



CITY OF HOBART

## AGENDA

Planning Authority Committee Meeting  
Open Portion  
Wednesday, 23 July 2025  
at 4.00 pm  
Council Chamber, Town Hall



City of **HOBART**

## THE MISSION

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

## THE VALUES

**The Council is:**

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



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## ORDER OF BUSINESS

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

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**Planning Authority Committee Meeting (Open Portion) held Wednesday,  
23 July 2025 at 4.00 pm in the Council Chamber, Town Hall.**

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).

**APPOINTED MEMBERS**

Councillor M S C Dutta (Chairperson)  
Lord Mayor Councillor A R Reynolds  
Deputy Lord Mayor Councillor Dr Z E Sherlock  
Councillor W F Harvey  
Councillor R J Posselt  
Councillor B Lohberger  
Councillor G H Kitsos

**Apologies:**

Deputy Lord Mayor  
Councillor Dr Z E Sherlock

**Leave of Absence:**

Councillor M S C Dutta

**NOMINEE MEMBERS**

Alderman M Zucco  
Councillor J L Kelly  
Councillor L M Elliot  
Alderman L A Bloomfield  
Councillor W N S Coats

**1. ACKNOWLEDGEMENT OF COUNTRY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 9 July 2025](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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Ref: Part 2, Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*.

**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 CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*.

Members of the Committee are requested to indicate where they may have, or are likely to have, interest in the agenda.

#### **5. TRANSFER OF AGENDA ITEMS**

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Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 17(2) of the above regulations.

In the event that the Committee transfers 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**

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In accordance with the requirements of Part 2 Regulation 10(4) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, 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 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, 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**

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In accordance with the provisions of Part 2 Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, 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 29, 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 29(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 HOBART INTERIM PLANNING SCHEME 2015

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### 7.1.1 267 ARGYLE STREET, NORTH HOBART - PARTIAL DEMOLITION AND NEW BUILDING FOR VEHICLE PARKING PLN-HOB-2025-0140 - FILE REF: F25/52683

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Address:	267 Argyle Street, North Hobart
Proposal:	Partial Demolition and New Building for Vehicle Parking
Expiry Date:	25 July 2025
Extension of Time:	N/A
Author:	Victoria Maxwell

#### **RECOMMENDATION**

##### **GEN - General**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0140 - 267 Argyle St North Hobart - Final Planning Documents except where modified below.

##### **PLN s1 - Private Car Park**

The use and development is for a private car storage facility. No approval is given for use as a public car park.

##### **PLN s2 - Noise**

Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

##### **PLN s3 - External Lighting**

Any external lighting including security lighting associated with the proposal must be adequately baffled to ensure that light emissions avoid direct light spill onto adjacent properties so as not to cause environmental harm.

##### **PLN s5 - Landscape Plan**

A landscaping plan must be submitted and approved by the City of Hobart's Director Strategic and Regulatory Services, prior to the issue of any consent under the *Building Act 2016* (excluding demolition or

excavation) or the commencement of work. The landscaping plan must include (but is not limited to):

1. a scale, dimensions and north point;
2. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
3. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
4. landscaping and planting along the Campbell Street frontage of the site which includes a range of plant height and forms.

All work required by this condition must be undertaken in accordance with the approved landscaping plan.

*Advice:*

*Once the landscaping plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

*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.*

Reason for condition

To ensure that the property frontage on Campbell Street is landscaped in a manner that will relieve the visual impact on the streetscape of the proposed large expanse of hard surfaces and softens the boundary of car parking areas with neighbouring properties and reduces the opportunity for crime and anti-social behaviour.

### **PLN s6 - Implementation of the Landscape Plan**

The site must be landscaped in accordance with the approved landscape plan within 3 months of completion.

### **HER 21 - Heritage - Archaeological**

All onsite excavation and disturbance must be monitored and managed in accordance with the Statement of Historical Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement by Praxis Environment, dated June 2025, pages 39-43. This includes but is not limited to:

1. Excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per Section 7.2 of the report;
2. A contractor briefing by a suitably qualified archaeologist is to be undertaken prior to works commencing, as per Section 7.3 of the report; and
3. A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per Sections 7.6 and 7.7 of the report.

### **HER 22 - Heritage - Archaeological**

All onsite excavation and disturbance must be monitored. Should excavation or disturbance lead to the discovery of any features or deposits of an archaeological nature outside of the area of high archaeological potential:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council within 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 90 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

### **ENVHE 2 - Environmental Health - Environmental Site Assessment Report**

Immediately following demolition works, and prior to construction commencing, an Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013 must be submitted as a condition endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The report must conclude:

1. Whether any site contamination presents a risk to workers involved in redevelopment of the site, or future users of the site, as a result of proposed excavation of the site.
2. Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site.
3. Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.
4. That based on the results of the Environmental Site Assessment, that the excavation as part of the planned works will not adversely impact on human health or the environment (subject to implementation of any identified remediation and/or protection measures as required).

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted as a condition endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent offsite transfer of potentially contaminated soil or stormwater.

#### Reason for condition

To determine the level of site contamination, and to identify any recommended remediation/management practises/safeguards which need to be followed/put in place during any excavations/ground disturbance.

#### Advice:

*An Environmental Site Assessment by GES Geo-Environmental Solutions has been provided. The ESA is to be updated or supporting documentation added to include additional testing where the current building is located, any contamination management recommendations based on these results and an updated statement of suitability as recommended by GES Geo-Environmental Solutions.*

#### **ENG 1A - Development Engineering - Protection of Council Assets**

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

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



2. Be repaired and reinstated by the owner to the satisfaction of the Council.

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

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

Reason for condition

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

### **ENG 2B - Development Engineering - Vehicle Barriers**

Further detailed designs are required for vehicle barriers in the following locations:

1. Where the drop from the edge of the trafficable area to a lower level is 600mm or greater.

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified person;
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.

**ENG 2C - Development Engineering - Vehicle Barriers**

Prior to the first occupation, a suitably qualified person must certify that the vehicle barriers have been installed in accordance design drawings approved by condition ENG 2B.

*Advice:*

*An example certificate is available on our website.*

**ENG 3B - Development Engineering - Parking and Access Design**

Prior to the issue of any approval under the *Building Act 2016* or commencement of work(s) (including demolition and site disturbance), a detailed design of the parking area must be submitted and approved as a Condition Endorsement.

The detailed designs must:

1. be prepared and certified by a suitably qualified person, 2. be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible, 3. where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
2. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The access driveway and parking area must be constructed in accordance with the approved detailed designs prior to first occupation.

*Advice:*

*The detailed design of the access, driveway, and manoeuvring area should be considered prior to finalising the finished floor level of the parking spaces (particularly if located within a garage intrinsic to a dwelling); failure to do so may result in difficulty complying with this condition.*

**ENG 4 - Development Engineering - Parking and Access Seal**

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

Reason for condition

To ensure the safety of users of the access driveway and parking

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

### **ENG 5 - Development Engineering - Parking spaces**

The number of car parking spaces approved to be used as storage on the site is number one-hundred and six (106).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

### **ENG 10 - Stormwater - Drainage**

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained via gravity to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

All private plumbing (including ag drains) must be contained within the property boundary.

*Advice:*

*Council mapping shows the manhole at the frontage of 214 Campbell St (IL 27.83) as a private shared asset acting as a private boundary IO.*

*Council is aware third-party drainage (both from titles with separate ownership as well as common ownership non-adhered lots) passes through the site, and services to these lots must be maintained.*

### **SW 9 - Stormwater - Design**

Prior to occupancy or the commencement of the approved use (whichever occurs first), treatment for stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train in general accordance with Gandy & Roberts "Concept Sewer and Stormwater Plan" C050 RevE, including but not limited to: long-section,

catchment areas, final estimations of contaminant removal meeting State Stormwater Strategy Targets, and levels demonstrating adequate head;

2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

*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.*

*As per the submitted documentation, wash bays must not be directed to stormwater.*

### **ENV 6 - Stormwater - Soil Water Management Plan**

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with:

- a) the Erosion and Sediment Control, The Fundamentals for Development in Tasmania and associated guideline documents (TEER &DEP, 2023), available from the Derwent Estuary Program's [www.derwentestuary.org.au/stormwater/](http://www.derwentestuary.org.au/stormwater/) and
- b) any recommendations in an Environmental Site Assessment or other document relating to contaminated soils onsite.

If the site or controls change, an updated SWMP must be submitted.

All work required by this condition must be undertaken in accordance with the approved SWMP.

*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.*

### **ENV 6 - Environmental Planning - Soil & Water Management Plan**

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work (whichever occurs first), a Soil and Water Management plan (SWMP) must be submitted and approved as a condition endorsement. The SWMP must be prepared by a suitably qualified person and must:

1. specify sediment and erosion control measures sufficient to prevent soil, fill and sediment from leaving the site, during both the construction phase and post-construction, including management of soil stockpiles for contaminant classification; and
2. be consistent with "Erosion and Sediment Control: The Fundamentals for Development in Tasmania" (Derwent Estuary Program).

The approved control measures in the SWMP must be installed prior to any disturbance of any soil or vegetation, be regularly inspected and maintained during the construction/demolition period to prevent soil and other materials entering the local stormwater system, waterways, roadways or adjoining properties. The approved control measures must remain in place until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the City of Hobart.

All works must be undertaken in accordance with the approved SWMP.

### **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 through PlanBuild. Detailed instructions can be found ([www.hobartcity.com.au/Development/Condition-endorsement](http://www.hobartcity.com.au/Development/Condition-endorsement) ).

Once approved, the Council will respond to you via PlanBuild 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.

Fees for Condition Endorsement are set out in Council's [Fees and Charges] ([www.hobartcity.com.au/Council/Fees-and-charges](http://www.hobartcity.com.au/Council/Fees-and-charges)).

## 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*. ([www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications](http://www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications) ) for more information.

## WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours.  
[www.worksafe.tas.gov.au/safety](http://www.worksafe.tas.gov.au/safety) for more information.

## PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." ([www.hobartcity.com.au/City-services/Environment/Pollution-control](http://www.hobartcity.com.au/City-services/Environment/Pollution-control)) for more information.

## NOISE REGULATIONS

Click ([www.hobartcity.com.au/Residents/Noise](http://www.hobartcity.com.au/Residents/Noise)) for information with respect to noise nuisances in residential areas.

## WASTE DISPOSAL

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


Further information regarding waste disposal can also be found on the Council's ([www.hobartcity.com.au/Environment/Recycling\\_and\\_Waste](http://www.hobartcity.com.au/Environment/Recycling_and_Waste)).


## FEES AND CHARGES

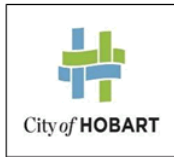
Click ([www.hobartcity.com.au/Council/Fees-and-charges](http://www.hobartcity.com.au/Council/Fees-and-charges)) for information on the Council's fees and charges.

## BEFORE YOU DIG

Click ([www.byda.com.au](http://www.byda.com.au)) for before you dig information.

Attachment A: PLN-2025-0140 - 267 Argyle St - Planning Committee Assessment Report ↓ 

Attachment B: PLN-HOB-2025-0140 - 267 Argyle St North Hobart - PC Agenda Documents ↓ 



## PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Date of Report:	15 July 2025
Expiry Date:	25 July 2025
Application No:	PLN-HOB-2025-0140
Address:	267 ARGYLE ST NORTH HOBART TAS 7000
Applicant:	ERA Planning and Environment Level 1, 125A Elizabeth Street, Hobart, Tasmania, Australia, 7000
Proposal:	Partial Demolition and New Building for Vehicle Parking
Representations:	Nil
Performance criteria:	Commercial zone – Noise - 23.3.2 P1 Commercial zone – Setback - 23.4.2 P1 Commercial zone – Landscaping - 23.4.5 P1 Potentially contaminated land code – Excavation - E2.6.2 P1 Parking and access code - Number of car parking spaces - E6.6.1 P1 Parking and access code - Landscaping of parking areas - E.6.7.8 P1 Electricity transmission infrastructure protection code - Development of non-sensitive use near substation - E8.7.3 P1 Historic heritage code - Development in a place of archaeological potential - E13.10.1 P1

### 1. Executive Summary

- 1.1. Planning approval is sought for Partial Demolition and New Building for Vehicle Parking at 267 ARGYLE ST NORTH HOBART TAS 7000
- 1.2. More specifically the proposal includes:
  - Demolition of an existing colorbond and masonry 7 metre high gable roof building;
  - Excavation to level the site and of four (4) ground level parking spaces;
  - Construction of a 10.15 metre high multi storey car park building with two raised ends at the north and south extending up to 11.4 metres;
  - The building will be 4 storeys of vehicle parking for the dealership including roof top parking and approximately 50% of the ground floor to be used for storage,



- 106 parking spaces are proposed within the multi storey car park;
  - A vehicle ramp between floors is proposed on the eastern side with open sides in the southern section and along the top ramp to the rooftop;
  - The existing parapet wall will be retained that forms the boundary with the terrace of dwellings on Campbell Street, with a new 10.15m high parapet wall to be constructed behind;
  - The car park is for temporary storage of new unregistered vehicles for sale, customer vehicles to be services, and storage;
  - The multi storey car park is not proposed for general public parking.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1. Commercial zone – Noise - 23.3.2 P1
  - 1.3.2. Commercial zone – Setback - 23.4.2 P1
  - 1.3.3. Commercial zone – Landscaping - 23.4.5 P1
  - 1.3.4. Potentially contaminated land code – Excavation - E2.6.2 P1
  - 1.3.5. Parking and access code - Number of car parking spaces - E6.6.1 P1
  - 1.3.6. Parking and access code - Landscaping of parking areas - E.6.7.8 P1
  - 1.3.7. Electricity transmission infrastructure protection code – Development within an Inner Protection Area – E8.7.1 P1
  - 1.3.8. Electricity transmission infrastructure protection code - Development of non-sensitive use near substation - E8.7.3 P1
  - 1.3.9. Historic heritage code - Development in a place of archaeological potential - E13.10.1 P1
- 1.4. No representations were received during the statutory advertising period between 19 June to 3 July 2025.
- 1.5. The proposal is recommended for approval subject to conditions.
- 1.6. The final decision is delegated to the Planning Committee.

## 2. Site Detail

- 2.1. The site is located at the northern end of Campbell St on the western side stretching across to Argyle St. Surrounding uses include additional car sales to the west along Argyle St frontage of the site and other car sales to the north-west and south-west. The large building to the south is used for General Retail and Hire and Storage, whilst the Campbell Street Primary School and Lady Gowrie child-care centre are located across Campbell St to the east. In front of the building site are a terrace of three, two storey heritage dwellings. These partially screen the building site from the road as they are built up above the road level. The northern boundary abuts the TasNetworks electrical substation.



Figure 1: Plan of the overall site with a red box highlighting the area for demolition and new works (Geo Cortex, 2024)

- 2.2. The site includes several titles that together contain the Toyota dealership for car sales and mechanical repairs. The main public entrances are on Argyle St with connecting internal accessways around the site.



Figure 2: Main entrance on Argyle St (Google Streetview, 2024)

- 2.3. An additional entrance is gained from Campbell St, which appears more for trade and vehicle repairs. This entrance has a railing fence with sliding gate set back from the frontage by approximately 8 metres. Lined parking is provided within the site, but the forecourt area is not clearly marked for parking and creates a haphazard appearance.



Figure 3: view of Campbell St frontage with building to be demolished highlighted in red (Officer photo, July 2025).

- 2.4. The existing building to be removed is on an elevated platform which will be removed and excavated as part of this proposal, assisting to reduce the apparent height of the new building. The eastern parapet wall shown in red below that forms the rear boundary for the terrace of heritage dwellings at 216-220 Campbell St will be retained.



Figure 4: View of raised level of existing building (Officer photo, July 2025).

- 2.5. The shed proposed to be removed is not significant in the Campbell Street streetscape, with attention drawn to the heritage terrace in front, as the building when viewed from the northern approach has a similar profile to the substation building next door.





Figure 5: View south west of the existing building (highlighted in red) in the Campbell Street streetscape (Officer photo, July 2025)

- 2.6. When viewed from Burnett Street the existing building is hardly visible behind the substation and surrounding development. There are a complex of two storey dwellings on the corner of Campbell and Burnett Streets. It is estimated that the proposed new multi-storey car park will appear of a similar roof profile to these two storey dwellings, although the bulk of the building will be greater.



