kg	<2	20.2 mg/kg	102	70.0	130
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	11.2 mg/kg	90.6	70.0	130
EG005T: Copper	7440-50-8	5	mg/kg	<5	55.9 mg/kg	91.0	70.0	130
EG005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	89.4	70.0	130
EG005T: Manganese	7439-96-5	5	mg/kg	<5	590 mg/kg	90.6	70.0	130
EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	2.19 mg/kg	91.2	70.0	130
EG005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	96.1	70.0	130
EG005T: Selenium	7782-49-2	5	mg/kg	<5	----	----	----	----
EG005T: Silver	7440-22-4	2	mg/kg	<2	2.9 mg/kg	71.9	70.0	130
EG005T: Tin	7440-31-5	5	mg/kg	<5	5.33 mg/kg	81.9	70.0	130
EG005T: Zinc	7440-66-6	5	mg/kg	<5	162 mg/kg	74.1	70.0	130
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3696957)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	102	70.0	130
EG005T: Barium	7440-39-3	10	mg/kg	<10	99.3 mg/kg	94.1	70.0	130
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	84.5	70.0	130
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	54.2	50.0	130
EG005T: Chromium	7440-47-3	2	mg/kg	<2	20.2 mg/kg	103	70.0	130
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	11.2 mg/kg	92.8	70.0	130
EG005T: Copper	7440-50-8	5	mg/kg	<5	55.9 mg/kg	96.3	70.0	130
EG005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	111	70.0	130
EG005T: Manganese	7439-96-5	5	mg/kg	<5	590 mg/kg	93.3	70.0	130
EG005T: Molybdenum	7439-98-7	2	mg/kg	<2	2.19 mg/kg	97.4	70.0	130
EG005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	98.2	70.0	130
EG005T: Selenium	7782-49-2	5	mg/kg	<5	----	----	----	----
EG005T: Silver	7440-22-4	2	mg/kg	<2	2.9 mg/kg	71.7	70.0	130
EG005T: Tin	7440-31-5	5	mg/kg	<5	5.33 mg/kg	96.0	70.0	130
EG005T: Zinc	7440-66-6	5	mg/kg	<5	162 mg/kg	76.1	70.0	130
EA029-A: pH Measurements (QCLot: 3696950)								
EA029: pH KCl (23A)	----	0.1	pH Unit	<0.1	4.4 pH Unit	98.9	70.0	130
EA029: pH OX (23B)	----	0.1	pH Unit	<0.1	4.2 pH Unit	107	70.0	130

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EA029-B: Acidity Trail (QCLot: 3696950)								
EA029: Titratable Actual Acidity (23F)	----	2	mole H+ / t	<2	15 mole H+ / t	90.0	70.0	130
EA029: Titratable Peroxide Acidity (23G)	----	2	mole H+ / t	<2	27.5 mole H+ / t	89.0	70.0	130
EA029: Titratable Sulfidic Acidity (23H)	----	2	mole H+ / t	<2	----	----	----	----
EA029: sulfidic - Titratable Actual Acidity (s-23F)	----	0.02	% pyrite S	<0.020	----	----	----	----
EA029: sulfidic - Titratable Peroxide Acidity (s-23G)	----	0.02	% pyrite S	<0.020	----	----	----	----
EA029: sulfidic - Titratable Sulfidic Acidity (s-23H)	----	0.02	% pyrite S	<0.020	----	----	----	----
EA029-C: Sulfur Trail (QCLot: 3696950)								
EA029: KCl Extractable Sulfur (23Ce)	----	0.02	% S	<0.020	0.04779 % S	96.6	70.0	130
EA029: Peroxide Sulfur (23De)	----	0.02	% S	<0.020	0.20322 % S	91.0	70.0	130
EA029: Peroxide Oxidisable Sulfur (23E)	----	0.02	% S	<0.020	----	----	----	----
EA029: acidity - Peroxide Oxidisable Sulfur (a-23E)	----	10	mole H+ / t	<10	----	----	----	----
EA029-D: Calcium Values (QCLot: 3696950)								
EA029: KCl Extractable Calcium (23Vh)	----	0.02	% Ca	<0.020	0.14152 % Ca	128	70.0	130
EA029: Peroxide Calcium (23Wh)	----	0.02	% Ca	<0.020	0.19926 % Ca	98.4	70.0	130
EA029: Acid Reacted Calcium (23X)	----	0.02	% Ca	<0.020	----	----	----	----
EA029: acidity - Acid Reacted Calcium (a-23X)	----	10	mole H+ / t	<10	----	----	----	----
EA029: sulfidic - Acid Reacted Calcium (s-23X)	----	0.02	% S	<0.020	----	----	----	----
EA029-E: Magnesium Values (QCLot: 3696950)								
EA029: KCl Extractable Magnesium (23Sm)	----	0.02	% Mg	<0.020	0.213 % Mg	84.8	70.0	130
EA029: Peroxide Magnesium (23Tm)	----	0.02	% Mg	<0.020	0.22344 % Mg	99.5	70.0	130
EA029: Acid Reacted Magnesium (23U)	----	0.02	% Mg	<0.020	----	----	----	----
EA029: Acidity - Acid Reacted Magnesium (a-23U)	----	10	mole H+ / t	<10	----	----	----	----
EA029: sulfidic - Acid Reacted Magnesium (s-23U)	----	0.02	% S	<0.020	----	----	----	----
EA029-F: Excess Acid Neutralising Capacity (QCLot: 3696950)								
EA029: Excess Acid Neutralising Capacity (23Q)	----	0.02	% CaCO3	<0.020	----	----	----	----
EA029: acidity - Excess Acid Neutralising Capacity (a-23Q)	----	10	mole H+ / t	<10	----	----	----	----
EA029: sulfidic - Excess Acid Neutralising Capacity (s-23Q)	----	0.02	% S	<0.020	----	----	----	----
EA029-H: Acid Base Accounting (QCLot: 3696950)								
EA029: ANC Fineness Factor	----	0.5	-	<0.5	----	----	----	----
EA029: Net Acidity (sulfur units)	----	0.02	% S	<0.02	----	----	----	----
EA029: Net Acidity (acidity units)	----	10	mole H+ / t	<10	----	----	----	----
EA029: Liming Rate	----	1	kg CaCO3/t	<1	----	----	----	----
EA029: Net Acidity excluding ANC (sulfur units)	----	0.02	% S	<0.02	----	----	----	----
EA029: Net Acidity excluding ANC (acidity units)	----	10	mole H+ / t	<10	----	----	----	----
EA029: Liming Rate excluding ANC	----	1	kg CaCO3/t	<1	----	----	----	----
EG035T: Total Recoverable Mercury by FIMS (QCLot: 3688206)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	90.6	70.0	130

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
				Result	Concentration	LCS	Low	High
EG035T: Total Recoverable Mercury by FIMS (QCLot: 3696956)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	77.0	70.0	130
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 3688204)								
EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	20 mg/kg	94.7	70.0	130
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 3696996)								
EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	20 mg/kg	71.8	70.0	130
EK026SF: Total CN by Segmented Flow Analyser (QCLot: 3688203)								
EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	40 mg/kg	98.4	70.0	130
EK026SF: Total CN by Segmented Flow Analyser (QCLot: 3696990)								
EK026SF: Total Cyanide	57-12-5	1	mg/kg	<1	20 mg/kg	78.1	70.0	130
EK040T: Fluoride Total (QCLot: 3688205)								
EK040T: Fluoride	16984-48-8	40	mg/kg	<40	400 mg/kg	98.2	75.2	110
EK040T: Fluoride Total (QCLot: 3696692)								
EK040T: Fluoride	16984-48-8	40	mg/kg	<40	400 mg/kg	98.5	75.2	110
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 3688198)								
EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	1 mg/kg	111	68.0	133
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 3696101)								
EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	1 mg/kg	74.4	68.0	133
EP068A: Organochlorine Pesticides (OC) (QCLot: 3688197)								
EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	0.5 mg/kg	87.2	71.8	126
EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	0.5 mg/kg	87.4	72.2	125
EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	0.5 mg/kg	88.5	70.0	124
EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	0.5 mg/kg	86.7	69.1	124
EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	0.5 mg/kg	85.9	69.2	125
EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	0.5 mg/kg	79.2	66.6	122
EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	0.5 mg/kg	88.6	68.8	123
EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	0.5 mg/kg	88.5	67.2	124
EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	0.5 mg/kg	89.0	66.0	126
EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	0.5 mg/kg	87.3	70.2	126
EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	0.5 mg/kg	88.4	72.1	124
EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	0.5 mg/kg	88.1	68.0	122
EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	0.5 mg/kg	89.3	68.9	124
EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	0.5 mg/kg	76.8	55.8	130
EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	0.5 mg/kg	108	67.9	124
EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	0.5 mg/kg	92.5	72.0	127
EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	0.5 mg/kg	83.6	66.3	131
EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	0.5 mg/kg	72.8	62.4	131
EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	0.5 mg/kg	77.4	55.4	130