Figure 6: View south to TasNetworks substation and existing building (highlighted in red) from Burnett Street (Officer photo, July 2025)

### 3. Proposal

- 3.1. Planning approval is sought for Partial Demolition and New Building for Vehicle Parking at 267 ARGYLE ST NORTH HOBART TAS 7000

3.2. More specifically the proposal is for:

- Demolition of an existing colorbond and masonry 7 metre high building with gable roof;
- Excavation to level the site and of four (4) ground level parking spaces;
- Construction of a 10.15 metre high private car park building with two raised ends at the north and south extending up to 11.4 metres;
- The building will be 4 storeys of vehicle parking for the dealership including roof top parking and approximately 50% of the ground floor to be used for storage,
- 106 parking spaces are proposed within the multi storey car park;
- A vehicle ramp between floors is proposed on the eastern side with open sides in the southern section and along the top ramp to the rooftop;
- The existing parapet wall will be retained that forms the boundary with the terrace of dwellings on Campbell Street, with a new 10.15m high parapet wall to be constructed behind;
- The car park is for temporary storage of new unregistered vehicles for sale, customer vehicles to be services, and storage;
- The multi storey car park is not proposed for general public parking.

#### 4. Background

4.1. Previous applications relevant to this proposal and site are listed below:

- PLN-17-98 - 267-277 Argyle St North Hobart - Signage
- NBW-17-236 - 267-277 Argyle Street North Hobart - REC Solar Panel Data Sheet
- BLD-05-00295-01 - 267 Argyle Street - Hobart - Wash Bay to Existing Car Yard
- BLD-06-00376-01 - 267 Argyle Street – Hobart- Additions to mezzanine store
- BLD-13-00091-01 - 267 Argyle Street - Hobart - Internal Alteration & New Shop Front
- PLN-14-00667-01 - 267-277 Argyle Street (also known as 214 Campbell Street) – North Hobart - Partial Demolition, Alterations and New Car Wash Facility - Title
- BLD-14-00667-01 - 267-277 Argyle Street (also known as 214 Campbell Street) – North Hobart - Partial Demolition, Alterations and New Car Wash Facility
- PLN-05-00295-01: PLN-05-00295-01 - 267 Argyle Street - Hobart - Wash Bay to Existing Car Yard
- BLD-930657 - 267-277 Argyle Street- Hobart - Retaining Walls
- BLD-930673 - 267-277 Argyle Street - Hobart - Office
- BLD-930992 - 267 Argyle Street - Hobart - Signs
- BLD-940743 - 267 Argyle Street - Hobart - Signs

4.2. Notwithstanding this proposal meeting the criteria for a Major Planning Application, the proposal was not referred to UDAP due to the nature of the proposal.

**5. Concerns raised by representors**

- 5.1. No representations were received during the statutory advertising period between 19 June to 3 July 2025.

**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.
- 6.2. This site is located within the *23.0 Commercial Zone - Hobart Interim Planning Scheme 2015*.
- 6.3. The existing use is Bulky Good Store (Car Sales), the proposed use is Bulky Good Store (Car Sales). The existing and proposed uses are permitted uses in the zone.
- 6.4. The proposal has been assessed against
- 6.4.1. D23.0 Commercial Zone - HIPS,
  - 6.4.2. E5.0 Road and Railway Assets Code - HIPS,
  - 6.4.3. E6.0 Parking and Access Code - HIPS,
  - 6.4.4. E7.0 Stormwater Management Code - HIPS,
  - 6.4.5. E8.0 Electricity Transmission Infrastructure Protection Code - HIPS,
  - 6.4.6. E13.0 Historic Heritage Code - HIPS
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1. Commercial zone – Noise - 23.3.2 P1
  - 6.5.2. Commercial zone – Setback - 23.4.2 P1
  - 6.5.3. Commercial zone – Landscaping - 23.4.5 P1
  - 6.5.4. Potentially Contaminated Land code – Excavation - E2.6.2 P1
  - 6.5.5. Parking and Access code - Number of car parking spaces - E6.6.1 P1
  - 6.5.6. Parking and Access code - Landscaping of parking areas - E.6.7.8 P1
  - 6.5.7. Electricity Transmission Infrastructure Protection code – Development within a Inner Protection Area – E8.7.1 P1
  - 6.5.8. Electricity Transmission Infrastructure Protection code - Development of non-sensitive use near substation - E8.7.3 P1
  - 6.5.9. Historic Heritage code - Development in a place of archaeological potential - E13.10.1 P1
- 6.6. Each performance criteria is assessed below:

6.7.	Commercial zone – Noise - 23.3.2 P1
6.7.1.	The Acceptable Solution for clause D23.3.2 A1 requires noise levels to not exceed 55dB(A) between 7am to 7pm and remain below 40dB(A) or 5dB(A) above background noise between 7pm to 7am and at all times less than 65dB(A).
6.7.2.	The proposal did not demonstrate the likely noise generation would comply with the Acceptable Solution.
6.7.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
6.7.4.	The Performance Criterion at clause D23.3.2 P1 provides as follows:
	<i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</i>
6.7.5.	The proposal has some potential to generate noise, due to the open nature of the open walls facing adjacent residential properties in Campbell St. The application did not include a noise assessment or report to quantify the existing and likely noise that would be generated by the proposal.
	<p>The applicant noted that the “nearest residential zone is at 231 Campbell Street (Campbell Street Primary School), approximately 37m northeast of the new building. Existing buildings, as well as Campbell Street, are located between the private vehicle storage facility and the residential zone. There is likely to be a degree of buffer provided by the existing buildings, as well as relatively high background noise levels from vehicles travelling along Campbell Street, Argyle Street, Brooker Highway and Burnett Street. This background noise, combined with the limited hours of operation, mean that the proposal is not expected to cause environmental harm in the residential zone”.</p> <p>The closest residential zoned dwellings are adjacent to Campbell St Primary School and in Burnett St, approx. 110m away.</p> <p>The applicant does not mention the residential terrace backing on the building site. However, the scheme provision refers only to a residential zone, not a residential property. Consequently, the scheme does not provide any noise protection for residences within the Commercial zone.</p>

		It is considered that whilst the likelihood is limited that noise will be a disturbance to these neighbours, because this was not proven with a noise report, that a condition to ensure that the proposal does not cause an environmental harm should be included in the permit.
	6.7.6.	The proposal complies with the performance criterion.
6.8.	Commercial zone – Setback - 23.4.2 P1	
	6.8.1.	The Acceptable Solution for clause D23.4.2 requires a zero setback from the frontage.
	6.8.2.	The proposal is located on an “L” shaped lot with the proposal to be developed behind the terrace of houses on Campbell St. Therefore, it has a setback of approximately 21 metres from the frontage onto Campbell St
	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 D23.5.2 P1 provides as follows:
		<p><i>Building setback from frontage must satisfy all of the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) be consistent with any Desired Future Character Statements provided for the area;</i></li> <li><i>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</i></li> <li><i>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</i></li> <li><i>(d) provide adequate opportunity for parking.</i></li> </ul>
	6.8.5.	<p>There are no Desired Future Character Statements for the Commercial zone.</p> <p>Whilst there is a terrace of dwellings fronting Campbell St, because of the layout of the subject lot, that extends behind the residential terrace, the proposal cannot perpetuate this building line. Taking a building line from the property to the south, 200 Campbell St, the existing building on that lot has a similar setback to the proposal, along with the substation to the north.</p> <p>As the building will replace an existing building, although smaller, the additional vehicle parking will free up ground level parked vehicle areas</p>



	on site. This can be argued to enhance the characteristics of the site. The new building will be more obvious than the existing building, but it is set back from the road and surrounded by other commercial and electrical substation buildings.
	The building will enable increased on-site parking.
6.8.6.	The proposal complies with the performance criterion.

#### 6.9. Commercial zone – Landscaping - 23.4.5 P1

6.9.1.	The Acceptable Solution for clause 23.4.5 requires landscaping along the frontage of a site if the building does not extend across the whole frontage or the building has a setback greater than 1 metre.
6.9.2.	The proposal includes the building being located more than 20 metres from the frontage and tucked into the "L" of the site.
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 23.4.5 P1 provides as follows:
	<p><i>Landscaping must be provided to satisfy all of the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) enhance the appearance of the development</i></li> <li><i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i></li> <li><i>(c) not create concealed entrapment spaces;</i></li> <li><i>(d) be consistent with any Desired Future Character Statements provided for the area.</i></li> </ul>
6.9.5.	Currently there is no landscaping on the Campbell Street frontage, however there is low landscaping along the Argyle St frontage. The applicants state the proposal will not change the existing landscape provisions for the site.



*Figure 7: Landscaping along Argyle St frontage (red box show approx. location of proposed building behind existing showrooms) (Google Streetview, 2024)*

Currently the Campbell St frontage is disorganised with vehicle parked in front of the setback gates.



*Figure 8: Current view of Campbell St entrance (Officer photo, July 2025)*

The proposal plan shows parking behind the front fence and gates with no detail on the treatment of the land in front. With the increased parking to be provided by the new building, demand for ground level parking should be reduced. This should leave the area in front of the fence available for some enhancement to the streetscape.

It is noted that this is the only commercial site in this outer section of Campbell St that does not have landscaping and the impact on the streetscape is apparent.



Figure 9: View of landscaping along Campbell St to the south (Officer photo, July 2025)

Whilst it is unlikely that landscaping could completely screen the proposed building, reliance on existing low landscaping on Argyle St does not meet the performance criteria requirements. It is therefore appropriate to impose a condition to require a landscaping plan for the Campbell Street entrance to satisfactorily comply with the Performance Criteria.

- 6.9.6. With conditions for a landscape plan the proposal will comply with the performance criterion.

#### 6.10 Potentially Contaminated Land code – Excavation - E2.6.2 P1

- 6.10.1. There is no Acceptable Solution for clause E2.6.2 A1.

- 6.10.2. The proposal includes excavation of more than 1m<sup>2</sup> of land known to be potentially contaminated.

- 6.10.3. There is no Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.

- 6.10.4. The Performance Criterion at clause E2.6.2 P1 provides as follows:

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

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or*
- (b) a plan to manage contamination and associated risk to human health and the environment that includes:*
  - (i) an environmental site assessment;*

		<p>(ii) any specific remediation and protection measures required to be implemented before excavation commences; and</p> <p>(iii) a statement that the excavation does not adversely impact on human health or the environment.</p>
	6.10.5.	The application was referred to Council's Environmental Health Officer, who advised the following:
		<p>The application is for the demolition of an existing shed and the construction of a three-storey carpark. The site at 267 Argyle is comprised of a number of lots with the works in question occurring at the street address of 214 Campbell Street (as shown on GIS PID: 7767802, Title: 30137/3). The contaminated sites as shown on the contaminated sites register are located on Argyle Street with some separation by distance from the area of proposed work. The site overall is currently used by Toyota and includes a vehicle service centre which is considered a potentially contaminating activity.</p> <p>The application assessment meets Clause E2.6.2 Excavation, P1 (b) which requires the following:</p> <p>(b) a plan to manage contamination and associated risk to human health and the environment that includes:</p> <p>(i). An Environmental Site assessment has been provided</p> <p>(ii). any specific remediation and protection measures required to be implemented before excavation commences; and</p> <p>(iii). a statement that the excavation does not adversely impact on human health or the environment.</p> <p>(i). <u>An Environmental Site Assessment (ESA)</u>  An ESA report by GES Geo-Environmental Solutions has been supplied. GES has limited the scope of their sampling to the title on which the works are occurring and not sampled the other parcels which make up 267 Argyle Street.</p> <p>Potentially contaminating activities that have occurred on the rest of the site and surrounding sites have been taken into account. This includes the presence of a UPSS (still operating) and a decommissioned UPSS in the nearby vicinity. There is reasonable evidence of potentially contaminating activities in the area to consider the site as potentially contaminated. The presence of the existing large shed in the location where the carpark is to be built means that limited sampling has been taken by GES with samples taken at four points outside the shed, one at each corner. Given the size of the shed it is reasonable that further sampling be undertaken within the footprint of the shed, after demolition has occurred. This has also been recommended by GES in the supplied ESA.</p> <p>Samples taken have not found significant levels of contamination with little to no risk to human health or the environment found taking into</p>

	<p>account risks to works during construction and commercial use after completion of the project. Some elevated results determine that soil removed from site may require special disposal due to the presence of contaminants. GES recommends stockpiling of excavated soil onsite with additional testing and appropriate disposal of soil with consideration of test results.</p> <p>(ii). <u>Any specific remediation and protection measures required to be implemented before excavation commences:</u></p> <p>The Applicant has provided an Environmental Site Assessment as a part of the application however additional testing is to be completed after demolition of the building and a plan is to be provided to detail how soil will be managed and disposed of where contamination is found. GES recommends that any excavated soil is stockpiled and assessed for disposal in accordance with EPA Tasmania IB105.</p> <p>(iii). <u>Statement of Suitability:</u></p> <p>A statement of suitability has been provided with conditions. "<i>The findings from this investigation confirm that there is no current risk to Human Health or the Environment as part of the planned works at the site. However, this must be confirmed with additional sampling during geo-technical investigations and/or demolition of the existing building</i>". The ESA is to be updated or a separate statement of suitability to be provided after additional sampling and analysis completed.</p> <p>Conditions will be applied that additional information / updates to the ESA, remediation / protection measures and statement of suitability to be provided after demolition of the existing building but prior to commencement of excavation.</p>
6.10.6.	The proposal complies with the performance criterion.

6.11.	Parking and Access code - Number of car parking spaces - E6.6.1 P1
6.11.1.	The Acceptable Solution for clause E6.6.1 A1 requires parking numbers to comply with Table 6.1. Bulky Good Store requires 1 space per 100m2 of display, storage and workshop areas.
6.11.2.	The proposal includes additional floor area of 2041m2, excluding ramps and manoeuvring areas and an increase in storage area of 1197. The proposed parking is 12 less than specified in Table 6.1
6.11.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.

	6.11.4.	The Performance Criterion at clause 6.6.1 P1 provides as follows:
		<p><i>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:</i></p> <p><i>(a) car parking demand;</i></p> <p><i>(b) the availability of on-street and public car parking in the locality;</i></p> <p><i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i></p> <p><i>(d) the availability and likely use of other modes of transport;</i></p> <p><i>(e) the availability and suitability of alternative arrangements for car parking provision;</i></p> <p><i>(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;</i></p> <p><i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i></p> <p><i>(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></p> <p><i>(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;</i></p> <p><i>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</i></p> <p><i>(k) any relevant parking plan for the area adopted by Council;</i></p> <p><i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</i></p> <p><i>(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.</i></p>
	6.11.5.	The application was referred to Council's Development Engineer, who advised the following:
		<p>The parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the <i>Hobart Interim Planning Scheme 2015</i> (HIPS 2015).</p> <p>Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E6.6.1 (a).</p> <p>Acceptable solution - A1: - DOES NOT COMPLY: The number of on-site car parking spaces must be:</p>

(a) No less than the number specified in Table E6.1, minus the number of car parking spaces that cannot be provided due to the site including container refund scheme space;

Except if:

- (i) The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan.
- (ii) The site is subject to clauses E6.6.5, E6.6.6, E6.6.7, E6.6.8, E6.6.9 or E6.6.10 of this planning scheme.

- Table E6.1 requires: Bulky goods sales require 1 space per 100m<sup>2</sup> of display storage and workshop area

- Table 6.1 requires that an additional 12 parking spaces are provided because (Total new storage area vehicle storage area 2041 m<sup>2</sup> (excluding ramps and manoeuvring area) existing storage area 847 m<sup>2</sup> total increase 1197) The proposed number of parking spaces is 12 less than as specified in Table 6.1.

Operation of Table E6.1:

Where an existing use or development is extended or intensified, the additional number of car parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of parking spaces is not reduced.

Performance Criteria - P1: - ACCEPTED AS MEETING THE PERFORMANCE CRITERIA

*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;*

- Based on Council's records, observations and experience the provision of the existing on-site car parking spaces 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. Observations indicate that there is a large pool of parking that would be available to meet the potential demands of visitor and overflow parking.

*(c) the availability and frequency of public transport within a 400m walking distance of the site;*


- Metro Tasmania operate regular bus services along Argyle and Campbell Street which is within 400 metres of the subject site.

*(d) the availability and likely use of other modes of transport;*

- NA.

	<p>(e) the availability and suitability of alternative arrangements for car parking provision; - No alternative parking provision is available or considered necessary.</p> <p>(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.</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land; - Not applicable.</p> <p>(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.</p> <p>(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.</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land; - The City's current position is not to support a financial contribution in lieu of parking for developments.</p> <p>(k) any relevant parking plan for the area adopted by Council; - Not applicable.</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and - Not applicable.</p> <p>(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.</p> <p>Based on the documentation submitted to date and given the above assessment, the parking provision is accepted as meeting the 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.</p>
6.11.6.	The proposal complies with the performance criterion.