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EP068A: Organochlorine Pesticides (OC) (QCLot: 3688197) - continued								
EP068: Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	0.5 mg/kg	75.6	68.8	128
EP068: Methoxychlor	72-43-5	0.2	mg/kg	<0.2	0.5 mg/kg	57.5	55.5	132
EP068A: Organochlorine Pesticides (OC) (QCLot: 3696100)								
EP068: alpha-BHC	319-84-6	0.05	mg/kg	<0.05	0.5 mg/kg	93.2	71.8	126
EP068: Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	0.5 mg/kg	92.0	72.2	125
EP068: beta-BHC	319-85-7	0.05	mg/kg	<0.05	0.5 mg/kg	91.1	70.0	124
EP068: gamma-BHC	58-89-9	0.05	mg/kg	<0.05	0.5 mg/kg	91.1	69.1	124
EP068: delta-BHC	319-86-8	0.05	mg/kg	<0.05	0.5 mg/kg	91.0	69.2	125
EP068: Heptachlor	76-44-8	0.05	mg/kg	<0.05	0.5 mg/kg	92.6	66.6	122
EP068: Aldrin	309-00-2	0.05	mg/kg	<0.05	0.5 mg/kg	92.6	68.8	123
EP068: Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	0.5 mg/kg	92.5	67.2	124
EP068: trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	0.5 mg/kg	104	66.0	126
EP068: alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	0.5 mg/kg	94.5	70.2	126
EP068: cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	0.5 mg/kg	92.3	72.1	124
EP068: Dieldrin	60-57-1	0.05	mg/kg	<0.05	0.5 mg/kg	93.6	68.0	122
EP068: 4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	0.5 mg/kg	94.2	68.9	124
EP068: Endrin	72-20-8	0.05	mg/kg	<0.05	0.5 mg/kg	101	55.8	130
EP068: beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	0.5 mg/kg	92.3	67.9	124
EP068: 4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	0.5 mg/kg	97.0	72.0	127
EP068: Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	0.5 mg/kg	126	66.3	131
EP068: Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	0.5 mg/kg	122	62.4	131
EP068: 4.4`-DDT	50-29-3	0.2	mg/kg	<0.2	0.5 mg/kg	95.4	55.4	130
EP068: Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	0.5 mg/kg	99.7	68.8	128
EP068: Methoxychlor	72-43-5	0.2	mg/kg	<0.2	0.5 mg/kg	103	55.5	132
EP075(SIM)A: Phenolic Compounds (QCLot: 3688199)								
EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	3 mg/kg	90.7	81.2	121
EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	3 mg/kg	91.7	83.2	120
EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	3 mg/kg	91.4	81.6	123
EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	6 mg/kg	86.4	79.7	129
EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	3 mg/kg	72.7	49.8	129
EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	3 mg/kg	83.6	81.5	127
EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	3 mg/kg	79.8	74.2	125
EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	3 mg/kg	86.1	79.8	121
EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	3 mg/kg	78.9	71.5	121
EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	3 mg/kg	78.2	67.8	119
EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	3 mg/kg	83.8	64.5	126
EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	6 mg/kg	35.2	9.68	118
EP075(SIM)A: Phenolic Compounds (QCLot: 3696102)								

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
				Result	Concentration	LCS	Low	High
EP075(SIM)A: Phenolic Compounds (QCLot: 3696102) - continued								
EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	3 mg/kg	95.2	81.2	121
EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	3 mg/kg	97.4	83.2	120
EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	3 mg/kg	96.3	81.6	123
EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	6 mg/kg	95.2	79.7	129
EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	3 mg/kg	75.6	49.8	129
EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	3 mg/kg	95.0	81.5	127
EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	3 mg/kg	91.9	74.2	125
EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	3 mg/kg	95.3	79.8	121
EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	3 mg/kg	77.2	71.5	121
EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	3 mg/kg	77.3	67.8	119
EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	3 mg/kg	89.4	64.5	126
EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	6 mg/kg	42.6	9.68	118
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 3688199)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	97.5	85.7	123
EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	3 mg/kg	93.2	81.0	123
EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	3 mg/kg	96.2	83.6	120
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	89.7	81.3	126
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	95.7	79.4	123
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	3 mg/kg	99.0	81.7	127
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	99.3	78.3	124
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	102	79.9	128
EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	95.0	76.9	123
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	112	80.9	130
EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	3 mg/kg	73.9	70.0	121
EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	99.2	80.4	130
EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	81.7	67.9	122
EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	78.7	65.8	123
EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	77.8	65.8	127
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 3696102)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	101	85.7	123
EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	3 mg/kg	93.2	81.0	123
EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	3 mg/kg	98.9	83.6	120
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	93.8	81.3	126
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	100	79.4	123
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	3 mg/kg	105	81.7	127
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	102	78.3	124
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	105	79.9	128
EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	97.7	76.9	123

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Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
				Result	Concentration	LCS	Low	High
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 3696102) - continued								
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	111	80.9	130
EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	3 mg/kg	81.1	70.0	121
EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	104	80.4	130
EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	77.3	67.9	122
EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	73.6	65.8	123
EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	81.9	65.8	127
EP075B: Polynuclear Aromatic Hydrocarbons (QCLot: 3688196)								
EP075-TAS: Benzo(a)pyrene	50-32-8	0.05	mg/kg	<0.05	2 mg/kg	98.9	77.5	134
EP075B: Polynuclear Aromatic Hydrocarbons (QCLot: 3693529)								
EP075-TAS: Benzo(a)pyrene	50-32-8	0.05	mg/kg	<0.05	2 mg/kg	120	77.5	134
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3688200)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	840 mg/kg	95.2	75.0	128
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	2900 mg/kg	93.2	82.0	123
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1490 mg/kg	88.6	82.4	121
EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3688202)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	100	58.6	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3693315)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	106	58.6	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3696103)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	840 mg/kg	102	75.0	128
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	2900 mg/kg	101	82.0	123
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1490 mg/kg	99.3	82.4	121
EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3688200)								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1110 mg/kg	92.6	77.0	130
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3900 mg/kg	90.3	81.5	120
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	290 mg/kg	89.4	73.3	137
EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3688202)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	96.7	59.3	128
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3693315)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	106	59.3	128
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3696103)								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1110 mg/kg	102	77.0	130
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3900 mg/kg	98.9	81.5	120

Page : 15 of 17
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3696103) - continued								
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	290 mg/kg	93.3	73.3	137
EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080: BTEXN (QCLot: 3688202)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	111	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	106	65.8	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	108	65.8	124
EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	108	64.8	134
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	113	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	106	61.8	123
EP080: BTEXN (QCLot: 3693315)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	91.6	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	100	65.8	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	100	65.8	124
EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	110	64.8	134
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	111	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	82.9	61.8	123

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	Sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	SpikeRecovery(%): MS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 3688207)							
EM2109096-002	TP1-2	EG005T: Arsenic	7440-38-2	50 mg/kg	101	78.0	124
		EG005T: Cadmium	7440-43-9	50 mg/kg	91.6	79.7	116
		EG005T: Chromium	7440-47-3	50 mg/kg	96.9	79.0	121
		EG005T: Copper	7440-50-8	250 mg/kg	85.2	80.0	120
		EG005T: Lead	7439-92-1	250 mg/kg	104	80.0	120
		EG005T: Nickel	7440-02-0	50 mg/kg	93.4	78.0	120
		EG005T: Zinc	7440-66-6	250 mg/kg	94.0	80.0	120
EG035T: Total Recoverable Mercury by FIMS (QCLot: 3688206)							
EM2109096-002	TP1-2	EG035T: Mercury	7439-97-6	0.5 mg/kg	94.0	76.0	116
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 3688204)							
EM2109096-002	TP1-2	EG048G: Hexavalent Chromium	18540-29-9	20 mg/kg	# 30.7	58.0	114

Page : 16 of 17
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Acceptable Limits (%)	
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 3688204) - continued							
EM2109096-002	TP1-2	EG048G: Hexavalent Chromium	18540-29-9	20 mg/kg	# 48.7	58.0	114
EK026SF: Total CN by Segmented Flow Analyser (QCLot: 3688203)							
EM2109096-002	TP1-2	EK026SF: Total Cyanide	57-12-5	20 mg/kg	74.4	70.0	130
EK040T: Fluoride Total (QCLot: 3688205)							
EM2109096-002	TP1-2	EK040T: Fluoride	16984-48-8	400 mg/kg	97.8	70.0	130
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 3688198)							
EM2109096-002	TP1-2	EP066: Total Polychlorinated biphenyls	----	1 mg/kg	97.9	63.2	144
EP068A: Organochlorine Pesticides (OC) (QCLot: 3688197)							
EM2109096-002	TP1-2	EP068: gamma-BHC	58-89-9	0.5 mg/kg	79.4	51.4	139
		EP068: Heptachlor	76-44-8	0.5 mg/kg	84.2	49.1	130
		EP068: Aldrin	309-00-2	0.5 mg/kg	68.1	38.4	135
		EP068: Dieldrin	60-57-1	0.5 mg/kg	97.4	58.4	136
		EP068: Endrin	72-20-8	0.5 mg/kg	101	33.0	146
		EP068: 4.4`-DDT	50-29-3	0.5 mg/kg	52.4	20.0	133
EP075(SIM)A: Phenolic Compounds (QCLot: 3688199)							
EM2109096-003	TP1-3	EP075(SIM): Phenol	108-95-2	3 mg/kg	90.8	77.1	119
		EP075(SIM): 2-Chlorophenol	95-57-8	3 mg/kg	93.7	78.9	123
		EP075(SIM): 2-Nitrophenol	88-75-5	3 mg/kg	75.0	43.8	136
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	3 mg/kg	94.9	61.5	120
		EP075(SIM): Pentachlorophenol	87-86-5	3 mg/kg	49.8	15.3	139
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 3688199)							
EM2109096-003	TP1-3	EP075(SIM): Acenaphthene	83-32-9	3 mg/kg	116	77.2	116
		EP075(SIM): Pyrene	129-00-0	3 mg/kg	# Not Determined	65.5	136
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3688200)							
EM2109096-003	TP1-3	EP071: C10 - C14 Fraction	----	840 mg/kg	98.9	71.2	125
		EP071: C15 - C28 Fraction	----	2900 mg/kg	97.1	75.6	122
		EP071: C29 - C36 Fraction	----	1490 mg/kg	88.8	78.0	120
EP080/071: Total Petroleum Hydrocarbons (QCLot: 3688202)							
EM2109096-002	TP1-2	EP080: C6 - C9 Fraction	----	28 mg/kg	81.7	33.4	124
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3688200)							
EM2109096-003	TP1-3	EP071: >C10 - C16 Fraction	----	1110 mg/kg	96.8	72.2	128
		EP071: >C16 - C34 Fraction	----	3900 mg/kg	92.5	76.5	119
		EP071: >C34 - C40 Fraction	----	290 mg/kg	104	66.8	138
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 3688202)							
EM2109096-002	TP1-2	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	82.6	30.8	120