6.12.	Parking and Access code - Landscaping of parking areas - E.6.7.8 P1
6.12.1.	The Acceptable Solution for clause E 6.7.8 A1 requires landscaping to be provided where more than five (5) parking spaces are proposed. This landscaping should be no less than 5% of the area of the car park.
6.12.2.	The proposal does not include any new landscaping.
6.12.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
6.12.4.	The Performance Criterion at clause E.6.7.8 P1 provides as follows:
	<p><i>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>relieve the visual impact on the streetscape of large expanses of hard surfaces;</i></li> <li>(b) <i>soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</i></li> <li>(c) <i>reduce opportunities for crime or anti- social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.</i></li> </ul>
6.12.5.	<p>The lack of additional landscaping does not meet the performance criteria.</p> <p>The Applicant notes “<i>The proposal will not result in any change to the existing landscaping on the property, which features landscaped gardens at the Argyle Street entry. The proposed building effectively replaces an existing storage building in the same location</i>”.</p>
	 <p><i>Figure 7: View of site from Campbell St (Officer photo, 2025)</i></p>

		<p>Landscaping along the frontage of Campbell Street is considered appropriate in this instance, given that all other properties in the area have at least some degree of landscaping. The adjacent property to the south has minimum landscaping, but this may establish in the future as it has only been completed in the last year or so.</p> <p>A condition requiring a landscape plan along the Campbell Street frontage will be imposed and this can relieve the visual impact on the streetscape of large expanses of hard surface, soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties. The landscaping will need to be designed to reduce opportunities for crime and anti-social behaviour.</p>
	6.12.6.	With conditions, the proposal can comply with the performance criterion.
6.13.	Electricity Transmission Infrastructure Protection Code - Development of Non-Sensitive Use near Substation - E8.6.2 P1 and E6.7.1 P1	
	6.13.1.	<p>The Acceptable Solution for clause E8.6.2 requires that a use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into the substation.</p> <p>The Acceptable Solution for clause E8.7.2 requires development to be outside the Inner Protection Area or a registered easement.</p>
	6.13.2.	The proposal includes a new building within the Inner Protection Area for vehicle and vehicle parts storage and mechanical repairs, which have the potential to cause airborne contaminants.
	6.13.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.13.4.	The Performance Criterion at clause E8.6.2 P1 provides as follows:
		<p><i>Use must be located an appropriate distance from the substation facility, having regard to all of the following:</i></p> <p><i>(a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility;</i></p> <p><i>(b) the requirements of the electricity transmission entity.</i></p>
	6.13.5.	The application was referred to Council's Environmental Development Planner, who advised the following:

		<p>Approval is sought to demolish an existing building and construct a new three-storey building at 267-277 Argyle Street, North Hobart. The new building would be used for the storage of vehicles associated with an existing car sales and servicing business.</p> <p><u>Electricity Transmission Infrastructure Protection Code</u> The site shares a boundary with a TasNetworks' substation. The Code applies because development is proposed within an electricity transmission corridor and because development is proposed within 65m of a substation facility. The ETC is also an inner protection area.</p> <p>No Code exemptions apply.</p> <p>Under clause E8.5.1 of the Code, the applicant is required to provide the written advice of the electricity transmission entity setting out its views of the proposed use and development. Written advice from TasNetworks has been submitted.</p> <p>The written advice of TasNetworks states that the development is not likely to adversely affect TasNetworks' operations and that TasNetworks have no concerns with the proposed development.</p> <p>With regard to E8.7.1, the application does not comply with acceptable solution A1 as development is proposed within an inner protection area. A small sliver of IPA is located on the proposed development site where a cut batter is proposed.</p> <p>Performance criterion P1 states the following:</p> <p><i>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the need to ensure operational efficiencies of electricity transmission infrastructure;</i></li> <li>(b) <i>the provision of access and security to existing or future electricity transmission infrastructure;</i></li> <li>(c) <i>safety hazards associated with proximity to existing or future electricity transmission infrastructure;</i></li> <li>(d) <i>the requirements of the electricity transmission entity.</i></li> </ul> <p>As TasNetworks have advised that the development is not likely to adversely affect their operations and that they have no concerns with the proposed development, the application is considered consistent with E8.7.1 P1.</p> <p>With regard to E8.7.3, the application does not comply with acceptable solution A1 because development is proposed within 5m of a substation facility. Performance criterion P1 states 'development must be located</p>

		<p>an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity'.</p> <p>As TasNetworks have advised that the development is not likely to adversely affect their operations and that they have no concerns with the proposed development, the application is considered consistent with E8.7.3 P1.</p>
	6.13.6.	The proposal complies with the performance criterion.
6.14.	Electricity Transmission Infrastructure Protection Code - Development of Non-Sensitive Use near Substation – E8.7.3 P1	
	6.14.1.	The Acceptable Solution for clause E8.7.3 A1 requires development to be located no less than 5 metres from a substation.
	6.14.2.	The proposal includes works adjacent to the boundary with the substation and a minimum of 3.2m on the western boundary and 1.95m from the southern boundary with the substation.
	6.14.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.14.4.	The Performance Criterion at clause E8.7.3 P1 provides as follows:
		<i>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</i>
	6.14.5.	The application was referred to Council's Environmental Development Planner, who advised the following:
		<p>With regard to E8.7.3, the application does not comply with acceptable solution A1 because development is proposed within 5m of a substation facility.</p> <p>Performance criterion P1 states 'development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity'.</p> <p>As TasNetworks have advised that the development is not likely to adversely affect their operations and that they have no concerns with the proposed development, the application is considered consistent with E8.7.3 P1.</p>

	6.14.6.	The proposal complies with the performance criterion.
6.15.	Historic Heritage Code - Development in a Place of Archaeological Potential - E13.10.1 P1	
	6.15.1	The Acceptable Solution for clause E13.10.1 requires building and works to not involve excavation or ground disturbance.
	6.15.2	The proposal includes demolition and some excavation in excess of 1m <sup>2</sup> .
	6.15.3	The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.15.4	The Performance Criterion at clause E13.10.1 P1 provides as follows:
		<p><i>Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>a) the nature of the archaeological evidence, either known or predicted;</i></li> <li><i>b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</i></li> <li><i>c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</i></li> <li><i>d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</i></li> <li><i>e) measures proposed to preserve significant archaeological evidence 'in situ'.</i></li> </ul>
	6.15.5	The application was referred to Council's Cultural Heritage Officer, who advised the following:
		<p>267 Argyle Street is identified as a Place of Archaeological Potential in Table E13.4 and Figure E13.4.1 of the <i>Hobart Interim Planning Scheme 2015</i>. It is currently occupied with a ca. 1970s commercial building, although this is known to have replaced a ca. 1845-1870s building which may have also been preceded by a ca. 1830s building. Outbuildings are also associated with the various phases of construction across the site. The <i>Statement of Historical Archaeological Potential, Archaeological</i></p>

*Impact Assessment & Archaeological Method Statement* by Praxis Environment (June 2025) outlines a more detailed history of the site development.

The current ground level is thought to be similar to that shown in the 1907 Metropolitan Drainage Board plans. Previous extensive or deep disturbance is unlikely and it is possible that the construction of the existing commercial building included fill rather than cut. As a result, the report identifies that foundations associated with the ca. 1830s and ca. 1845-1870 buildings may remain.

**Proposal:**

- Demolition of existing warehouse building.
- Construction of new multistorey carpark, involving excavation for footings and sewerage/water supply connections.

The following provisions of the Scheme apply:

- Table E13.4 - Place of Archaeological Potential
- E13.10.1 P1 - Building, Works and Demolition

**Assessment: E13.10.1**

Excavation and ground disturbance are proposed and this does not satisfy the Acceptable Solution. The proposal must therefore be assessed against the Performance Criteria.

**E13.10.1 P1**

*Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:*

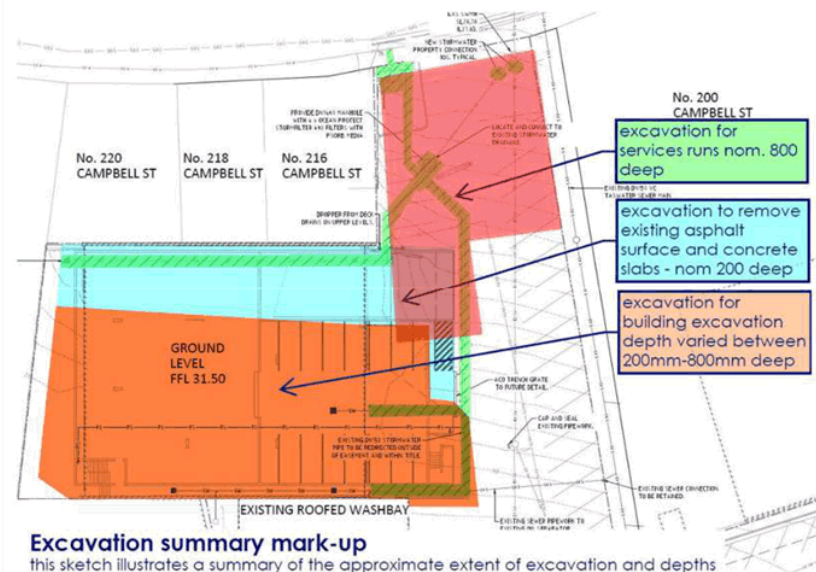
- a) *the nature of the archaeological evidence, either known or predicted;*
- b) *measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;*
- c) *strategies to avoid, minimise and/or control impacts arising from building, works and demolition;*
- d) *where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;*
- e) *measures proposed to preserve significant archaeological evidence 'in situ'.*

**Response:**

The archaeological evidence is predicted in the *Statement of Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement* (subsequently referred to as the archaeological report) by Praxis Environment (June 2025), which outlines the history of development on the site and indicates the areas of high potential based on historical maps and photographs showing the previous development.

The archaeological report indicates an area of high archaeological potential which is reflective of potentially three historical eras of construction on the site, and broadly, excavation may uncover foundations of these as well as underfloor deposits and intentional deposition (rubbish pits), paths, drains and cesspits (page 29-30). It also identifies that any archaeological finds have the potential to build upon the existing datasets of colonial residential life in Hobart derived from previous archaeological excavations, which will 'build upon knowledge and provide comparative datasets of early and substantial Hobart residences' (page 31).

The proposed extent of excavation is included as a markup by Fairbrother of the architectural plans by Preston Lane, in Figure 6.1 of the archaeological report. The red overlay indicates areas of high archaeological potential based on the historical archaeological potential assessment. This figure is reproduced in Figure 1 of this report below:



**Figure 8. Plan of the subject site indicating the areas of excavation and anticipated depth of excavation. The red overlay indicates the area of high archaeological potential. (Source: Praxis Environment archaeological report, page 36)**

Of the works proposed, most of the excavation is to occur outside of the area of high archaeological potential, where the new building will be constructed, although there is a slight overlap of this area and the high potential area. Excavation within the area of high archaeological potential will largely be undertaken for the service runs. According to the archaeological report, 'the depth required [for excavation of the service runs] will certainly be within strata likely to yield archaeological remains' (page 37).

Despite this, and due to the overall relatively minor degree of excavation to the area of high archaeological potential, the archaeological report

	<p>considers that there will be an overall minimal archaeological impact from the works (page 38). The report subsequently provides an archaeological method statement for the process of undertaking works to areas of high potential as well as elsewhere on the site. This ensures that any significant finds will be archaeologically investigated and recorded, allowing the implementation of mitigative measures as required.</p> <p>It is recommended that a condition is included to reiterate the implementation of the archaeological method statement, including but not limited to the following key points:</p> <ul style="list-style-type: none"> <li>- method of works are to be undertaken as per 7. Archaeological Method Statement, particularly including archaeological supervision of excavation in high significance areas in section 7.2 and encountering of artefacts or structures in areas of low archaeological potential as per section 7.3;</li> <li>- contractor briefing by archaeologist for the possibility of finds as per 7.3; and</li> <li>- final report on the excavation outcomes, to be submitted within 6 months after the completion of excavation as per sections 7.6 and 7.7.</li> </ul> <p>Subject to the inclusion of this condition, works can be considered to satisfy E13.10.1 P1.</p> <p><u>Conclusion:</u> Subject to the above and below mentioned condition, the proposal is considered to satisfy the above provisions of the Historic Heritage Code of the Scheme.</p>
6.15.6	The proposal complies with the performance criterion.

## 7. Discussion

- 7.1. Planning approval is sought for Partial Demolition and New Building for Vehicle Parking at 267 ARGYLE ST NORTH HOBART TAS 7000
- 7.2. The application was advertised and no representations were received.
- 7.3. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and whilst it does rely on performance criteria to satisfy the scheme's relevant standards and codes it is considered to perform well. As such, the proposal may be approved by Council in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993*.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Stormwater



Engineer and Environmental Health Officer. The officers have raised no objection to the proposal, subject to conditions.

- 7.5. The proposal is recommended for approval.

## 8. Conclusion

- 8.1. The proposed Partial Demolition and New Building for Vehicle Parking at 267 ARGYLE ST NORTH HOBART TAS 7000 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 Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition and New Building for Vehicle Parking at 267 ARGYLE ST NORTH HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0140 - 267 Argyle St North Hobart - Final Planning Documents except where modified below.

### PLN s1 - Private Car Park

The use and development is for a private car storage facility. No approval is given for use as a public car park.

### PLN s2 - Noise

Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

### PLN s3 - External Lighting

Any external lighting including security lighting associated with the proposal must be adequately baffled to ensure that light emissions avoid direct light spill onto adjacent properties so as not to cause environmental harm.

**PLN s5 - Landscape Plan**

A landscaping plan must be submitted and approved by the City Hobart's Director Strategic and Regulatory Services, prior to the issue of any consent under the *Building Act 2016* (excluding demolition or excavation) or the commencement of work. The landscaping plan must include (but is not limited to):

1. a scale, dimensions and north point;
2. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
3. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
4. landscaping and planting along the Campbell Street frontage of the site which includes a range of plant height and forms.

All work required by this condition must be undertaken in accordance with the approved landscaping plan.

*Advice:*

*Once the landscaping plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

*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.*

**Reason for condition**

To ensure that the property frontage on Campbell Street is landscaped in a manner that will relieve the visual impact on the streetscape of the proposed large expanse of hard surfaces and softens the boundary of car parking areas with neighbouring properties and reduces the opportunity for crime and anti-social behaviour.

**PLN s6 - Implementation of the Landscape Plan**

The site must be landscaped in accordance with the approved landscape plan within 3 months of completion.

**HER 21 - Heritage - Archaeological**

All onsite excavation and disturbance must be monitored and managed in accordance with the Statement of Historical Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement by Praxis Environment, dated June 2025, pages 39-43. This includes but is not limited to:

1. Excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per Section 7.2 of the report;
2. A contractor briefing by a suitably qualified archaeologist is to be undertaken prior to works commencing, as per Section 7.3 of the report; and
3. A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per Sections 7.6 and 7.7 of the report.

**HER 22 - Heritage - Archaeological**

All onsite excavation and disturbance must be monitored. Should excavation or disturbance lead to the discovery of any features or deposits of an archaeological nature outside of the area of high archaeological potential:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council within 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 90 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

**ENVHE 2 - Environmental Health - Environmental Site Assessment Report**

Immediately following demolition works, and prior to construction commencing, an Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of

Site Contamination) Measure 1999 (NEPM) as amended 2013 must be submitted as a condition endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first). The report must conclude:

1\ Whether any site contamination presents a risk to workers involved in redevelopment of the site\, or future users of the site\, as a result of proposed excavation of the site\.

2\ Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site\.

3\ Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences\.

4\ That based on the results of the Environmental Site Assessment\, that the excavation as part of the planned works will not adversely impact on human health or the environment \ (subject to implementation of any identified remediation and/or protection measures as required\)\.

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted as a condition endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first). Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent offsite transfer of potentially contaminated soil or stormwater.

Reason for condition; To determine the level of site contamination, and to identify any recommended remediation/management practises/safeguards which need to be followed/put in place during any excavations/ground disturbance.

*Advice: An Environmental Site Assessment by GES Geo-Environmental Solutions has been provided. The ESA is to be updated or supporting documentation added to include additional testing where the current building is located, any contamination management recommendations based on these results and an updated statement of suitability as recommended by GES Geo-Environmental Solutions.*

#### **ENG 1A - Development Engineering - Protection of Council Assets**

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

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

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

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

#### Reason for condition

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

### **ENG 2B - Development Engineering - Vehicle Barriers**

Further detailed designs are required for vehicle barriers in the following locations:

1. Where the drop from the edge of the trafficable area to a lower level is 600mm or greater

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the Building Act 2016.

The detailed designs must:

1. be prepared and certified by a suitably qualified person, 2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
2. show dimensions, levels, gradients & transitions, and other details as Council deem necessary to satisfy the above requirement.

The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.

### **ENG 2C - Development Engineering - Vehicle Barriers**

Prior to the first occupation, a suitably qualified person must certify that the vehicle barriers have been installed in accordance design drawings approved by condition ENG 2B.

Advice:

An example certificate is available on our website.

### **ENG 3B - Development Engineering - Parking and Access Design**

Prior to the issue of any approval under the Building Act 2016 or commencement of work(s) (including demolition and site disturbance), a detailed design of the parking area must be submitted and approved as a Condition Endorsement.