Page : 17 of 17
Work Order : EM2109096
Client : Pitt & Sherry (Operations) Pty Ltd
Project : Bridge club 10 selfs pt

Sub-Matrix: SOIL

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Acceptable Limits (%)	
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EP080: BTEXN (QCLot: 3688202)							
EM2109096-002	TP1-2	EP080: Benzene	71-43-2	2 mg/kg	105	54.4	127
		EP080: Toluene	108-88-3	2 mg/kg	98.6	57.1	131

pitt&sherry

Preliminary Site Investigation Report - 10 Selfs Point Road, New Town, Tasmania (part of) 5 Marine Esplanade, New Town, Tasmania

Contact

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ABN 67 140 184 309

Phone 1300 748 874
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Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

ref: T-P.21.0219-00-ENV-REP-001-Rev00/CC/mj

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F21/90280

Memorandum of the Director City Planning of 8 September 2021 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 23 August 2021 to 3 September 2021.

RECOMMENDATION

That:

1. ***That the information 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: 8 September 2021
File Reference: F21/90280

Attachment A: Delegated Decision Report (Planning) ⇩

7 September 2021

Delegated Decisions Report (Planning)

22 applications found.

Approved All

Planning Description	Address	Works Value	Decision	Authority
PLN-20-853 Partial Demolition and Multiple Dwellings (Two Existing, Four Proposed) and associated works	11 WARWICK STREET HOBART TAS 7000	$ 860,000	Approved	Delegated
PLN-21-104 Partial Demolition & Alterations	2 SEYMOUR STREET NEW TOWN TAS 7008	$ 50,000	Approved	Delegated
PLN-21-119 Partial Demolition and Alterations	8-10 DOWNIE STREET SOUTH HOBART TAS 7004	$ 100,000	Approved	Delegated
PLN-21-138 Partial Demolition, Alterations, and Extension	45B WELLESLEY STREET SOUTH HOBART TAS 7004	$ 100,000	Approved	Delegated
PLN-21-181 Partial Demolition, Alterations, Extension, Front Fencing, and Carport	133 DAVEY STREET HOBART TAS 7000	$ 300,000	Approved	Delegated
PLN-21-196 Dwelling	17 BEAUMONT ROAD LENAH VALLEY TAS 7008	$ 400,000	Approved	Delegated
PLN-21-292 Front Fencing	7 WATERLOO CRESCENT BATTERY POINT TAS 7004	$ 5,000	Approved	Delegated
PLN-21-301 Partial Demolition and Alterations (Entry Access Ramp)	229-235 ELIZABETH STREET HOBART TAS 7000	$ 30,000	Approved	Delegated
PLN-21-380 Partial Demolition, Alterations and Extension	268 MACQUARIE STREET HOBART TAS 7000	$ 304,000	Approved	Delegated
PLN-21-397 Partial Demolition, Alterations, Extension, and Landscaping	2 RED CHAPEL AVENUE SANDY BAY TAS 7005	$ 500,000	Approved	Delegated
PLN-21-434 Demolition and Carport	5 WANDEET PLACE SANDY BAY TAS 7005	$ 30,000	Approved	Delegated
PLN-21-437 Change of Use to General Retail and Hire and Business and Professional Services	456 MACQUARIE STREET SOUTH HOBART TAS 7004	$ 10,000	Approved	Delegated
PLN-21-477 Signage	4/160 ELIZABETH STREET HOBART TAS 7000	$ 20,000	Approved	Delegated
PLN-21-486 Partial Demolition and Alterations to Car Parking	3 GLEN STREET SOUTH HOBART TAS 7004	$ 5,000	Approved	Delegated
PLN-21-490 Partial Change of Use to Sport and Recreation	65-69 LETITIA STREET NORTH HOBART TAS 7000	$ 0	Approved	Delegated
PLN-21-494 Signage	20 CASTRAY ESPLANADE BATTERY POINT TAS 7004	$ 0	Approved	Delegated
PLN-21-497 Alterations	81A MARLYN ROAD SOUTH HOBART TAS 7004	$ 16,815	Not Required	Delegated
PLN-21-498 Partial Demolition, Alterations, Change of Use to General Retail and Hire, and Signage	119 COLLINS STREET HOBART TAS 7000	$ 0	Approved	Delegated
PLN-21-517 Extension to Operating Hours	98-102 ELIZABETH STREET HOBART TAS 7000	$ 0	Approved	Delegated
PLN-21-529 Partial Demolition and Alterations	11 THIRZA STREET NEW TOWN TAS 7008	$ 15,000	Not Required	Delegated
PLN-21-563 Partial Demolition, Alterations and Ancillary Dwelling	2/816 SANDY BAY ROAD SANDY BAY TAS 7005	$ 55,000	Not Required	Delegated
PLN-21-575 Alterations	29 CAMPBELL STREET HOBART TAS 7000	$ 60,000	Exempt	Delegated

8.2 City Planning - Advertising Report File Ref: F21/90336

Memorandum of the Director City Planning of 8 September 2021 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

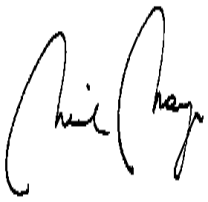
Attached is the advertising list for the period 23 August 2021 to 3 September 2021.

RECOMMENDATION

That:

1. ***That the information 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: 8 September 2021
File Reference: F21/90336

Attachment A: City Planning - Advertising Report ⇩

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-340	58 BARRACK STREET	HOBART	Partial Demolition, Alterations, and Partial Change of Use to Food Services, General Retail and Hire, and Visitor Accommodation	$200,000	18/09/2021	ayersh	Council (Council Land)	24/08/2021	07/09/2021
PLN-21-179	135 LIVERPOOL STREET	HOBART	Partial Demolition, Alterations, Signage and Change of Use to Food Services	$150,000	24/09/2021	ayersh	Director	01/09/2021	15/09/2021
PLN-21-509	2 / 538 - 540 NELSON ROAD	MOUNT NELSON	Alterations	$1,000	30/09/2021	baconr	Director	23/08/2021	06/09/2021
PLN-21-500	11 MERCER STREET	NEW TOWN	Partial Demolition, Alterations, and Extension	$50,000	01/10/2021	baconr	Director	02/09/2021	16/09/2021
PLN-21-518	1 / 222 BATHURST STREET	WEST HOBART	Partial Demolition, Alterations, Extension, and Partial Change of Use to Multiple Dwellings (Two Existing, One New)	$350,000	26/09/2021	baconr	Director	03/09/2021	17/09/2021
PLN-21-344	39 FORSTER STREET	NEW TOWN	Partial Demolition, Alterations and Extension	$150,000	16/09/2021	langd	Director	30/08/2021	13/09/2021
PLN-21-361	279 ARGYLE STREET	NORTH HOBART	Alterations, Change of Use to Food	$350,000	07/10/2021	langd	Director	02/09/2021	16/09/2021
PLN-21-474	134 MACQUARIE STREET	HOBART	Alterations, Signage, and Partial Change of Use to Food Services	$100,000	13/09/2021	maxwellv	Director	26/08/2021	09/09/2021

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-534	12 FINLAY STREET	BATTERY POINT	Partial Demolition, Alterations, and Extension	$150,000	12/10/2021	maxwellv	Director	31/08/2021	14/09/2021
PLN-21-365	90 - 92 MURRAY STREET	HOBART	Partial Demolition and Alterations	$750,000	23/09/2021	mcclenahanm	Council (Refusal)	25/08/2021	08/09/2021
PLN-21-456	6 / 117 COLLINS STREET	HOBART	Alterations	$62,000	21/09/2021	mcclenahanm	Director	26/08/2021	09/09/2021
PLN-21-503	5 SWANSTON STREET	NEW TOWN	Partial Demolition, Alterations and Extension	$50,000	19/10/2021	mcclenahanm	Director	26/08/2021	09/09/2021
PLN-21-523	39 HILL STREET	WEST HOBART	Alterations	$32,000	18/09/2021	mcclenahanm	Director	01/09/2021	15/09/2021
PLN-21-345	93 CARLTON STREET	NEW TOWN	Two Multiple Dwellings (One Existing, One New)	$432,000	28/09/2021	mcclenahanm	Director	02/09/2021	16/09/2021
PLN-21-579	271 ELIZABETH STREET	NORTH HOBART	Extension to Operating Hours	$0	12/10/2021	mcclenahanm	Director	02/09/2021	16/09/2021
PLN-21-429	23 WAYNE AVENUE	SANDY BAY	Alterations to Carparking	$3,000	02/10/2021	mcclenahanm	Director	03/09/2021	17/09/2021
PLN-21-557	1 / 13 GOODHART PLACE	SANDY BAY	Change of Use to Visitor Accommodation	$0	06/10/2021	mcclenahanm	Director	03/09/2021	17/09/2021
PLN-21-558	2 / 13 GOODHART PLACE	SANDY BAY	Change of Use to Visitor Accommodation	$0	06/10/2021	mcclenahanm	Director	03/09/2021	17/09/2021
PLN-21-524	73 ADELAIDE STREET	SOUTH HOBART	Partial Demolition and Alterations	$50,000	16/09/2021	nolanm	Director	23/08/2021	06/09/2021
PLN-21-378	73 YORK STREET	SANDY BAY	Partial Demolition, Alterations, Extension, and Garage	$350,000	14/09/2021	nolanm	Director	24/08/2021	07/09/2021
PLN-21-553	525 NELSON ROAD	MOUNT NELSON	Demolition and Ancillary Dwelling	$150,000	01/10/2021	nolanm	Director	30/08/2021	13/09/2021