The detailed designs must:

1. be prepared and certified by a suitably qualified person, 2. be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible, 3. where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
2. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The access driveway and parking area must be constructed in accordance with the approved detailed designs prior to first occupation.

Advice:

The detailed design of the access, driveway, and manoeuvring area should be considered prior to finalising the finished floor level of the parking spaces (particularly if located within a garage intrinsic to a dwelling); failure to do so may result in difficulty complying with this condition.

### **ENG 4 - Development Engineering - Parking and Access Seal**

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

Reason for condition

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

### **ENG 5 - Development Engineering - Parking spaces**

The number of car parking spaces approved to be used as storage on the site is number one-hundred and six (106).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

#### **ENG 10 - Stormwater - Drainage**

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained via gravity to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

All private plumbing (including ag drains) must be contained within the property boundary.

Advice:

Council mapping shows the manhole at the frontage of 214 Campbell St (IL 27.83) as a private shared asset acting as a private boundary IO.

Council is aware third-party drainage (both from titles with separate ownership as well as common ownership non-adhered lots) passes through the site, and services to these lots must be maintained.

#### **SW 9 - Stormwater - Design**

Prior to occupancy or the commencement of the approved use (whichever occurs first), treatment for stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train in general accordance with Gandy & Roberts "Concept Sewer and Stormwater Plan" C050 RevE, including but not limited to: long-section, catchment areas, final estimations of contaminant removal meeting State Stormwater Strategy Targets, and levels demonstrating adequate head;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures;

descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

*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.*

*As per the submitted documentation, wash bays must not be directed to stormwater.*

#### **ENV 6 - Stormwater - Soil Water Management Plan**

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with:

- a) the Erosion And Sediment Control, The Fundamentals for Development in Tasmania and associated guideline documents (TEER & DEP, 2023), available from the Derwent Estuary Program's [website](<https://www.derwentestuary.org.au/stormwater/>), and
- b) any recommendations in an Environmental Site Assessment or other document relating to contaminated soils onsite.

If the site or controls change, an updated SWMP must be submitted.

All work required by this condition must be undertaken in accordance with the approved SWMP.

*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.*

#### **ENV 6 - Environmental Planning - Soil & Water Management Plan**



Prior to the issue of any approval under the Building Act 2016 or the commencement of work (whichever occurs first), a Soil and Water Management plan (SWMP) must be submitted and approved as a condition endorsement. The SWMP must be prepared by a suitably qualified person and must:

1. specify sediment and erosion control measures sufficient to prevent soil, fill and sediment from leaving the site, during both the construction phase and post-construction, including management of soil stockpiles for contaminant classification; and
2. be consistent with "Erosion and Sediment Control: The Fundamentals for Development in Tasmania" (Derwent Estuary Program).

The approved control measures in the SWMP must be installed prior to any disturbance of any soil or vegetation, be regularly inspected and maintained during the construction/demolition period to prevent soil and other materials entering the local stormwater system, waterways, roadways or adjoining properties. The approved control measures must remain in place until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the City of Hobart.

All works must be undertaken in accordance with the approved SWMP.

#### **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 through PlanBuild. Detailed instructions can be found [here](<https://www.hobartcity.com.au/Development/Condition-endorsement>).

Once approved, the Council will respond to you via PlanBuild 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.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](<https://www.hobartcity.com.au/Council/Fees-and-charges>).

### **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 [\[here\]\(https://www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications\)](https://www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications) for more information.

### **WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [\[here\]\(http://www.worksafe.tas.gov.au/safety\)](http://www.worksafe.tas.gov.au/safety) for more information.

### **PROTECTING THE ENVIRONMENT**

In accordance with the Environmental Management and Pollution Control Act 1994, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [\[here\]\(https://www.hobartcity.com.au/City-services/Environment/Pollution-control\)](https://www.hobartcity.com.au/City-services/Environment/Pollution-control) for more information.

### **NOISE REGULATIONS**

Click [\[here\]\(https://www.hobartcity.com.au/Residents/Noise\)](https://www.hobartcity.com.au/Residents/Noise) for information

with respect to noise nuisances in residential areas.

#### WASTE DISPOSAL

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

Further information regarding waste disposal can also be found on the Council's [website]([http://www.hobartcity.com.au/Environment/Recycling\\_and\\_Waste](http://www.hobartcity.com.au/Environment/Recycling_and_Waste)).

#### FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

#### BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.



Victoria Maxwell

Development Appraisal Planner

*As a 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: 16 July 2025

PlanBuild  
TASMANIA

## PLANNING APPLICATION

### Status:

#### Reference

PLN-HOB-2025-0140

#### Address

267 ARGYLE ST NORTH HOBART TAS 7000

#### Titles

16672/1, 127475/2, 111374/1, 19926/1, 197632/1, 19999/1,  
30137/3

### Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

### Pre-Application Advice

Have you spoken with anyone at Council about this application?

☐ Yes - enter details below☒ No - continue to the next section

If yes, provide the name of the person you contacted

### Applicant

Name	Email	Phone	Address	Involvement

### Owners

Name	Email Address	Address
d		

### Certificate(s) of Title

#### Selected Titles

16672/1  
30137/3

127475/2

111374/1

19926/1

197632/1

19999/1

Total Area: 13763m<sup>2</sup>

### Owner Notification

Are you the sole owner of the land?

☐ Yes - continue to the next section☒ No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

☒ Yes - enter owner details below

☐ No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Costmac Investment Pty Ltd

Enter the date that the last owner, joint or part owner was notified

25/03/2025

**Declaration**

☒ I declare that all land owners, joint or part owners have been notified of this planning application.

## Crown Land Consent

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Is Crown Land involved in the proposed use or development?

☐ Yes - complete question below

☒ No - continue to the next section - see further information below

☐ Unsure

If yes, has written Crown Land consent been obtained?

☐ Yes - upload written consent

☐ No - application will not be progressed until consent has been provided

## General Manager Consent

---

Is Council-owned or administered land involved in the proposed use or development?

☐ Yes - complete question below

☒ No - continue to the next section

☐ Unsure

If yes, has written consent been obtained from the Council General Manager?

☐ Yes - upload written consent

☐ No - application will not be progressed until consent has been provided

## Proposed Use or Development

---

What is the reason for your planning application?

☐ I want to change how the property is used

☐ I want to use the property for visitor accommodation

☐ I want to subdivide

☒ I want to undertake a new development or alteration

☐ I want to do a minor boundary adjustment

☐ I want to put up a sign(s)

☐ I want to demolish

☐ I want to do works only

☐ Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

☐ Yes

☒ No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

☐ Yes

☒ No

☐ Unsure

Is the proposed use or development permitted or discretionary?

☐ Permitted

☒ Discretionary

☐ Unsure if permitted or discretionary

**Provide a full description of the proposed use or development**

New multi storey carpark for existing car sales and servicing - see Supporting Planning Report

**Will the proposed use or development involve a road reserve?**

☐ Yes - complete the section below

☒ No - continue to the next section

☐ Unsure

**If yes, enter the address(es) or locations below:**

**If yes, how will the road reserve be affected?**

## Value of Works

**What is the estimated value of the works?**

4475509

## Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	25 Mar 2025	Architectural Plans	Appendix B - Proposal plans	Fairbrother; Preston Lane; Gandy and Roberts
1	25 Mar 2025	Other	Appendix C - Environmental Site Assessment	GES
1	25 Mar 2025	Other	Appendix D - Advice from electricity entity	Fairbrother
1	25 Mar 2025	Heritage Impact Assessment	Appendix E - Statement of archeological potential	Praxis Environment
1	25 Mar 2025	Property Title Document	FolioPlan-16672-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-16672-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-127475-2 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-127475-2 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	ScheduleOfEasements-127475-2 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-111374-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-111374-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-19926-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-19926-1 (1).pdf	ERA Planning and Environment
1	27 Mar 2025	Planning Assessment Report	Supporting Planning Report	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-197632-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-197632-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-19999-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-19999-1 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioPlan-30137-3 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	FolioText-30137-3 (1).pdf	ERA Planning and Environment
1	25 Mar 2025	Property Title Document	ScheduleOfEasements-30137-3 (1).pdf	ERA Planning and Environment

## Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 12/03/2025 09:30



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**abn** 67 141 991 004

5 June 2025  
Reference: 2425-049

Victoria Maxwell  
City of Hobart  
GPO Box 503  
HOBART TAS 7001

Dear Victoria,

**267 ARGYLE STREET, NORTH HOBART  
RESPONSE TO INFORMATION REQUEST FOR PLN-HOB-2025-0140**

ERA Planning and Environment (ERA) have prepared this letter in response to Council's request for further information (reference PLANNA-HOB-2025-1287). The requested items are addressed in sequence below. If required, additional reference detail is provided in the attached letter by Fairbrother.

**1. PLN Fi2**

Refer to the revised plans in the attached *Appendix B – Proposal plans\_V2*.

**2. PLN Fi3**

Any internal lighting of the parking area will be for safety and security purposes only, and can be baffled to ensure that light emissions avoid direct light spill onto adjacent properties. The applicant is amenable to this being included as a condition of approval. Should Council require additional lighting detail that cannot be conditioned for, it is requested that a relevant planning discretion be identified so that an appropriate response can be provided.

**3. PLN Fi4**

The current vehicle storage areas will remain but will be used more efficiently. For example, the proposal allows for easier and more direct access to vehicles, rather than all vehicles being stored in a smaller area that is harder to manoeuvre them around the caryard.

**4. PLN Fi11**

This request item has been resolved.

**5. HER Fi1**

Refer to the revised heritage assessment in the attached *Appendix E – Statement of archaeological potential\_V2*.

**6. E6.7.5**

Refer to the revised plans in the attached *Appendix B – Proposal plans\_V2*. There will be no change to the use of the existing storage spaces; see item 3 response above.

**7. E6.7.13**

The proposal does not involve any change to the existing commercial vehicle arrangements for the site.



Yours sincerely,



Mark O'Brien  
**Principal Planner**

*Attachments*

Appendix B – Proposal plans\_V2

Appendix E – Statement of archaeological potential\_V2

Letter in response to request for information by Fairbrother



# 267 Argyle Street **Supporting Planning Report**

Final | March 2025

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *lutruwita* (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

**ERA Planning Pty Ltd trading as ERA Planning and Environment**  
**ABN 67 141 991 004**

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**Job Number:** 2425-049

**Document Status**

Document Version	Date	Author	Reviewer
Draft	26 March 2025	Mark O'Brien	Clare Hester
Final	27 March 2025	Mark O'Brien	Clare Hester



Permit overview

Permit application details

Applicant	ERA Planning and Environment
Owner	Costmac Investments Pty Ltd
Address	267 Argyle Street, North Hobart
Lot description	Folio of the Register 30137, Lot 3
Description of proposal	Private vehicle storage facility for existing car sales and servicing dealership.

Relevant Planning Provisions

Applicable planning scheme	Hobart Interim Planning Scheme 2015
Zone(s)	Commercial Zone
Codes	<ul style="list-style-type: none"><li>• Potentially contaminated land code</li><li>• Road and railway assets code</li><li>• Parking and access code</li><li>• Stormwater management code</li><li>• Electricity transmission infrastructure protection code</li><li>• Historic heritage code</li></ul>
Discretions	<ul style="list-style-type: none"><li>• Clause 23.3.2 Noise P1</li><li>• Clause 23.4.2 Setback P1</li><li>• Clause 23.4.5 Landscaping P1</li><li>• Clause E2.6.2 Excavation P1</li><li>• Clause E6.6.1 Number of car parking spaces P1</li><li>• Clause E.6.7.8 Landscaping of parking areas P1</li><li>• Clause E8.7.3 Development of non-sensitive use near substation P1</li><li>• Clause E13.10.1 Development in a place of archaeological potential P1</li></ul>

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# 1 Introduction

## 1.1 Purpose of the report

ERA Planning and Environment (ERA) has been engaged to seek planning approval for a new private vehicle storage facility at 267 Argyle Street, North Hobart. This report provides the relevant background material, proposal details, and an appraisal of the development against the relevant planning provisions.

## 1.2 Planning authority

The relevant planning authority is the City of Hobart (the Council).

## 1.3 Statutory controls

This planning permit application is to be assessed in accordance with the *Land Use Planning and Approvals Act 1999* (the LUPA Act) and is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (the planning scheme). Specifically, the proposal requires assessment against the applicable zone and code requirements of the planning scheme.

## 1.4 Title details

This planning permit application relates to land at 267 Argyle Street, North Hobart (title reference CT 30137/3), under the ownership of Costmac Investment Pty Ltd. The landowners have been notified of the intention to lodge this application pursuant to Section 52 of the LUPA Act.

Title documents are available at Appendix A.

## 2 Proposal

The proposal seeks to develop a new private vehicle storage facility for the storage of vehicles associated with the existing car sales and servicing operations. The proposal includes the demolition of an existing building and four ground level parking spaces. The new building will be three storeys plus an accessible rooftop, with a maximum height of 11.5 m.

The new building will be accessed by staff only and is intended to improve the operational efficiency of the business. Specifically, it will be used for the following:

- temporarily store new unregistered vehicles awaiting registration and transfer to the sales showroom
- temporarily store customer vehicles awaiting servicing
- bulk storage area for items ancillary to the car sales and servicing operation

The building entry elevation is shown in Figure 1. Proposal plans are provided in Appendix B.

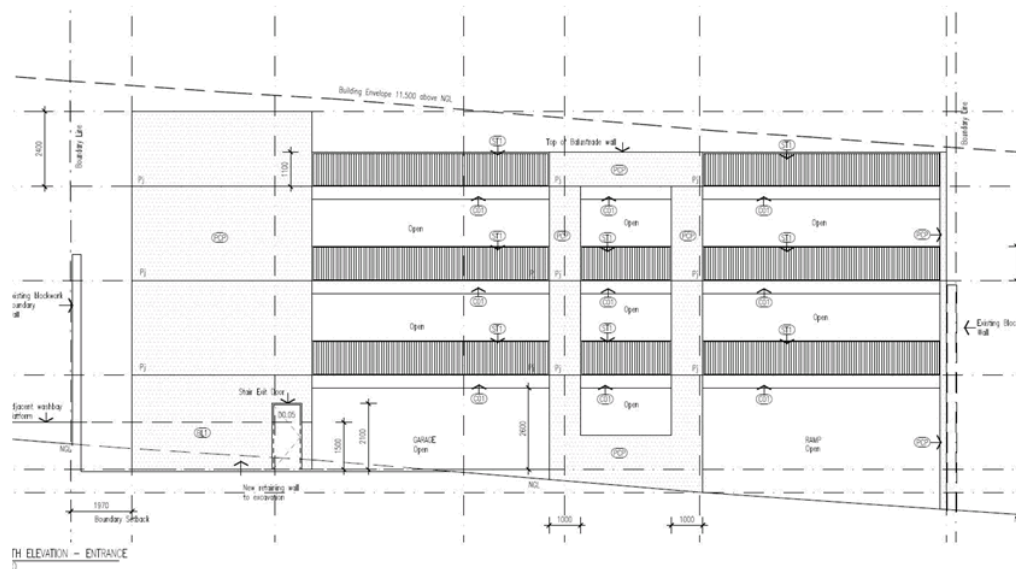


Figure 1 Proposed building entry elevation (source: Preston Lane Architects)



### 3 Site description

The site is at 267 Argyle Street, North Hobart. The broader landholding is 1.4 hectares and contains seven titles under the ownership of Costmac Investment Pty Ltd. The land contains numerous buildings and is used as a car sales and servicing dealership. Access to the property is available from Argyle Street and Campbell Street.

The proposed building and works are located entirely on CT30137/3 in the north of the property, which is 2302 m<sup>2</sup> in area and contains existing buildings and ground level parking.

The site is in a commercial area that also borders some cottages<sup>1</sup> and a TasNetworks substation, as shown in Figure 2. Zoning for the site and surrounds is shown in Figure 3.