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-389	118 YORK STREET	SANDY BAY	Partial Demolition, Alterations, Extension, and Front Fencing	$350,000	27/09/2021	nolanm	Director	31/08/2021	14/09/2021
PLN-21-548	4 MARINE TERRACE	BATTERY POINT	Alterations	$10,000	30/09/2021	nolanm	Director	02/09/2021	16/09/2021
PLN-21-444	1 QUORN STREET	SANDY BAY	Demolition and Dwelling	$500,000	16/09/2021	sherriffc	Director	24/08/2021	07/09/2021
PLN-21-545	2/14 LORD STRET AND 12 LORD STREET	SANDY BAY	Change of Use to Visitor Accommodation	$0	30/09/2021	sherriffc	Director	25/08/2021	08/09/2021
PLN-21-468	28 QUEEN STREET	SANDY BAY	Partial Demolition, Alterations and Extension	$150,000	20/09/2021	sherriffc	Director	30/08/2021	13/09/2021
PLN-21-459	48 WILLIAM COOPER DRIVE	NEW TOWN	Two Multiple Dwellings	$700,000	19/09/2021	smeea	Director	25/08/2021	08/09/2021
PLN-21-525	31 DOWDING CRESCENT	NEW TOWN	Dwelling	$334,225	22/09/2021	smeea	Director	30/08/2021	13/09/2021
PLN-21-348	327 ARGYLE STREET	NORTH HOBART	Partial Demolition, Alterations, and Extension	$750,000	12/09/2021	widdowsont	Director	24/08/2021	07/09/2021
PLN-21-209	29 ATHLEEN AVENUE	LENAH VALLEY	Two Multiple Dwellings (One Existing, One New)	$230,000	21/09/2021	widdowsont	Director	03/09/2021	17/09/2021

8.3 Monthly Planning Statistics - 1 August 2021 - 31 August 2021 File Ref: F21/90355

Memorandum of the Director City Planning of 8 September 2021 and attachments.

Delegation: Council

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

Monthly Planning Statistics - 1 August 2021 - 31 August 2021

Attached is the Planning Permit statistics for the period 1 August 2021 - 31 August 2021

RECOMMENDATION

That:

The Director City Planning reports:

Planning Statistical Report:

During the period 1 August 2021 to 31 August 2021, 62 permits were issued to the value of $12,028,590 which included:

(i) 9 new single dwellings to the value of $1,334,775;

(ii) 17 multiple dwellings to the value of $5,759,000;

(iii) 26 extensions/alterations to dwellings to the value of $3,762,815;

(iv) 13 extensions/alterations to commercial properties to the value of $1,362,000;

(v) 1 major project:

(a) 43A Pirie Street, New Town - Demolition, Six Multiple Dwellings, Front Fencing, and Associated Works - $2,400,000;

During the period 1 August 2020 to 31 August 2020, 68 permits were issued to the value of $19,228,200 which included:

(i) 9 new single dwellings to the value of $4,163,790;

(ii) 26 multiple dwellings to the value of $9,585,000;

(iii) 29 extensions/alterations to dwellings to the value of $3,673,500;

(iv) 7 extensions/alterations to commercial properties to the value of $1,285,680;

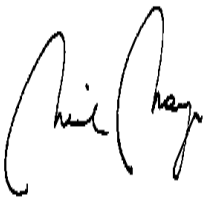
(v) 3 major projects:

(a) 26 Lower Jordan Hill Road, West Hobart - Partial Demolition, Five Multiple Dwellings, Landscaping and Fencing - $3,000,000;
(b) 27 Lefroy Street, North Hobart - New Development for Eight Multiple Dwellings, Business and Professional Services, Food Services and General Retail and Hire, Signage and Associated Works in the Road Reservation - $3,000,000;
(c) 18-24 Letitia Street, North Hobart - Partial Demolition and New Development for Eight Multiple Dwellings - $2,200,000;

In the twelve months ending August 2021, 827 permits were issued to the value of $314,035,672; and

In the twelve months ending August 2020, 841 permits were issued to the value of $256,633,142.

 # This report includes permits issued, exempt and no permit required decisions.
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.



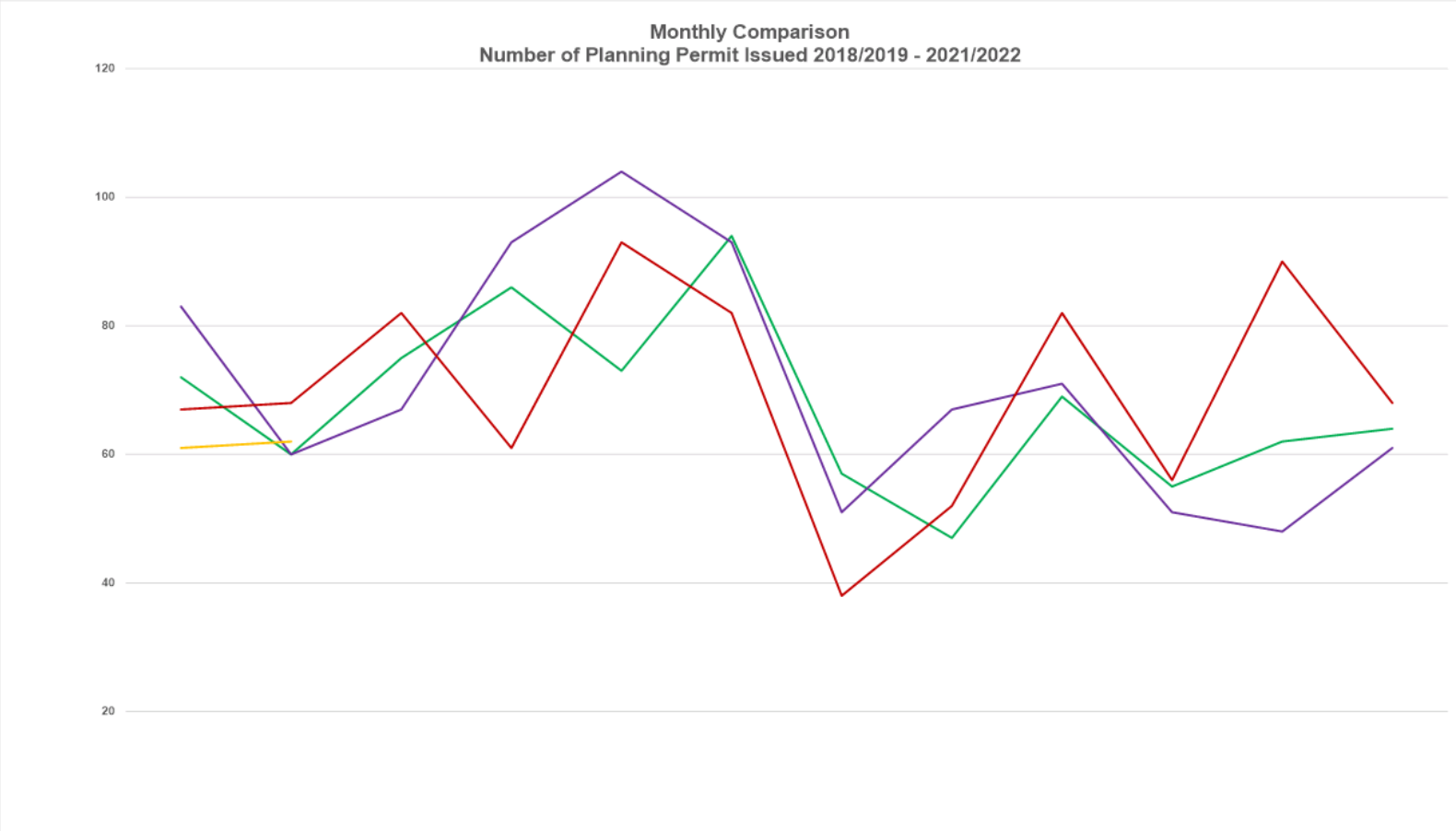
Neil Noye
DIRECTOR CITY PLANNING

Date: 8 September 2021
File Reference: F21/90355

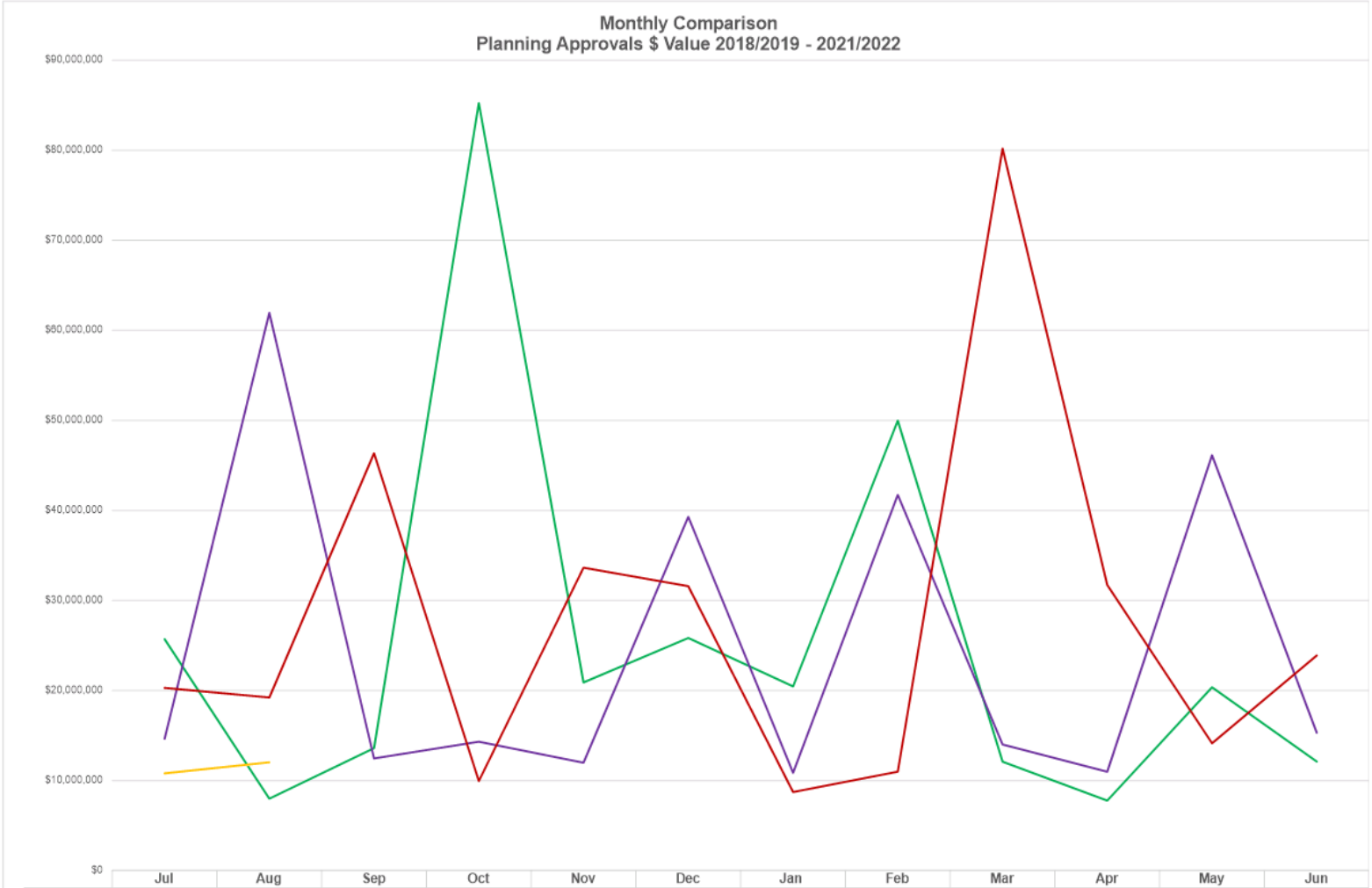
Attachment A: Monthly Comparison Number of Planning Permit Issued August 2021 ⇩
Attachment B: Monthly Comparison Planning Approvals Value August 2021 ⇩

Attachment C: Number of Planning Permit Issued Accumulative Monthly Comparison August 2021 ⇩

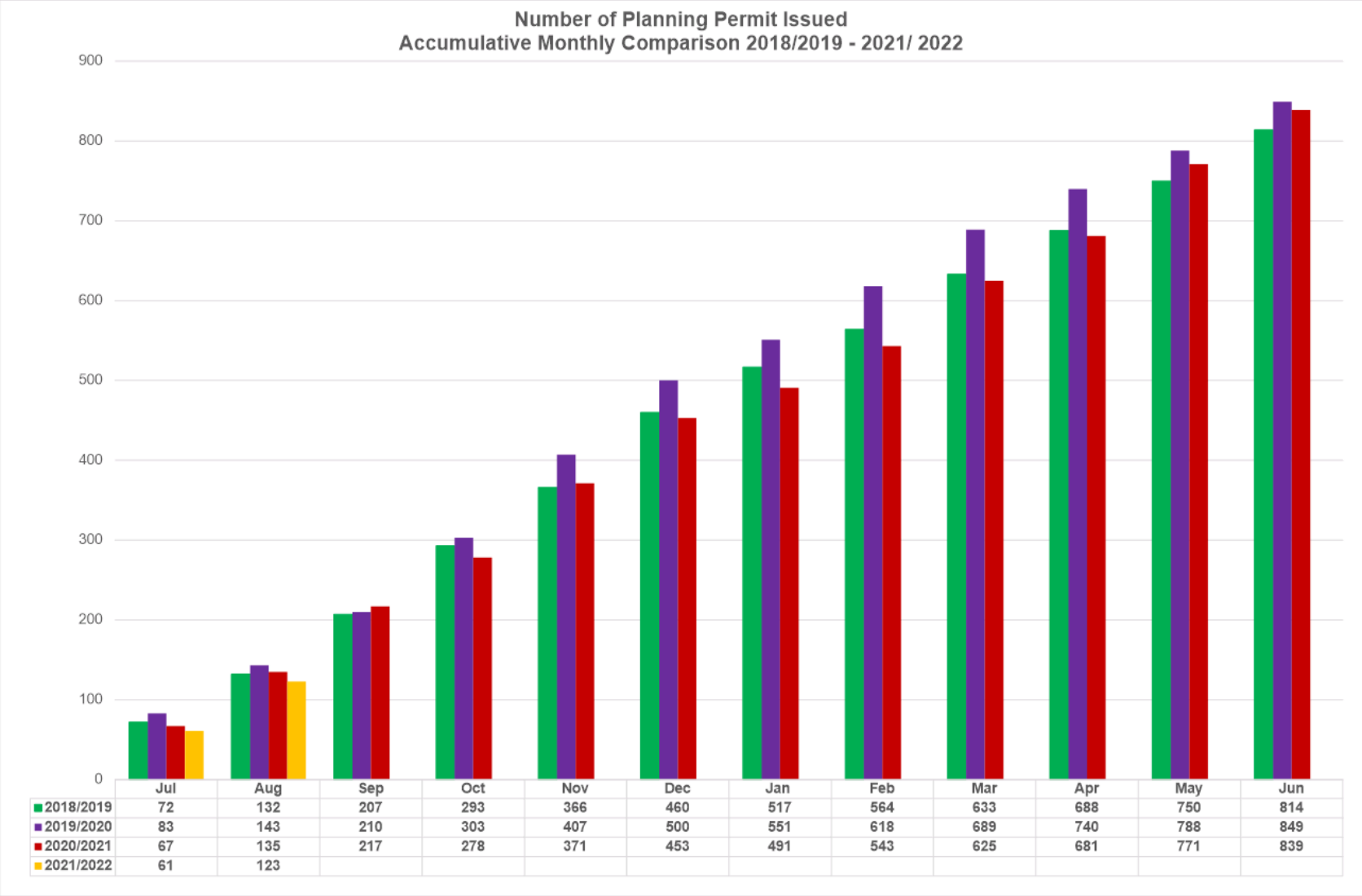
Attachment D: Value of Planning Permit Issued August 2021 ⇩