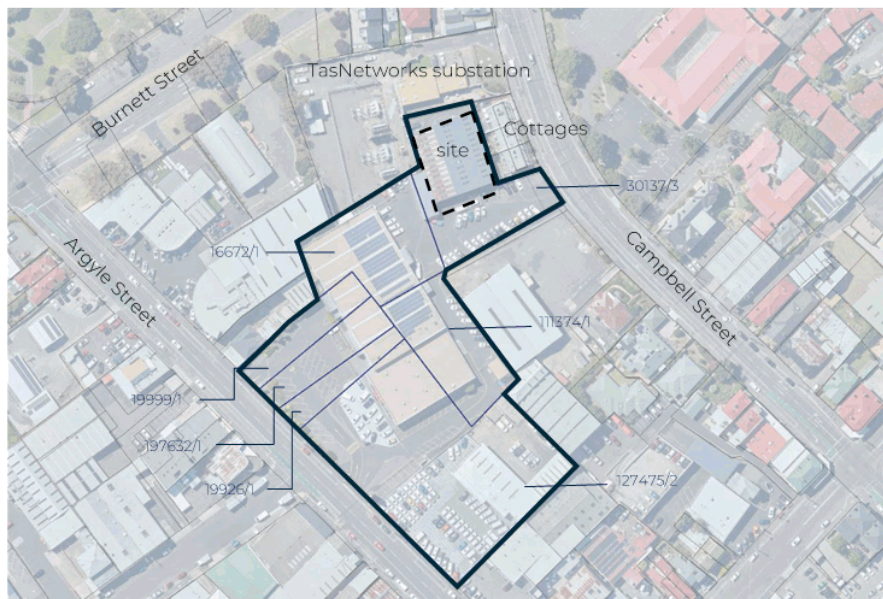


Figure 2 Aerial image of 267 Argyle Street (black solid outline), showing internal lot boundaries (blue lines) and siting of proposed private vehicle storage facility (black dashed outline) (source: theLIST, accessed 7 Nov 2024)

<sup>1</sup> The cottages are in the Commercial Zone, not a residential zone.



Figure 3 Zoning of 267 Argyle Street (black outline) and surrounding area (source: theLIST, accessed 7 November 2024)

## 4 Zone assessment

### 4.1 Zoning

The site is zoned commercial in the planning scheme. The proposal requires assessment against the applicable zone purpose, use standards, and development standards of the commercial zone.

### 4.2 Zone purpose

The zone purpose statements for the commercial zone are as follows:

*23.1.1.1 To provide for large floor area retailing and service industries.*

*23.1.1.2 To provide for development that requires high levels of vehicle access and car parking for customers.*

*23.1.1.3 To provide for a diversity of generally non-residential uses reflecting the transition between the Central Business Zone and inner residential areas.*

*23.1.1.4 To allow for uses such as car yards, warehouse and showrooms in the areas of high traffic volume and high passing visibility.*

*23.1.1.5 To allow good quality building stock to be used for less land extensive central service uses such as offices and specialist wholesaling uses.*

*23.1.1.6 To allow for service industry uses such as motor repairs which provide a valuable service to users of the central area.*

*23.1.1.7 To provide for residential use primarily above ground floor level.*

The proposal specifically provides for an existing large format retailing and service industry, requiring a high level of vehicle access and parking. More broadly, the proposal contributes to the diversity of non-residential uses that transition between the central business and residential zones. Overall, the proposal is consistent with the zone purpose.

### 4.3 Use status

The proposed private vehicle storage facility is ancillary to the existing use on the site. The existing use on the site is vehicle sales and servicing, which falls under the use class of bulky good sales, and is defined in the planning scheme as:

*use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.*

Bulky goods sales for car sales is a permitted use in the commercial zone.

### 4.4 Use and development standards

Table 1 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following.

Table 1 - Applicable standards in the commercial zone

Clause	Applicability
<b>Use standards</b>	
Clause 23.3.1 Hours of operation	Applicable
Clause 23.3.2 Noise	Applicable

Clause	Applicability
Clause 23.3.3 External lighting	Not applicable. Not proposed.
Clause 23.3.4 Commercial vehicle movements	Applicable
Clause 23.3.5 Outdoor work areas	Not applicable. Not proposed.
Clause 23.3.6 Adult entertainment venues	Not applicable. Not proposed.
Clause 23.3.7 Take away food shops	Not applicable. Not proposed.
Clause 23.3.8 Hotel industries	Not applicable. Not proposed.
Clause 23.3.9 Manufacturing and processing	Not applicable. Not proposed.
<b>Development standards</b>	
Clause 23.4.1 Building height	Applicable
Clause 23.4.2 Building setback	Applicable
Clause 23.4.3 Design	Applicable
Clause 23.4.4 Passive surveillance	Applicable
Clause 23.4.5 Landscaping	Applicable
Clause 23.4.6 Outdoor storage areas	Not applicable. Not proposed.
Clause 23.4.7 Fencing	Not applicable. Not proposed.
Clause 23.4.8 Residential and visitor accommodation amenity	Not applicable. Not proposed.
Clause 23.4.9 Waste storage and collection	Applicable
<b>Subdivision standards</b>	
Clause 23.5 Subdivision	Not applicable. Subdivision is not proposed.

#### 4.4.1 Clause 23.3.1 Hours of operation

Acceptable Solutions	Performance Criteria
<b>A1</b> Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.	<b>P1</b> Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

##### Planner Response

There is no change proposed to the existing approved operating hours for the site, which is understood to be during the permitted operating hours outlined in A1.

**The acceptable solution (A1) is met.**

#### 4.4.2 Clause 23.3.2 Noise

Acceptable Solutions	Performance Criteria
<b>A1</b> Noise emissions measured at the boundary of a residential zone must not exceed the following:	<b>P1</b>

<p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>
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#### **Planner Response**

The proposal does not include noise measurement taken from the boundary of the nearest residential zone. Therefore, assessment is required against the performance criteria.

The nearest residential zone is at 231 Campbell Street (Campbell Street Primary School), approximately 37m northeast of the new building. Existing buildings, as well as Campbell Street, are located between the private vehicle storage facility and the residential zone. There is likely to be a degree of buffer provided by the existing buildings, as well as relatively high background noise levels from vehicles travelling along Campbell Street, Argyle Street, Brooker Highway and Burnett Street. This background noise, combined with the limited hours of operation, mean that the proposal is not expected to cause environmental harm in the residential zone.

**The performance criteria (P1) are satisfied.**

#### **4.4.3 Clause 23.3.4 Commercial vehicle movements**

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p>	<p><b>P1</b></p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>

#### **Planner Response**

There is no change proposed to the existing approved operating hours for commercial vehicle movements on the site, which is understood to be during the permitted hours outlined in A1.

**The acceptable solution (A1) is met.**

#### **4.4.4 Clause 23.4.1 Building height**

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be no more than:</p>	<p><b>P1</b></p> <p>Building height must satisfy all of the following:</p>



<p>(a) 11.5m high and a maximum of 3 storeys; or</p> <p>(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.</p>	<p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p>
--	---

#### Planner Response

The new building has a maximum height below 11.5m, as shown in proposal plans at Appendix B. Pursuant to clause 4.1.3 of the planning scheme, as storey is defined as:

*means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.*

Given the above definition, the proposal includes 3 storeys and an accessible rooftop space.

**The acceptable solution (A1) is met.**

<p><b>A2</b></p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p><b>P2</b></p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>
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#### Planner Response

The proposal is more than 10m from a residential zone.

**The acceptable solution (A2) is met.**

### 4.4.5 Clause 23.4.2 Setback

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building setback from frontage must be parallel to the frontage and must be no less than: 0 m.</p>	<p><b>P1</b></p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide adequate opportunity for parking.</p>

#### Planner Response

The proposal is setback more than 0m from the frontage. Therefore, assessment is required against the performance criteria.

Regarding (a), there are no desired future character statements for the area.

Regarding (b), buildings on adjoining properties fronting Campbell Street are setback approximately 18m (substation facility at 222 Campbell Street), 3m (cottages at 216-220 Campbell Street) and 33m (200 Campbell Street). There is no consistent building line evident in the streetscape and the proposed building is setback approximately 19m, which is compatible with this variability.

Regarding (c), much of the building is obscured from the street, and will effectively replace an existing building in the same location. The site is partially dominated by ground level parking, and the new building will enhance the site by reducing the extent of ground level parking and providing the opportunity to store vehicles and goods in the new building.

Regarding (d), the primary purpose of the proposal is the provision of parking for the existing car sales and servicing use on the site.

**The performance criteria (P1) are satisfied.**

<p><b>A2</b></p> <p>Building setback from the General Residential or Inner Residential Zone must be no less than:</p>	<p><b>P2</b></p>
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<p>(a) 5 m;          (b) half the height of the wall, whichever is the greater.</p>	<p>Building setback from General Residential or Inner Residential Zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;          (b) overlooking and loss of privacy;          (c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>
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**Planner Response**

The proposal is setback more than 5 m from a residential zone.

**The acceptable solution (A2) is met.**

#### 4.4.6 Clause 23.4.3 Design

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <p>(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;</p> <p>(b) for new building or 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 ;</p> <p>(c) for new building or 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;</p> <p>(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;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p><b>P1</b></p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(g) be consistent with any Desired Future Character Statements provided for the area.</p>

**Planner Response**

The proposed private vehicle storage facility meets the following building design features:

Regarding (a), the main pedestrian entrance is clearly visible from outside of the building, noting the building is towards the centre of the property and is not intended to be viewed from the street.

Regarding (b), the building has ground floor openings that are equivalent to approximately 45% of the southern façade, noting that there is no street facing façade due to the siting of the building.

Regarding (c), the buildings largest expanse of ground floor blank wall is equivalent to approximately 26%, noting that there is no street facing façade due to the siting of the building.

Regarding (d), all equipment will be internalised inside the building or will not be visible the street.

Regarding (e), there is no rooftop service infrastructure proposed.

Regarding (f), there are no awning along the street.

Regarding (g) there are no street facing windows and doors proposed, noting that there is no street facing façade due to the siting of the building.

**The acceptable solution (A1) is met.**

**A2**

Walls of a building on land adjoining a residential zone must comply with all of the following:

- (a) be coloured using colours with a light reflectance value not greater than 40 percent;
- (b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.

**P2**

No performance criteria.

**Planner Response**

The site does not adjoin a residential zone.

**This subclause is not applicable.**

**4.4.7 Clause 23.4.4 Passive surveillance**

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 40% of the surface area of the ground floor level facade;</li> <li>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the facade 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;</li> <li>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) provide well-lit public access at the ground floor level from any external car park.</li> </ul>	<p><b>P1</b></p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> <li>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</li> <li>(b) locate windows to adequately overlook the street and adjoining public spaces;</li> <li>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</li> <li>(d) locate external lighting to illuminate any entrapment spaces around the building site;</li> <li>(e) provide external lighting to illuminate car parking areas and pathways;</li> <li>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</li> <li>(g) provide for sight lines to other buildings and public spaces.</li> </ul>

**Planner Response**

The proposed private vehicle storage facility meets the following building design features:

Regarding (a), the main pedestrian entrance is clearly visible from outside of the building, noting the building is towards the centre of the property and is not intended to be viewed from the street.

Regarding (b), the building has ground floor openings that are equivalent to approximately 45% of the southern facade, noting that there is no street facing facade due to the siting of the building.

Regarding (c), the buildings largest expanse of ground floor blank wall is equivalent to approximately 26%, noting that there is no street facing facade due to the siting of the building.

Regarding (d), the building, and this part of the property in general, is not publicly accessible and is secured outside of operating hours. The opportunities for entrapment are minimal given the nature of the use.

Regarding (e) and (f), the existing external lighting on the site is to be relied upon.

**The acceptable solution (A1) is met.**



#### 4.4.8 Clause 23.4.5 Landscaping

Acceptable Solutions	Performance Criteria
<b>A1</b> Landscaping along the frontage of a site is not required if all of the following apply: <ul style="list-style-type: none"> <li>(a) the building extends across the width of the frontage, (except for vehicular access ways);</li> <li>(b) the building has a setback from the frontage of no more than 1m.</li> </ul>	<b>P1</b> Landscaping must be provided to satisfy all of the following: <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development;</li> <li>(b) provide a range of plant height and forms to create diversity, interest and amenity;</li> <li>(c) not create concealed entrapment spaces;</li> <li>(d) be consistent with any Desired Future Character Statements provided for the area.</li> </ul>

##### Planner Response

The building is setback more than 1 m from the frontage. Therefore, assessment is required against the performance criteria. The broader property landholding has frontages to Campbell Street and Argyle Street. Landscaping is provided along the Argyle Street frontage, but not Campbell Street. The proposal will not change the existing landscaping provisions for the site.

**The performance criteria (P1) are satisfied.**

<b>A2</b> Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2m.	<b>P2</b> Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.
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##### Planner Response

The site is not adjoining a residential zone.

**This subclause is not applicable.**

#### 4.4.9 Clause 23.4.9 Waste storage and collection

Acceptable Solutions	Performance Criteria
<b>A1</b> Bulk waste bins that are commercially serviced must be provided for sites: <ul style="list-style-type: none"> <li>(a) with more than one commercial tenancy;</li> <li>(b) with one commercial tenancy that is greater than 100m<sup>2</sup>; and</li> <li>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); unless: <ul style="list-style-type: none"> <li>(i) there are no more than 4 individual bins for kerbside collection at anyone time per commercial site;</li> <li>(ii) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site; or</li> <li>(iii) individual bins are commercially serviced without being placed on the kerbside for collection.</li> </ul> </li> </ul>	<b>P1</b> Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and: <ul style="list-style-type: none"> <li>(a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or</li> <li>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> <li>(i) impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or</li> <li>(ii) site constraints, if for an existing building.</li> </ul> </li> </ul>

##### Planner Response

There is no change proposed to the existing waste management arrangement for the site, which is understood to meet the requirement outlined in A1.

**The acceptable solution (A1) is met.**

**A2**

An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:

- (a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:
  - (i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;
  - (ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;
  - (iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and
  - (iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.
- (b) If for bulk waste bins:
  - (i) is located on common property;
  - (ii) includes dedicated areas for storage and management of recycling and compostables;
  - (iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;
  - (iv) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area;
  - (v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and
  - (vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.

**P2**

A storage area for waste and recycling bins must be provided that is:

- (a) capable of storing the number of bins required for the site;
- (b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;
- (c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;
- (d) screened from view from public spaces and dwellings or accommodation units; and
- (e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.

**Planner Response**

There is no change proposed to the existing waste management arrangements for the site, which is understood to meet the requirement outlined in A1.

**The acceptable solution (A2) is met.**

**A3**

Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:

- (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities;
- (b) ensure the vehicle is located entirely within the site when collecting bins; and
- (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.

**P3**

A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:

- (a) the number of bins;
- (b) the method of collection;
- (c) the time of day of collection;
- (d) the frequency of collection;
- (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access;
- (f) distance from vehicle stopping point to bins if not collected on site;
- (g) the traffic volume, geometry and gradient of the street; and
- (h) the volume of pedestrians using the street.

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**Planner Response**

There is no change proposed to the existing waste management arrangements for the site, which is understood to meet the requirement outlined in A1.

**The acceptable solution (A3) is met.**

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## 5 Code assessment

The relevant planning scheme codes and specific area plans against which the proposal requires consideration are:

- Potentially contaminated land code
- Road and railway assets code
- Parking and access code
- Stormwater management code
- Electricity transmission infrastructure protection code
- Historic heritage code
- Royal Hobart Hospital helipad airspace specific area plan

The following sections provide an appraisal of the proposal against the relevant code requirements.

### 5.1 Potentially contaminated land code

Correspondence with Council has confirmed that the site is mapped as potentially contaminated land. The proposal includes ground disturbance. Therefore, assessment is required against the Potentially Contaminated Land Code.

Table 2 provides a summary of the applicable use and development standards for the Potentially Contaminated Land Code. As assessment against the applicable standards is provided in the sections following.

Table 2 - Applicable standards in the Potentially Contaminated Land Code

Clause	Applicability
<b>Use standards</b>	
Clause E2.5 Use standards	Not applicable. The proposal does not involve a sensitive use.
<b>Development standards</b>	
Clause E2.6.2 Excavation	Applicable
<b>Subdivision standards</b>	
Clause E2.6.1 Subdivision	Not applicable. Not proposed.

#### 5.1.1 Clause E2.6.2 Excavation

Acceptable Solutions	Performance Criteria
<b>A1</b> No acceptable solution.	<b>P1</b> Excavation does not adversely impact on health and the environment, having regard to: <ul style="list-style-type: none"> <li>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</li> <li>(b) a plan to manage contamination and associated risk to human health and the environment that includes:               <ul style="list-style-type: none"> <li>(i) an environmental site assessment;</li> <li>(ii) any specific remediation and protection measures required to be implemented before excavation commences; and</li> </ul> </li> </ul>

(iii) a statement that the excavation does not adversely impact on human health or the environment.

#### **Planner Response**

There is no acceptable solution. Therefore, assessment is required against the performance criteria.

An Environmental Site Assessment (ESA) has been completed by GES and is available at Appendix C. The ESA concludes from the findings of the investigation that there is no risk to human health or the environment from the proposal. However, it is recommended that additional sampling of excavated material be undertaken during the construction phase to ensure classification and disposal meets the relevant requirements.

**The performance criteria (P1) are satisfied.**

## **5.2 Road and railway assets code**

The proposal is for a new private vehicle storage facility that will result in more efficient operations across the site for a better utilisation of space on the property. It will not require any changes to the existing access arrangements. Therefore, the Road and Railway Assets Code is not applicable pursuant to clause E5.2.1 and no further assessment is required.