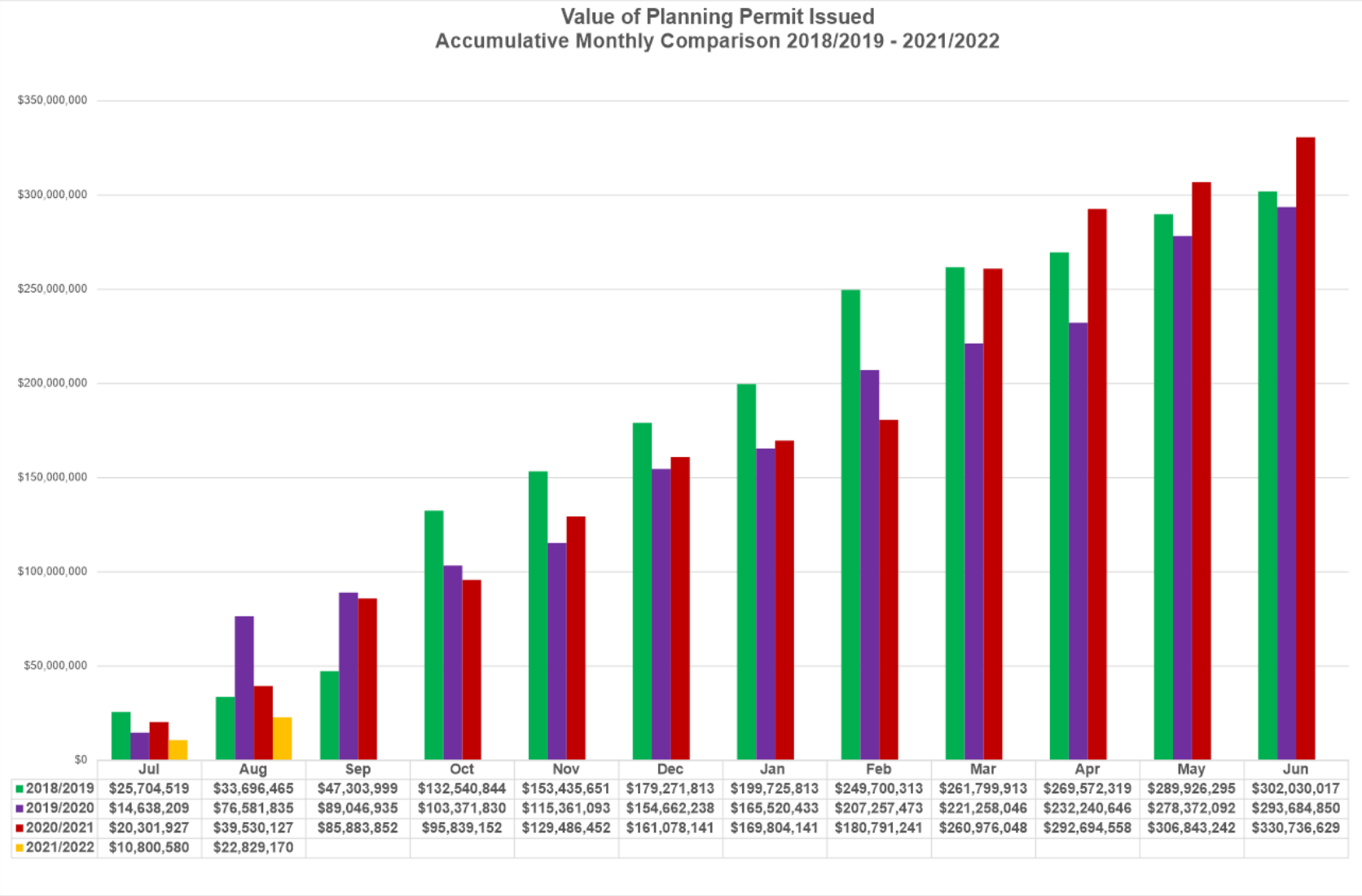
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2018/2019	72	60	75	86	73	94	57	47	69	55	62	64
2019/2020	83	60	67	93	104	93	51	67	71	51	48	61
2020/2021	67	68	82	61	93	82	38	52	82	56	90	68
2021/2022	61	62										



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2018/2019	$25,704,519	$7,991,946	$13,607,534	$85,236,845	$20,894,807	$25,836,162	$20,454,000	$49,974,500	$12,099,600	$7,772,406	$20,353,976	$12,103,722
2019/2020	$14,638,209	$61,943,626	$12,465,100	$14,324,895	$11,989,263	$39,301,145	$10,858,195	$41,737,040	$14,000,573	$10,982,600	$46,131,446	$15,312,758
2020/2021	$20,301,927	$19,228,200	$46,353,725	$9,955,300	$33,647,300	$31,591,689	$8,726,000	$10,987,100	$80,184,807	$31,718,510	$14,148,684	$23,893,387
2021/2022	$10,800,580	$12,028,590										



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2018/2019	72	132	207	293	366	460	517	564	633	688	750	814
2019/2020	83	143	210	303	407	500	551	618	689	740	788	849
2020/2021	67	135	217	278	371	453	491	543	625	681	771	839
2021/2022	61	123										



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2018/2019	$25,704,519	$33,696,465	$47,303,999	$132,540,844	$153,435,651	$179,271,813	$199,725,813	$249,700,313	$261,799,913	$269,572,319	$289,926,295	$302,030,017
2019/2020	$14,638,209	$76,581,835	$89,046,935	$103,371,830	$115,361,093	$154,662,238	$165,520,433	$207,257,473	$221,258,046	$232,240,646	$278,372,092	$293,684,850
2020/2021	$20,301,927	$39,530,127	$85,883,852	$95,839,152	$129,486,452	$161,078,141	$169,804,141	$180,791,241	$260,976,048	$292,694,558	$306,843,242	$330,736,629
2021/2022	$10,800,580	$22,829,170										

8.4 Monthly Building Statistics - 1 August 2021 - 31 August 2021 File Ref: F21/90385

Memorandum of the Director City Planning of 8 September 2021 and attachments.

Delegation: Council

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

Monthly Building Statistics - 1 August 2021 - 31 August 2021

Attached is the Building Permit Statistics for the period 1 August 2021 – 31 August 2021.

RECOMMENDATION

That:

The Director City Planning reports:

Building Statistical Report:

During the period 1 August 2021 to 31 August 2021, 60 permits were issued to the value of $34,812,040 which included:

(i) 40 for extensions/alterations to dwellings to the value of $6,669,986;

(ii) 7 new dwellings to the value of $3,650,554;

(iii) 0 new multiple dwellings; and

(iv) 3 major projects:

(a) 48 Liverpool Street, Hobart - Commercial Internal Alterations - $13,510,000;
(b) 16 Degraves Street, South Hobart - New Commercial Building - $5,268,500;
(c) 66-80 Collins Street, Hobart - Commercial Internal Alterations - $3,500,000;

During the period 1 August 2020 to 31 August 2020, 44 permits were issued to the value of $5,892,275 which included:

(i) 28 for extensions/alterations to dwellings to the value of $4,257,786;

(ii) 3 new dwellings to the value of $790,000;

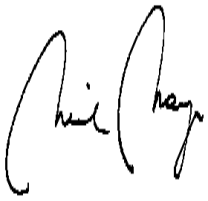
(iii) 0 new multiple dwellings; and

(iv) 0 major projects:

In the twelve months ending August 2021, 671 permits were issued to the value of $256,601,368; and

In the twelve months ending August 2020, 601 permits were issued to the value of $219,128,955

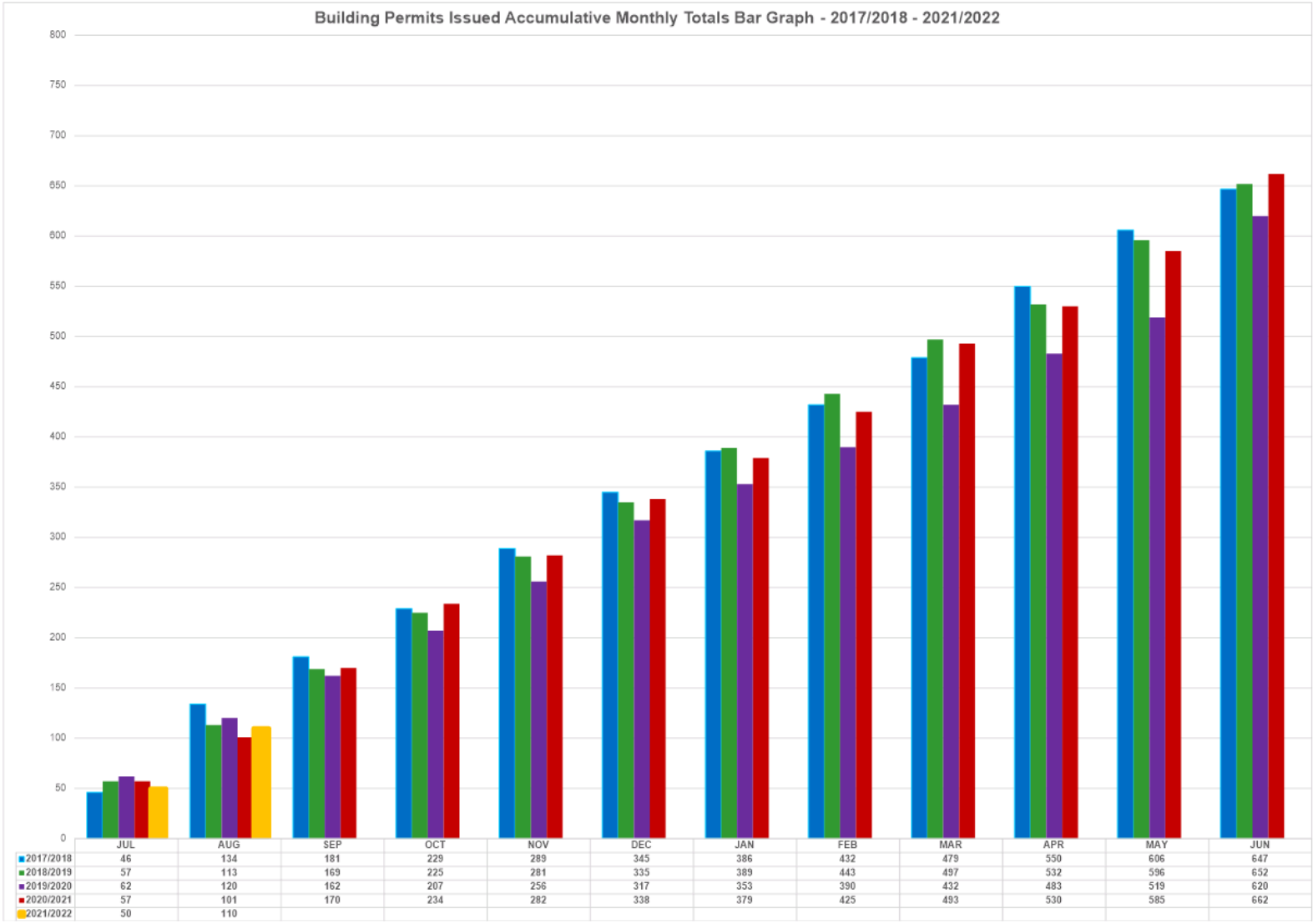
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



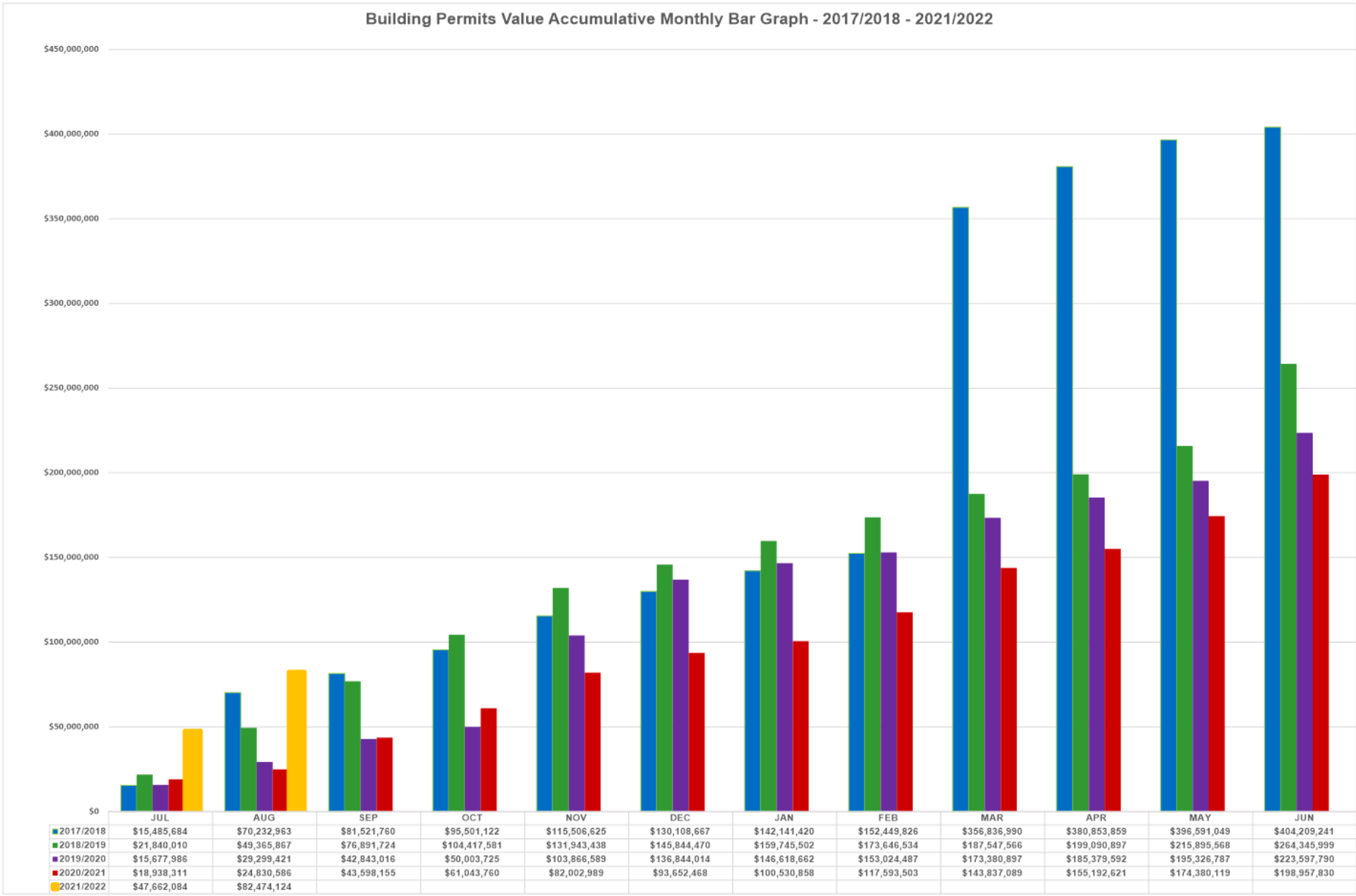
Neil Noye
DIRECTOR CITY PLANNING

Date: 8 September 2021
File Reference: F21/90385

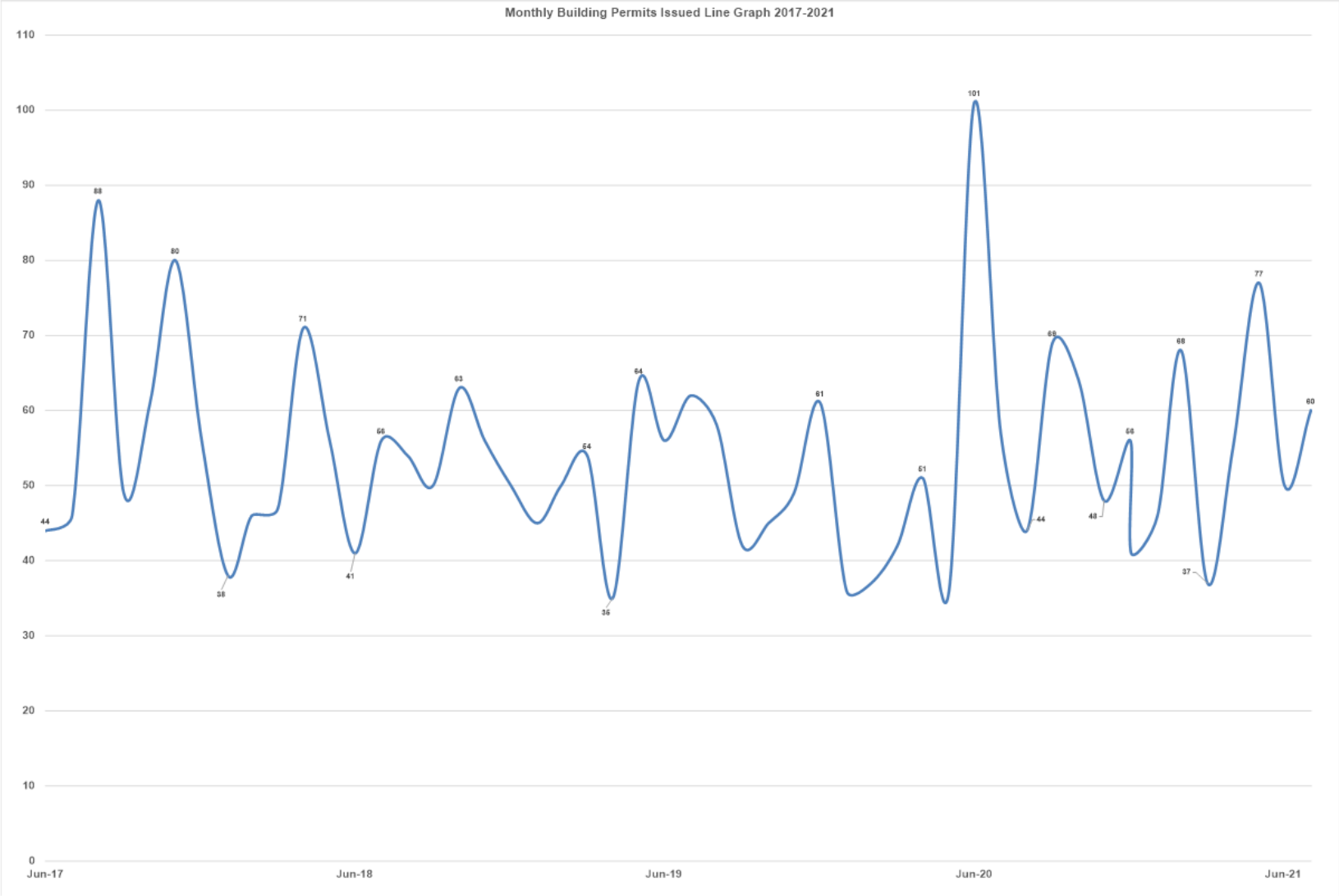
Attachment A: Building Permits Issued Accumulative Monthly Totals Bar Graph ⇩
Attachment B: Building Permits Value Accumulative Monthly Bar Graph ⇩
Attachment C: Monthly Building Permits Issued Line Graph ⇩
Attachment D: Value of Monthly Building Permits Issued Line Graph ⇩