## **5.3 Parking and access code**

The Parking and Access Code applies to all use and development. Table 3 provides a summary of the applicable use and development standards for the Parking and Access Code. An assessment against the applicable standards is provided in the sections following.

Table 3 - Applicable standards in the Parking and Access Code

Clause	Applicability
<b>Use standards</b>	
Clause E6.6.1 Number of car parking spaces	Applicable
Clause E6.6.2 Number of accessible parking spaces	Not applicable. Not proposed.
Clause E6.6.3 Number of motorcycle parking spaces	Not applicable. Not proposed.
Clause E6.6.4 Number of bicycle parking spaces	Not applicable. Not proposed.
Clause E6.6.5 – E6.6.10 Parking in specific zones	Not applicable. Site is in the Commercial Zone.
<b>Development standards</b>	
Clause E6.7.1 Number of vehicular accesses	Applicable
Clause E6.7.2 Design of vehicular accesses	Not applicable. Not proposed.
Clause E6.7.3 Vehicle passing along an access	Applicable
Clause E6.7.4 On-site turning	Applicable
Clause E6.7.5 Layout of parking areas	Applicable
Clause E6.7.6 Surface treatment of parking areas	Applicable
Clause E6.7.7 Lighting of parking areas	Applicable
Clause E6.7.8 Landscaping of parking areas	Applicable
Clause E6.7.9 Design of motorcycle parking	Not applicable. Not proposed.
Clause E6.7.10 Design of bicycle parking	Not applicable. Not proposed.
Clause E6.7.11 Bicycle end of trip facilities	Not applicable. Not proposed.

Clause	Applicability
Clause E6.7.12 Siting of car parking	Not applicable. Site is in the Commercial Zone.
Clause E6.7.13 Facilities for commercial vehicles	Not applicable. Not proposed.
Clause 6.7.14 Access to a road	Not applicable. Not proposed.
Clause E6.7.15 Access to Niree Lane Sandy Bay	Not applicable. Site is in North Hobart.

### 5.3.1 Clause E6.6.1 Number of car parking spaces

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than and no greater than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(ii) the site is subject to clauses E6.6.5, E6.6.6, E6.6.7, E6.6.8, E6.6.9 or E6.6.10 of this planning scheme.</p>	<p><b>P1</b></p> <p>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:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(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;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(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;</p> <p>(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;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p> <p>(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.</p>

#### Planner Response

The proposal will provide parking for operational use of the site; no change to public/customer parking is proposed. The proposed parking requires assessment against the performance criteria.

The new private vehicle storage facility will be accessed by staff only and is intended to improve the operational efficiency of the business. Specifically, it will be used for the following

- temporarily store new unregistered vehicles awaiting registration and transfer to the sales showroom
- temporarily store customer vehicles awaiting servicing
- bulk storage area for items ancillary to the car sales and servicing operation

Given the above, the proposed building will directly serve the operational needs of the business and will have no impact on customer parking.

**The performance criteria (P1) are satisfied.**

### 5.3.2 Clause E6.7.1 Number of vehicular accesses

Acceptable Solutions	Performance Criteria
<b>A1</b> The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	<b>P1</b> The number of vehicle access points for each road frontage must be minimised, having regard to all of the following: <ul style="list-style-type: none"> <li>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</li> <li>(b) whether the additional access points can be provided without compromising any of the following: <ul style="list-style-type: none"> <li>(i) pedestrian safety, amenity and convenience;</li> <li>(ii) traffic safety;</li> <li>(iii) residential amenity on adjoining land;</li> <li>(iv) streetscape;</li> <li>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</li> <li>(vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.</li> </ul> </li> </ul>

#### Planner Response

The proposal will not change the existing vehicle access points for the property.

**The acceptable solution (A1) is met.**

### 5.3.3 Clause E6.7.3 Vehicle passing along an access

Acceptable Solutions	Performance Criteria
<b>A1</b> Vehicular passing areas must: <ul style="list-style-type: none"> <li>(a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> <li>(i) it serves more than 5 car parking spaces;</li> <li>(ii) is more than 30 m long;</li> <li>(iii) it meets a road serving more than 6000 vehicles per day;</li> </ul> </li> <li>(a) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</li> <li>(b) have the first passing area constructed at the kerb;</li> </ul>	<b>P1</b> Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following: <ul style="list-style-type: none"> <li>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</li> <li>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</li> <li>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</li> <li>(d) ease of accessibility and recognition for users.</li> </ul>

#### Planner Response

The proposal will serve more than 5 car parking spaces. The driveway crossover and the first six metres of the driveway are wider than 5.5 m, allowing vehicles to pass each other.

**The acceptable solution (A1) is met.**

### 5.3.4 Clause E6.7.4 On-site turning

Acceptable Solutions	Performance Criteria
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<p><b>A1</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) it serves no more than two dwelling units;</li> <li>(b) it meets a road carrying less than 6000 vehicles per day.</li> </ul>	<p><b>P1</b></p> <p>On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians;</li> <li>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</li> <li>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</li> <li>(d) ease of accessibility and recognition for users;</li> <li>(e) suitability of the location of the access point and the traffic volumes on the road.</li> </ul>
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**Planner Response**

The new private vehicle storage facility is designed to enable two-way movement of vehicles and onsite turning to allow vehicles to exit and enter the site in forward direction.

**The acceptable solution (A1) is met.**

### 5.3.5 Clause E6.7.5 Layout of parking areas

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.</p>	<p><b>P1</b></p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.</p>

**Planner Response**

The parking spaces, aisles, circulation ways and ramps of the new private vehicle storage facility have been designed to meet the relevant Australian Standards. It is recommended that a condition be placed on the planning permit to ensure compliance is achieved during the detailed design and construction phase.

**The acceptable solution (A1) is met.**

### 5.3.6 Clause E6.7.6 Surface treatment of parking areas

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following:</p> <ul style="list-style-type: none"> <li>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</li> <li>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</li> </ul>	<p><b>P1</b></p> <p>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the suitability of the surface treatment;</li> <li>(b) the characteristics of the use or development;</li> <li>(c) measures to mitigate mud or dust generation or sediment transport.</li> </ul>

**Planner Response**

The parking spaces and circulation ways will be constructed with a durable all-weather pavement (concrete) and drained to the Council stormwater system. Refer to the proposal plans at Appendix B.

**The acceptable solution (A1) is met.**



### 5.3.7 Clause E6.7.7 Lighting of parking areas

Acceptable Solutions	Performance Criteria
<b>A1</b> Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	<b>P1</b> Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following: <ul style="list-style-type: none"> <li>(a) enables easy and efficient use of the area;</li> <li>(b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;</li> <li>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</li> <li>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</li> <li>(e) is appropriate to the hours of operation of the use.</li> </ul>

#### Planner Response

Internal security lighting for the new private vehicle storage facility will be designed in accordance with the Australian Standards during the detailed construction phase. It is recommended that a condition be placed on the planning permit to ensure compliance.

**The acceptable solution (A1) is met.**

### 5.3.8 Clause E6.7.8 Landscaping of parking areas

Acceptable Solutions	Performance Criteria
<b>A1</b> Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	<b>P1</b> Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following: <ul style="list-style-type: none"> <li>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</li> <li>(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</li> <li>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.</li> </ul>

#### Planner Response

No landscaping is proposed. Therefore, assessment is required against the performance criteria.

The proposal will not result in any change to the existing landscaping on the property, which features landscaped gardens at the Argyle Street entry. The proposed building effectively replaces an existing storage building in the same location.

**The performance criteria (P1) are satisfied.**

## 5.4 Stormwater management code

The Stormwater Management Code applies to all development requiring the management of stormwater. The proposed includes a new building that will require stormwater management. Therefore, assessment is required against the Stormwater Management Code.

Table 4 provides a summary of the applicable use and development standards for the Stormwater Management Code. As assessment against the applicable standards is provided in the sections following.

Table 4 - Applicable standards in the Stormwater Management Code

Clause	Applicability
<b>Use standards</b>	
There are no use standards in this code.	
<b>Development standards</b>	
Clause E7.7.1 Stormwater drainage and disposal	Applicable

#### 5.4.1 Clause E7.7.1 Stormwater drainage and disposal

Acceptable Solutions	Performance Criteria
<b>A1</b> Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	<b>P1</b> Stormwater from new impervious surfaces must be managed by any of the following: <ul style="list-style-type: none"> <li>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</li> <li>(b) collected for re-use on the site;</li> <li>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</li> </ul>

##### Planner Response

The proposal does not result in any additional impervious surface area on the site and stormwater will be disposed of by gravity to the public system. Stormwater management is shown on the engineering plans, available at Appendix B.

**The acceptable solution (A1) is met.**

<b>A2</b> A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply: <ul style="list-style-type: none"> <li>(a) the size of new impervious area is more than 600m<sup>2</sup>;</li> <li>(b) new car parking is provided for more than 6 cars;</li> <li>(c) a subdivision is for more than 5 lots.</li> </ul>	<b>P2</b> A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.
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##### Planner Response

The proposal does not result in any additional impervious surface area on the site, but does include more than 6 new car parking spaces. Stormwater management is shown on the engineering plans, available at Appendix B, which includes new stormwater filters.

**The acceptable solution (A2) is met.**

<b>A3</b> A minor stormwater drainage system must be designed to comply with all of the following: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</li> </ul>	<b>P3</b> No Performance Criteria.
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**Planner Response**

The proposal does not result in any additional impervious surface area on the site, and stormwater runoff will be no greater than pre-existing levels. Stormwater management is shown on the engineering plans, available at Appendix B.  
**The acceptable solution (A3) is met.**

**A4**

A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.

**P4**

No Performance Criteria.

**Planner Response**

The proposal does not result in any additional impervious surface area on the site, and stormwater runoff will be no greater than pre-existing levels. Stormwater management is shown on the engineering plans, available at Appendix B.  
**The acceptable solution (A4) is met.**

## 5.5 Electricity transmission infrastructure protection code

The site is inside a substation buffer area and electricity transmission corridor of a TasNetworks substation adjoining the site at 222 Campbell Street. Therefore, assessment is required against the Electricity Transmission Infrastructure Protection Code. Table 5 provides a summary of the applicable use and development standards for the code. As assessment against the applicable standards is provided in the sections following.

Table 5 - Applicable standards in the Electricity Transmission Infrastructure Protection Code

Clause	Applicability
<b>Use standards</b>	
Clause E8.6.1 Sensitive use near substation facility	Not applicable. Proposal is not a sensitive use.
Clause E8.6.2 Non-sensitive use near substation facility	Applicable
<b>Development standards</b>	
Clause E8.7.1 Development in an electricity corridor	Not applicable. Not proposed.
Clause E8.7.2 Development for sensitive use near substation	Not applicable. Proposal is not a sensitive use.
Clause E8.7.3 Development for other use near substation	Applicable
Clause E8.7.4 Development near communication station	Not applicable. Not proposed.
<b>Subdivision standards</b>	
Clause E8.8.1 Subdivision	Not applicable. Not proposed.

### 5.5.1 Clause E8.6.2 Non-sensitive use near substation facility

Acceptable Solutions	Performance Criteria
<b>A1</b> A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.	<b>P1</b> Use must be located an appropriate distance from the substation facility, having regard to all of the following: (a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility; (b) the requirements of the electricity transmission entity.

**Planner Response**

The proposal is a continuation of existing use on the site and will not result in airborne contaminants impacting the substation. Written advice has been provided from the electricity entity, who confirmed that the development will not adversely affect TasNetworks' operations. A copy of the advice is available at Appendix D.

**The acceptable solution (A1) is met.**

**5.5.2 Clause E8.7.3 Development for non-sensitive use near substation facility**

Acceptable Solutions	Performance Criteria
<b>A1</b> Development must be located no less than 5m from a substation facility.	<b>P1</b> Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.

**Planner Response**

The proposed private vehicle storage facility is less than 5m from the substation facility. Therefore, assessment is required against the performance criteria.

Written advice has been provided from the electricity entity, who confirmed that the development will not adversely affect TasNetworks' operations. A copy of the advice is available at Appendix D.

**The performance criteria (P1) are satisfied.**

**5.6 Historic heritage code**

The site is a place of archaeological potential. Therefore, assessment is required against the Historic Heritage Code. Table 6 provides a summary of the applicable use and development standards for the code. As assessment against the applicable standards is provided in the sections following.

Table 6 - Applicable standards in the Historic Heritage Code

Clause	Applicability
<b>Use standards</b>	
There are no use standards in the code	
<b>Development standards</b>	
E13.7 Development standards for heritage place.	Not applicable. Site is not a heritage place.
E13.8 Development standards for heritage precincts	Not applicable. Site is not in a heritage precinct.
E13.9 Development standards for cultural precincts	Not applicable. Site is not in a cultural precinct
E13.10.1 Development in a place of archaeological potential	Applicable
<b>Subdivision standards</b>	
E13.10.2 Subdivision	Not applicable. Not proposed.

**5.6.1 Clause E13.10.1 Development in a place of archaeological potential**

Acceptable Solutions	Performance Criteria
<b>A1</b> Building and works do not involve excavation or ground disturbance.	<b>P1</b> Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to: (a) the nature of the archaeological evidence, either known or predicted;

	<p>(b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</p> <p>(c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</p> <p>(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</p> <p>(e) measures proposed to preserve significant archaeological evidence 'in situ'.</p>
--	---

**Planner Response**

The proposal includes excavation and ground disturbance. Therefore, assessment is required against the performance criteria.

A Statement of Archaeological Potential has been completed by Praxis Environment and is available at Appendix E. The statement is based on desktop assessment and concludes that the site has little to no archaeological potential. Precautionary monitoring is recommended during the construction phase should any unexpected finds be encountered.

**The performance criteria (P1) are satisfied.**

## 5.7 Royal Hobart Hospital helipad airspace specific area plan

The site is in the airspace area of the Royal Hobart Hospital helipad. Therefore, assessment is required against the Royal Hobart Hospital helipad Airspace Specific Area Plan (SAP). x provides a summary of the applicable use and development standards for the SAP. As assessment against the applicable standards is provided in the sections following.

Table 7 - Applicable standards in the Royal Hobart Hospital Helipad Airspace Specific Area Plan

Clause	Applicability
F4.3.1 Building height	Applicable

### 5.7.1 Clause F4.3.1 Building height

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height including minor protrusions, masts or aerials within the areas shown on Figure F4.1 must be no more than:</p> <p>(a) 64.5m AHD if within the Inner Area;</p> <p>(b) 100m AHD if within the Outer Area</p>	<p><b>P1</b></p> <p>Buildings that exceed the specified height must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from the Civil Aviation Safety Authority, the Department of Health and Human Services and the helipad operator.</p>

**Planner Response**

The proposed building reaches a maximum height of approximately 43 m AHD.

**The acceptable solution (A1) is met.**

## 6 Conclusion

The proposal seeks approval for a new private vehicle storage facility for an existing car sales and servicing business at 267 Argyle Street, North Hobart.

This report identifies that the proposal is subject to the provisions of the *Hobart Interim Planning Scheme 2015*. In particular, the commercial zone provisions, as well as the contamination, traffic, electricity and heritage codes.

An assessment against all relevant standards has been outlined in this report and its appendices, and is summarised in Table 8 below. The assessment has demonstrated that where the acceptable solution is not met, the corresponding performance criteria is achieved. Most notably, the building meets the permitted height standard. Therefore, the proposal should be approved.