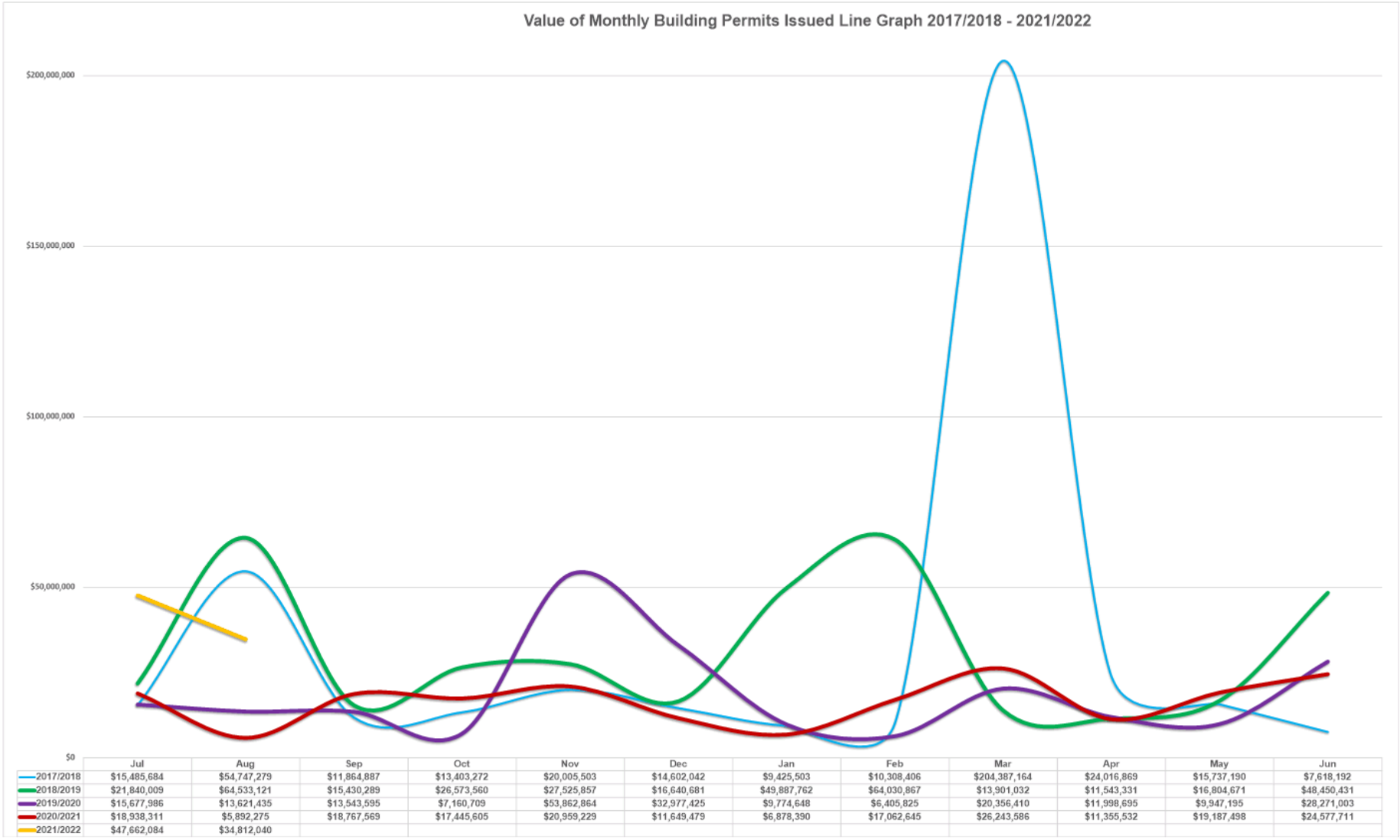


	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2017/2018	46	134	181	229	289	345	386	432	479	550	606	647
2018/2019	57	113	169	225	281	335	389	443	497	532	596	652
2019/2020	62	120	162	207	256	317	353	390	432	483	519	620
2020/2021	57	101	170	234	282	338	379	425	493	530	585	662
2021/2022	50	110										



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2017/2018	$15,485,684	$70,232,963	$81,521,760	$95,501,122	$115,506,625	$130,108,667	$142,141,420	$152,449,826	$356,836,990	$380,853,859	$396,591,049	$404,209,241
2018/2019	$21,840,010	$49,365,867	$76,891,724	$104,417,581	$131,943,438	$145,844,470	$159,745,502	$173,646,534	$187,547,566	$199,090,897	$215,895,568	$264,345,999
2019/2020	$15,677,986	$29,299,421	$42,843,016	$50,003,725	$103,866,589	$136,844,014	$146,618,662	$153,024,487	$173,380,897	$185,379,592	$195,326,787	$223,597,790
2020/2021	$18,938,311	$24,830,586	$43,598,155	$61,043,760	$82,002,989	$93,652,468	$100,530,858	$117,593,503	$143,837,089	$155,192,621	$174,380,119	$198,957,830
2021/2022	$47,662,084	$82,474,124										


Monthly Building Permits Issued Line Graph 2017-2021
110
100
90
80
70
60
50
40
30
20
10
0
Jun-17
Jun-18
Jun-19
Jun-20
Jun-21
44
88
80
38
71
41
66
63
54
36
64
61
61
101
68
44
48
66
68
37
77
60



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2017/2018	$15,485,684	$54,747,279	$11,864,887	$13,403,272	$20,005,503	$14,602,042	$9,425,503	$10,308,406	$204,387,164	$24,016,869	$15,737,190	$7,618,192
2018/2019	$21,840,009	$64,533,121	$15,430,289	$26,573,560	$27,525,857	$16,640,681	$49,887,762	$64,030,867	$13,901,032	$11,543,331	$16,804,671	$48,450,431
2019/2020	$15,677,986	$13,621,435	$13,543,595	$7,160,709	$53,862,864	$32,977,425	$9,774,648	$6,405,825	$20,356,410	$11,998,695	$9,947,195	$28,271,003
2020/2021	$18,938,311	$5,892,275	$18,767,569	$17,445,605	$20,959,229	$11,649,479	$6,878,390	$17,062,645	$26,243,586	$11,355,532	$19,187,498	$24,577,711
2021/2022	$47,662,084	$34,812,040										

9. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9.1 Development Applications - Equal Accessibility

FILE REF: F21/83948

Councillor Ewin

Motion

"That Council officers produce a report on potential mechanisms and issues for ensuring that development applications that propose improved access facilities to meet the equal access requirements of the National Building Code are not singularly refused because of breaches in the heritage code of Council's planning schemes or the *Historic Cultural Heritage Act 1995*."

Rationale:

"Nipaluna/Hobart has many buildings protected on heritage grounds, which is fantastic, but many of them are inaccessible for people with access requirements, which is not so fantastic. Of course we need to protect what makes our town special, but this should never be at the cost of excluding anyone in our community, especially people with disabilities. We are also all bound, at all times, by the Anti-Discrimination Act; and the Building Code also sets out specific requirements for equal access for very good reasons.

The fact that we have had DAs before us recommended for refusal because of applicants needing to meet access requirements set out in the Building Code and to meet their requirements under Anti-Discrimination legislation based on protecting heritage, is completely unacceptable. I understand that officers only assess DAs based on planning criteria, but I believe in 2021 this should be balanced by meeting our requirements under the *Anti-Discrimination Act 1992*, as well as our Community Vision and Social Inclusion Strategy documents, which demonstrate our clear commitment to upholding principles of equity."

10. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

The Chief Executive Officer 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 Light Aircraft Noise - Hobart
File Ref: F21/59114; 13-1-10

Memorandum of the Director City Planning of 30 August 2021.

10.2 Ancillary Dwellings
File Ref: F21/88560; 13-1-10

Memorandum of the Director City Planning of 8 September 2021.

That the information be received and noted.

Delegation: Committee

City of HOBART

Memorandum: **Lord Mayor**
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

LIGHT AIRCRAFT NOISE - HOBART

Meeting: City Planning Committee **Meeting date: 15 June 2021**

Raised by: Deputy Lord Mayor Burnet

Question:

In regard to the light aircraft flights over Hobart, could the Director please indicate the number and whether there is any exclusion (including floor and ceiling range) over the built up area of the city?

In regard to flights to the Royal Hobart Hospital helipad, could the Director please indicate:

How many flights there have been since the K Block was completed?

How many flights are for emergency and non-emergency transport?

Response:

The Civil Aviation Safety Authority regulations normally require that pilots of light aircraft fly no lower than 1000 feet (305 metres) over built up areas or 500 feet over any other area. Records were not available of flight numbers over Hobart.

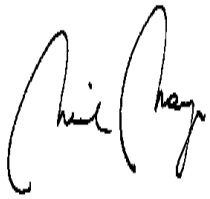
A written request for the information pertaining to flights to and from the helipad at the Royal Hobart Hospital was requested and Ambulance Tasmania advised

that from May 2020 – End July 2021 there were 375 landings and
Aside from a small number of operational check flights (15 or so) all other flights are regarded as emergency flights.

In explanation, operational check flights predominately related to signing new pilots off to use the pad (only very occasionally needed now – only if a new pilot comes down to work with RotorLift)

Non-emergency cases (eg Search and Rescue evacuations of minimally/uninjured patients) are not taken to the RHH, instead we land at the airport.

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: 30 August 2021
File Reference: F21/59114; 13-1-10

City of HOBART

MEMORANDUM: **LORD MAYOR**
DEPUTY LORD MAYOR
ELECTED MEMBERS

ANCILLARY DWELLINGS

Meeting: City Planning Committee **Meeting date: 30 August 2021**

Raised by: Councillor Harvey

Question:

Can the Director advise how many ancillary dwellings have been approved in Hobart in the last 12 months?

Response:

From 1 September 2020 to 1 September 2021, ten planning approvals have been issued for ancillary dwellings.

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: 8 September 2021
File Reference: F21/88560; 13-1-10

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 Chief Executive Officer or the Chief Executive Officer'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, Chief Executive Officer or Chief Executive Officer'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
- Answers to questions without notice

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Planning Authority Items – Consideration of Items with Deputations
Item No. 5	Responses to Questions Without Notice
Item No. 5.1	Wellington Park Trust - Cable Car Assessment LG(MP)R 15(4)(b)
Item No. 5.2	Cable Car Development Application - Costs LG(MP)R 15(4)(b)
Item No. 6	Questions Without Notice