Table 8 - Summary of relevant standards and whether the proposal meets the acceptable solution or the performance criteria

Clause	Assessment result
<b>Commercial zone</b>	
23.3.1 Hours of operation	Complies with AS
23.3.2 Noise	Meets PC
23.3.4 Commercial vehicle movements	Complies with AS
23.4.1 Building height	Complies with AS
23.4.2 Setback	Meets PC
23.4.3 Design	Complies with AS
23.4.4 Passive surveillance	Complies with AS
23.4.5 Landscaping	Meets PC
23.4.9 Waste storage and collection	Complies with AS
<b>Potentially contaminated land code</b>	
E2.6.2 Excavation	Meets PC (No AS available)
<b>Parking and access code</b>	
E6.6.1 Number of car parking spaces	Meets PC
E6.7.1 Number of vehicular accesses	Complies with AS
E6.7.3 Vehicle passing along and access	Complies with AS
E6.7.4 On-site turning	Complies with AS
E6.7.5 Layout of parking areas	Complies with AS
E6.7.6 Surface treatment of parking areas	Complies with AS
E6.7.7 Lighting of parking areas	Complies with AS
E6.7.8 Landscaping of parking areas	Meets PC
<b>Stormwater management code</b>	
E7.7.1 Stormwater drainage and disposal	Complies with AS
<b>Electricity transmission infrastructure protection code</b>	
E8.6.2 Non-sensitive use near substation	Complies with AS

Clause	Assessment result
E8.7.3 Development for non-sensitive use near substation	Meets PC
Historic heritage code	
E13.10.1 Development in a place of archaeological potential	Meets PC
Royal Hobart hospital helipad airspace specific area plan	
F4.3.1 Building height	Complies with AS

## Appendix A Title documents



## Appendix B Proposal plans

## Appendix C Environmental site assessment

## Appendix D Advice from electricity entity

## **Appendix E Statement of archaeological potential**



**Contact us**

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RESPONSE TO REQUEST FOR INFORMATION  
 PROJECT: 267 ARGYLE STREET, NORTH HOBART TAS 7000



#	REASON	COMMENTS:
<b>1.0</b>	<b>PLN Fi2</b> Please provide more detail on the portions of the existing building that will be retained and demolished by providing the following:	
1.1	Demolition plan.	An updated Demolition Plan has been provided. Please refer updated <b>architectural</b> documentation by Preston Lane Architects (Rev C - 05/05/25) - <b>A01-50</b> .
1.2	Detailed excavation plan showing existing and proposed floor levels to explain the proposed building in relation to the existing driveway and surrounding works.	Please refer updated <b>civil engineering</b> documentation by Gandy & Roberts (Rev D - 15/05/25) – <b>C022</b> .  Additionally, please refer updated Statement of Historical Archaeological Potential ( <b>SoHAP</b> ), Archaeological Impact Assessment ( <b>AIA</b> ) & Archaeological Method Statement ( <b>AMS</b> ) by Praxis (Rev B - June 2025) – <b>Excavation Summary Markup</b> .
1.3	Detailed elevations of sections of the existing building to be retained and proposed new works around such remnant portions of the existing building.	Please refer updated <b>architectural</b> documentation.
1.4	Confirmation that the southern elevation will not have any security features to close off the proposed garage. If there is to be security features, please provide details of this.	Confirming <b>no vehicle doors</b> to either the ramp entry nor ground floor entrance.  Please refer Ground Floor Plan ( <b>A02-00</b> ) and South Elevation ( <b>A04-00</b> ) in updated <b>architectural</b> documentation.
1.5	Legend for all finishes schedules	Please refer finishes schedule in updated <b>architectural</b> documentation.
<b>2.0</b>	<b>PLN Fi3 - Lighting</b>	
2.1	Confirmation that the car park will not be internally lit.	Internal lighting is proposed for the car storage facility and will operate only during

**RESPONSE TO REQUEST FOR INFORMATION**  
 PROJECT: 267 ARGYLE STREET, NORTH HOBART TAS 7000



#	REASON	COMMENTS:
2.2	If internal lighting is proposed, given the open walls on the east and northern elevations, please provide details of the type of lighting and hours of illumination and demonstration of design to avoid light spill into the adjacent properties.	<p>standard business hours via automatic controls.</p> <p>The final lighting design will comply with all relevant codes, including AS 4282:2019, to ensure no adverse light spill to adjoining properties.</p> <p>Given the open walls to the east and north, the design will include directional, low-intensity fittings and appropriate shielding to minimise any potential impact.</p> <p>Further detail can be provided at building permit stage if required.</p>
<b>3.0</b>	<b>PLN Fi4 - Existing uses on site</b>	
3.1	Given the proposed relocation of existing on-site vehicle storage to the proposed multi storey car park, please advise what these current vehicle storage areas will change to.	<p>To clarify, the proposed vehicle storage building is intended to improve overall site functionality by alleviating pressure on existing vehicle parking areas that currently operate beyond reasonable capacity. This is noted in the Planning Assessment Report previously provided.</p> <p>It is <b>not</b> proposed to relocate or decommission any current on-site vehicle parking or storage areas. These existing functions will remain in use, at a more reasonable capacity, simultaneously with the proposed facility operations.</p>
<b>4.0</b>	<b>N/A (withdrawn from RFI)</b>	
<b>5.0</b>	<b>HER Fi1 - Heritage Code - Heritage</b> To enable the Council to assess the application against the relevant provisions of the Historic Heritage Code of the Hobart Interim Planning Scheme 2015 please:	

**RESPONSE TO REQUEST FOR INFORMATION**  
 PROJECT: 267 ARGYLE STREET, NORTH HOBART TAS 7000



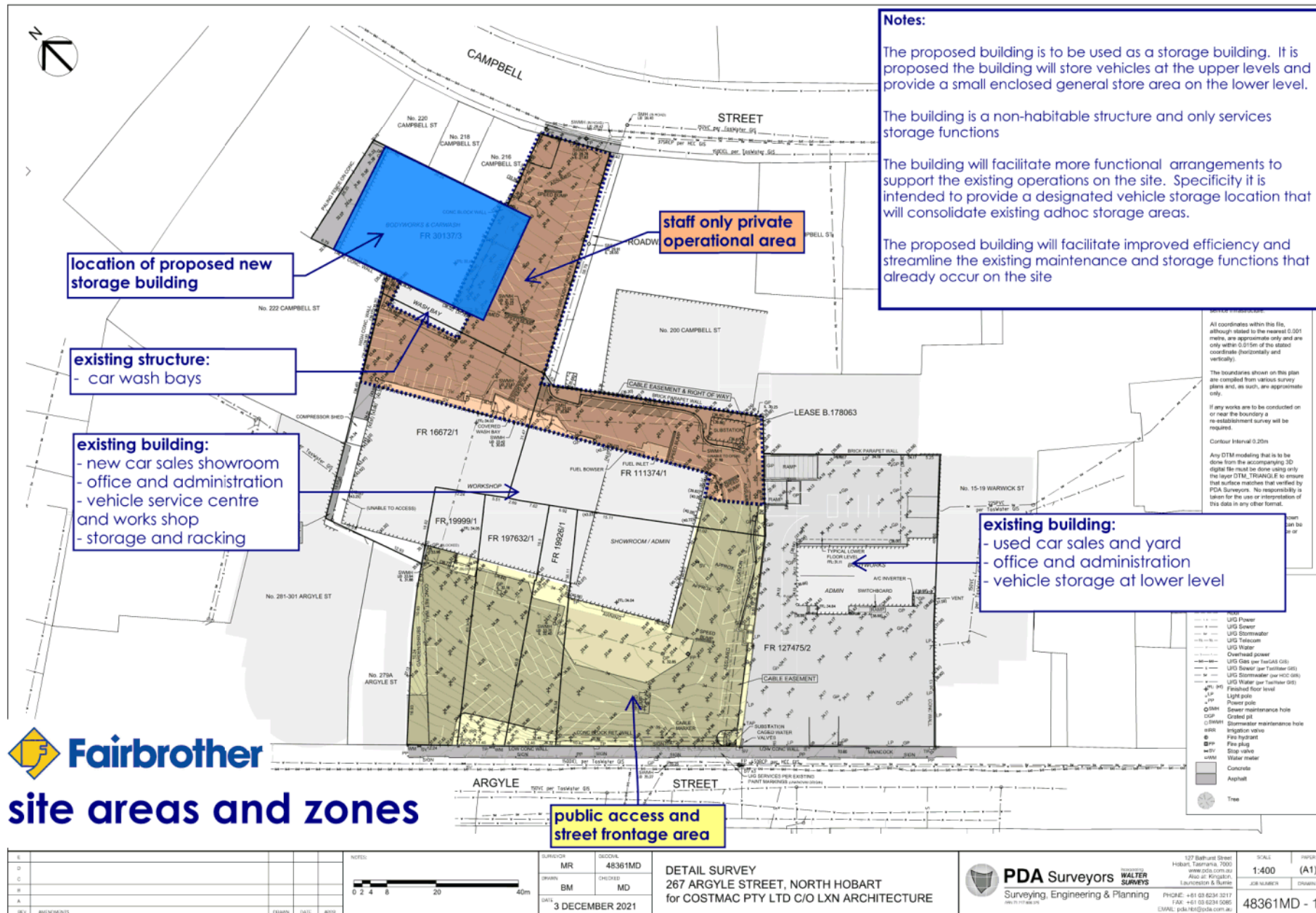
#	REASON	COMMENTS:
5.1	Confirm the anticipated extent of excavation for the entire works, including new stormwater and fire supply lines as well as the new building. Please provide the anticipated depth and area of these works.	Please refer updated <b>SoHAP, AIA &amp; AMS</b> document.
5.2	Provide an amended Statement of Archaeological Potential (SoAP) to reference any excavation required for the new stormwater and fire supply lines, and to reflect the proposed building footprint. It is noted that the SoAP by Praxis Environment dated 20th January 2025 does not appear to reference the works documented in the Gandy and Roberts drawings C020, C050 and C060. It also does not appear to assess the excavation required for the new building as per the 'line of proposed building' in the documentation by Preston Lane Architects, drawings A01-00 and A01-50, which extends further south than the current building.	Please refer updated <b>SoHAP, AIA &amp; AMS</b> document.
6.0	<b>E6.7.5 - Parking and access Code - Design of Parking Areas</b> To satisfy Hobart Interim Planning Scheme 2015 clause E6.7.5, please provide scaled and dimensioned drawings prepared by a suitably qualified expert to address all aspects of the acceptable solution or performance criteria. Advice:	
6.1	In accordance with AS2890.1:2004 please ensure that blind aisle widening and end widening is encompassed within the design.	Please refer updated <b>civil</b> documentation.
6.2	Parallel parking spaces are not in accordance with AS2890.1 requiring extension for spaces with lengths obstructed. Provide detail of the increase in length or alternatively provide swept paths to verify the manoeuvre.	Please refer updated <b>civil</b> documentation.
6.3	Plan view showing that a vehicle can complete a turning manoeuvre on the top floor if spaces are full.	Please refer updated <b>civil</b> documentation.



**RESPONSE TO REQUEST FOR INFORMATION**  
 PROJECT: 267 ARGYLE STREET, NORTH HOBART TAS 7000

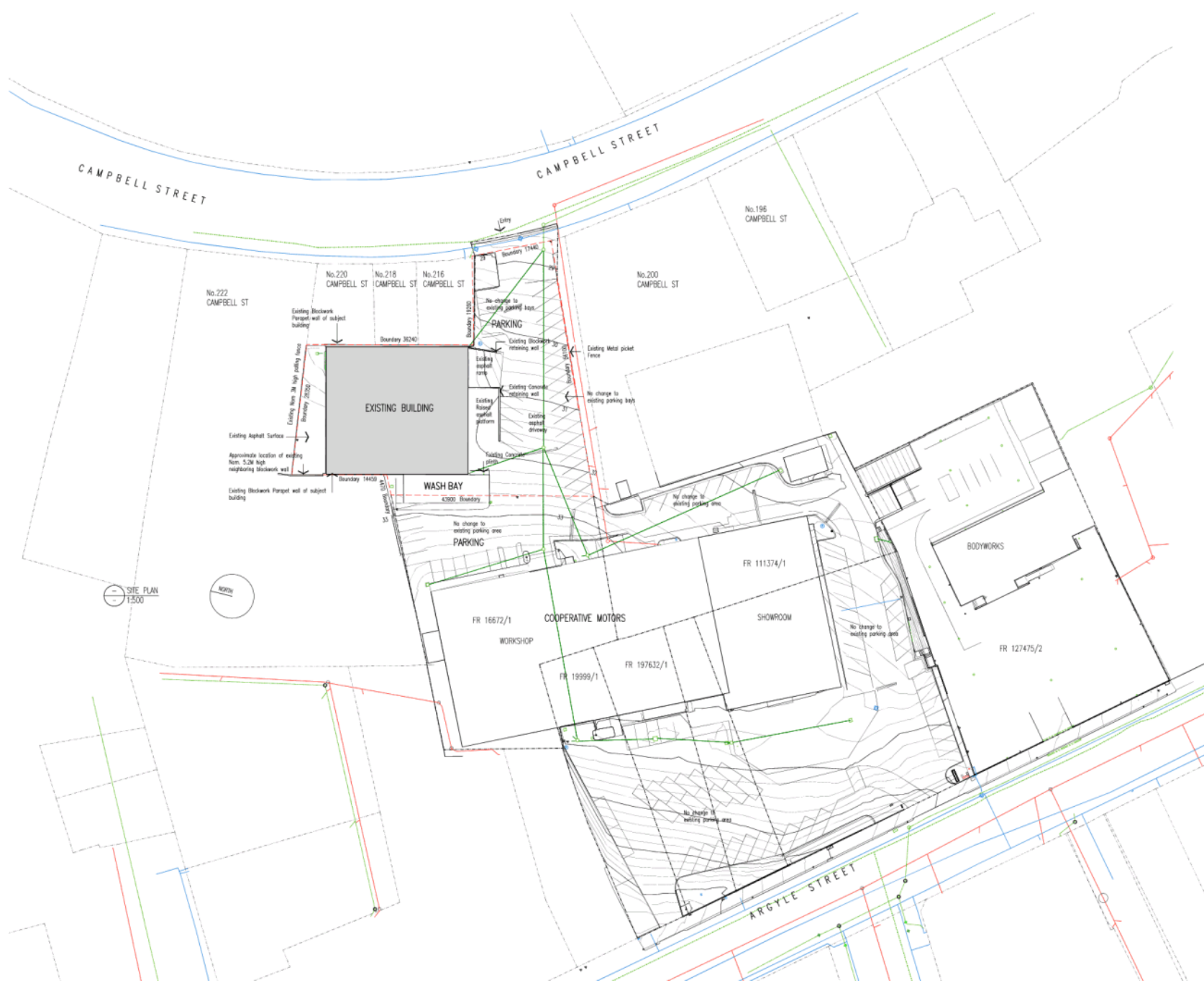


#	REASON	COMMENTS:
6.4	Plan view showing the extent of proposed vehicle safety barriers and wheelstops, clearly specifying heights of drops from the driveway / parking area to lower levels where vehicle safety barriers and/or wheelstops are not required.	Please refer updated <b>civil</b> documentation.
6.5	Provide detail of the impact of the building to the existing parking spaces to show they remain functional.	<p>The proposed building requires the removal of only four (4) existing car parking spaces to accommodate the new building footprint.</p> <p>The proposal does not impact any other existing parking spaces, which will remain functional. The proposed building does not reduce the minimum aisle width located between the angled parking spaces and the adjacent southern facade of the building.</p> <p>Please refer updated <b>architectural</b> documentation – <b>A01-50</b> – for approximate comparison dimensions.</p>
6.6	Clarify if there are any changes to the use of the existing storage spaces that the new facility aim to make redundant.	Please refer previous response to item <b>#3.1</b>
Note	Council would like to note that the configuration of the car parking layout would not satisfy the requirements for a commercial car park and hence would be purely limited to storage.	<p>Noted.</p> <p>This aligns with the proposed use for this privately operated vehicle storage facility.</p>
7.0	<b>E6.7.13 - Parking and Access Code - Commercial Vehicles</b> To satisfy the Hobart Interim Planning Scheme 2015 clause E6.7.13, please address all aspects of the acceptable solution or performance criteria by a suitably qualified expert. Advice:	
7.1	Please confirm that the commercial vehicle arrangements will not be altered to fit the new location of vehicle storage, noting that vehicle unloading occurs on Argyle Street.	Confirming no changes are proposed to external vehicle unloading arrangements that currently occur from the Argyle Street frontage.



DESIGN DETAILS		
TITLE INFORMATION		
CONTRACT NO. OF TITLE	EST. SHEET NO.	
PLUMB DATA		
FACTORY SUPPLY AREA	1500	sq'
EXISTING DRAINAGE SLOPE (inches/foot)	0.07	sq'
PROPOSED DRAINAGE SLOPE	0.077	sq'
PROPOSED PAVEMENT SLOPE	0.077	sq'
PROPOSED SIDEWALK SLOPE	0.077	sq'
PROPOSED ROAD LEVEL	10.07	sq'
PROPOSED TOTAL DRAINAGE SLOPE	4.000	sq'
EXISTING WIND CLASSIFICATION	IWC	
EXISTING WIND GUSTS (M.P.H.)	91.5	(91.5)
EXISTING WIND GUSTS (M.P.H.)	91.5	(91.5)
WIND CLASSIFICATION	IWC	
CLIMATE ZONE	I	
SEA WINDS	N/A	
WINDY BEACH	N/A	
CORROSION ENVIRONMENT	-	
OTHER FACTORS	-	

Expenditure			
Project	PRIVATE VEHICLE STORAGE FACILITY 267 ARGYLE STREET		
Drawing	COVER SHEET		
Scale	1:500 @ A2		
Revisions			
A	23/05/05 PLANNING DRAWINGS	PN	DL
B	23/05/05 PLANNING DRAWINGS (SET 1)	PN	DL
C	23/05/05 PLANNING DRAWINGS APPENDICES	PN	DL
Project No		24(40)	
Drawing Number		A00-00	



LOCATIONS OF WORKS ARE INDICATED



Robert  
40 Burnside Street, Dunedin 9100  
Tel: 03 478 0888  
ACC 000879  
McKenzie  
3 Small Road, South Dunedin 9100  
Tel: 03 478 0888  
info@prestonlane.co.nz  
prestonlane.co.nz

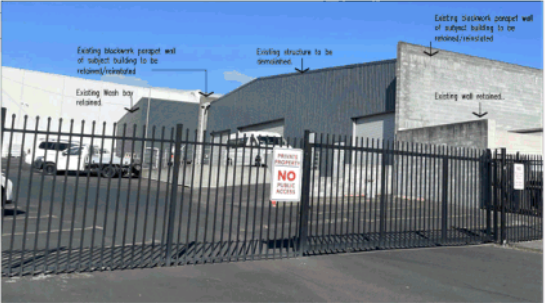
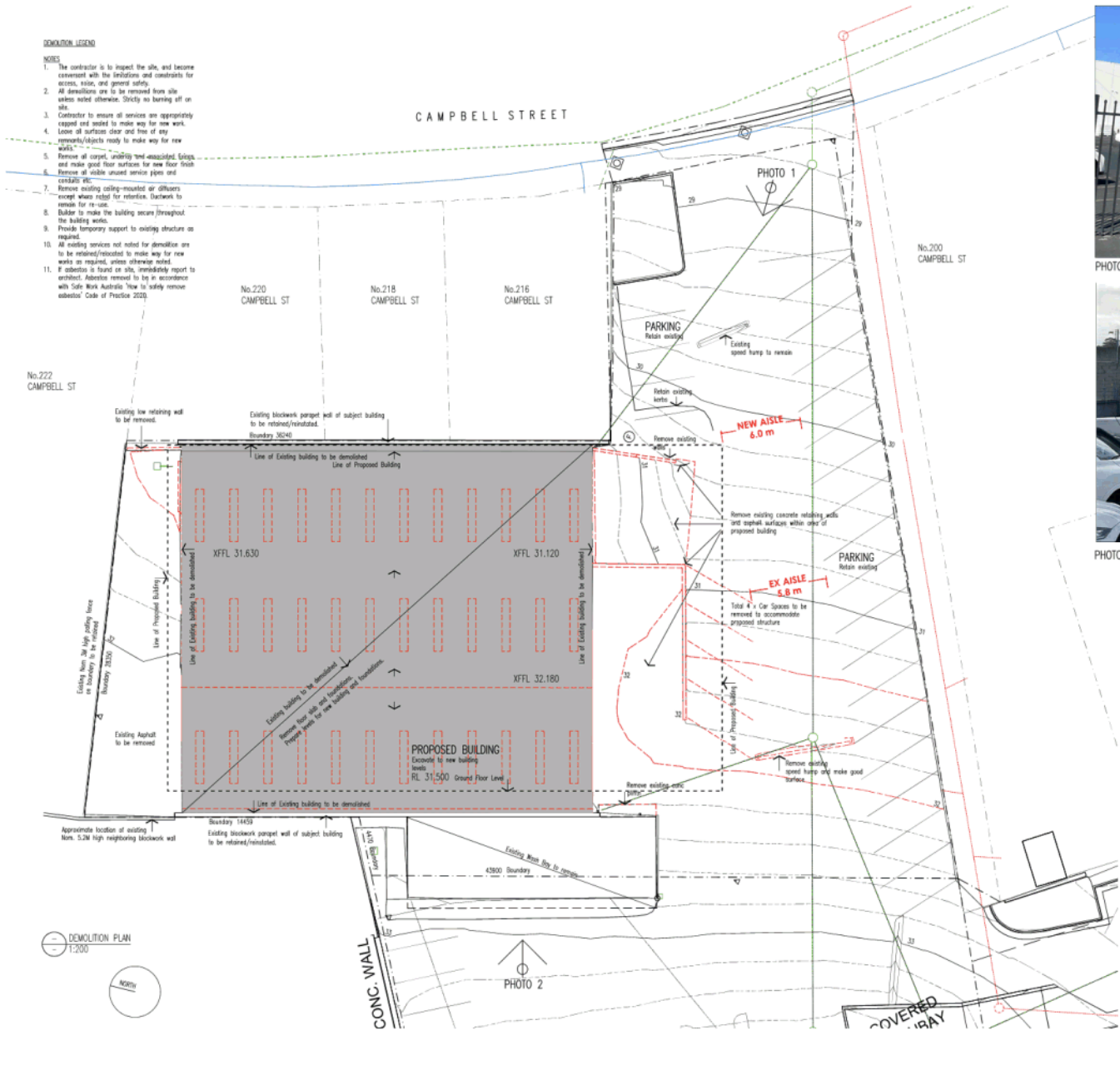
The Site Plan is a plan of the site showing the proposed works and the existing site. It is a plan of the site showing the proposed works and the existing site. It is a plan of the site showing the proposed works and the existing site.

Project	PRIVATE VEHICLE STORAGE FACILITY
Address	267 ARGYLE STREET
Sheet	EXISTING SITE PLAN
Scale	1:500 @ A2
Author	
Check	
Draw	
Rev	

Project No: 24840  
Drawing Number: A00-01







EXISTING WALLS AND STRUCTURES ARE NOT TO BE REMOVED

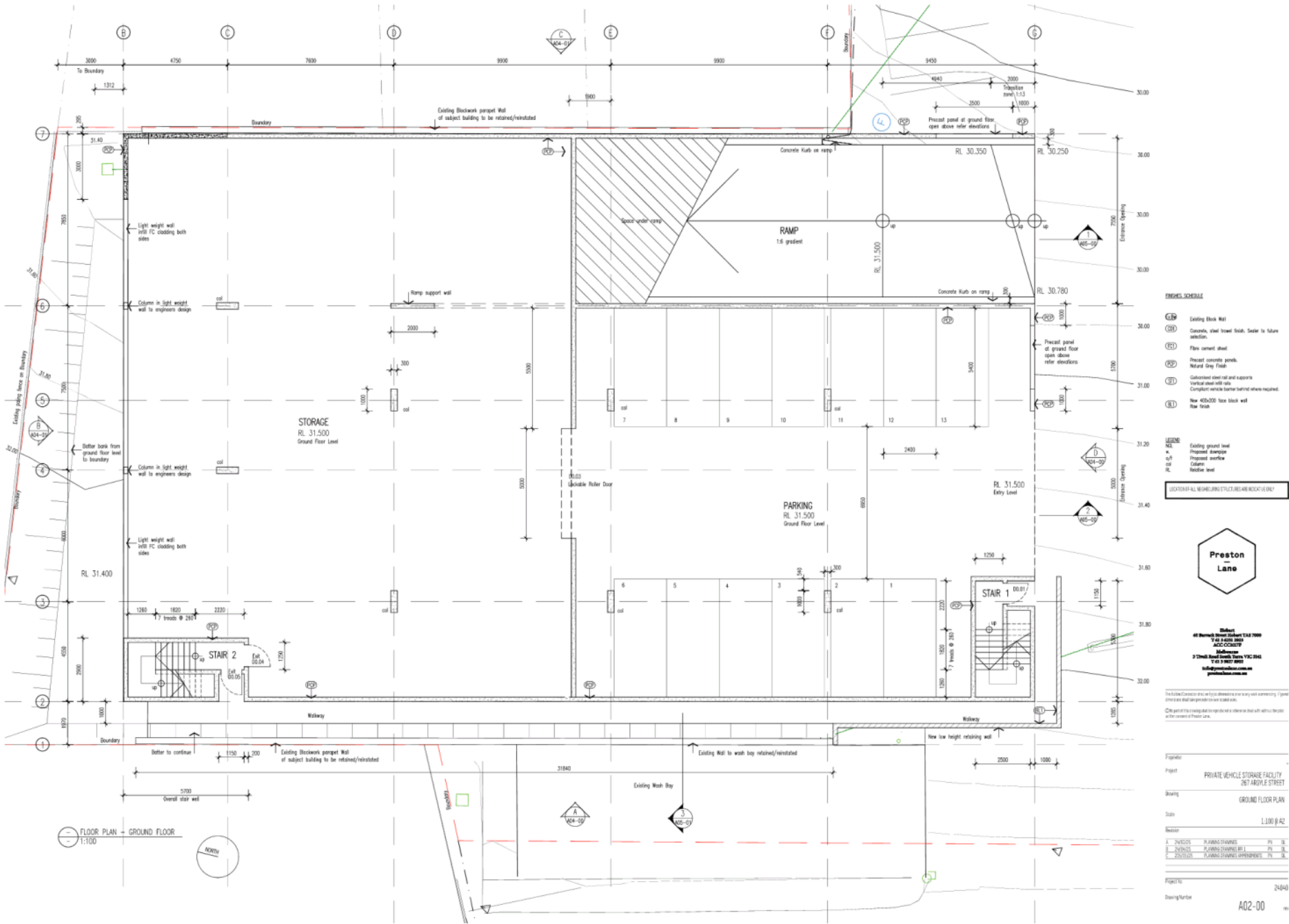


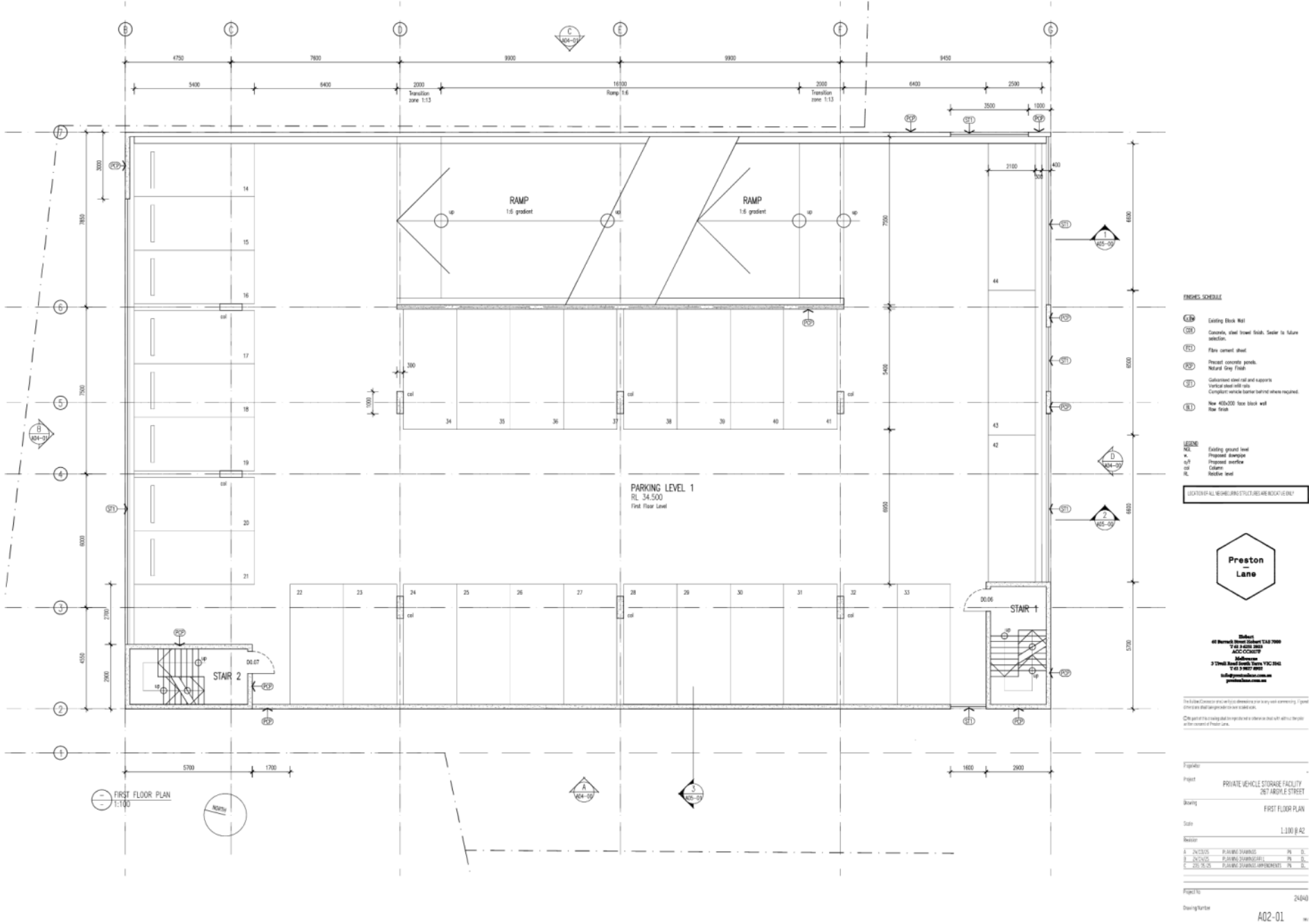
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4800m<sup>2</sup> Brown Industrial Unit 1000  
7/10/2024  
ACC-000019  
3/2024 Road South Tiers VIC 194  
4/10/2024  
Building and Construction  
preston.lane.com.au

The Subject Contractor shall be responsible for any and all costs incurred in the demolition of the subject building and its contents.

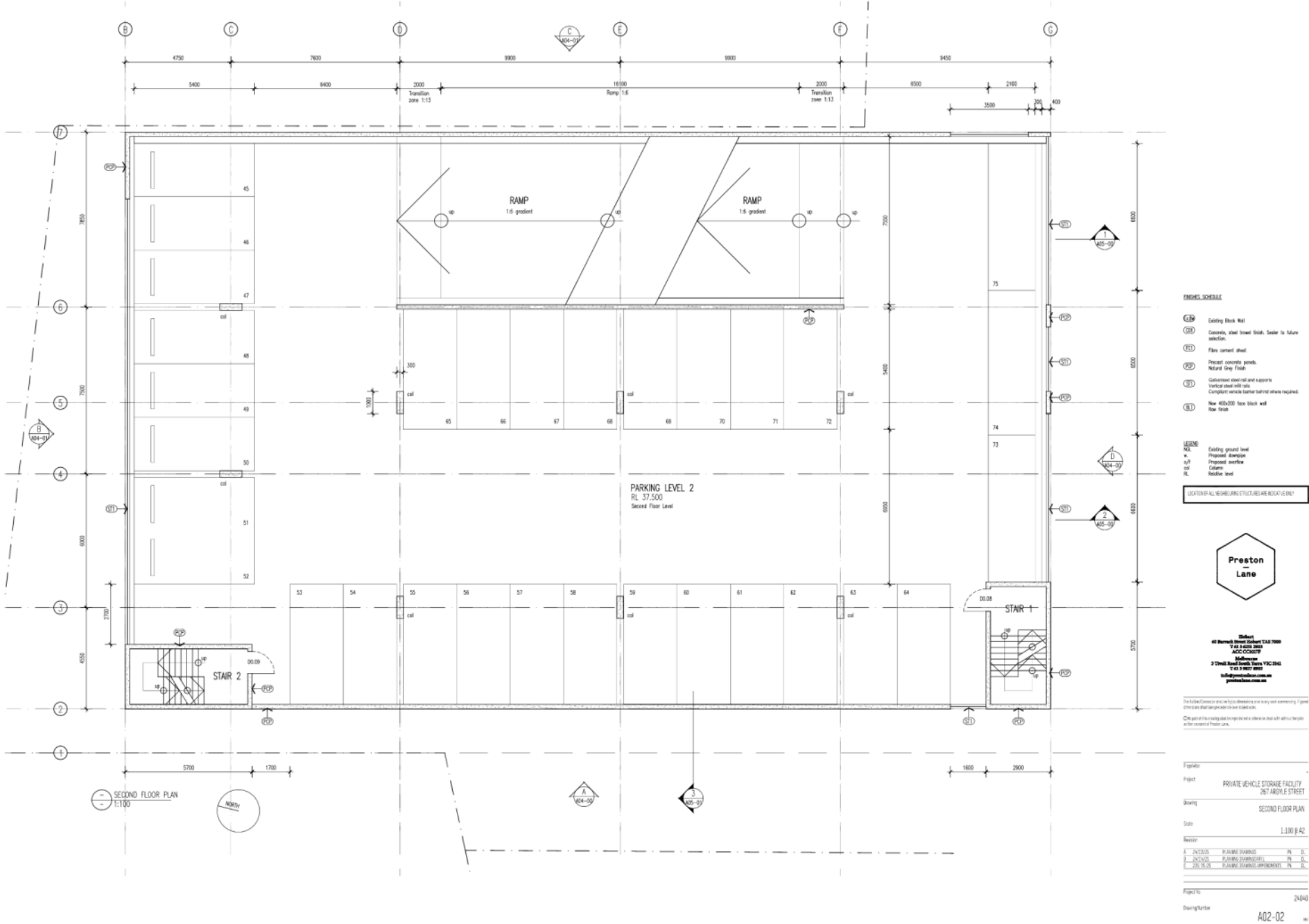
On the part of the contractor to be completed in accordance with the plan and the contract of Preston Lane.

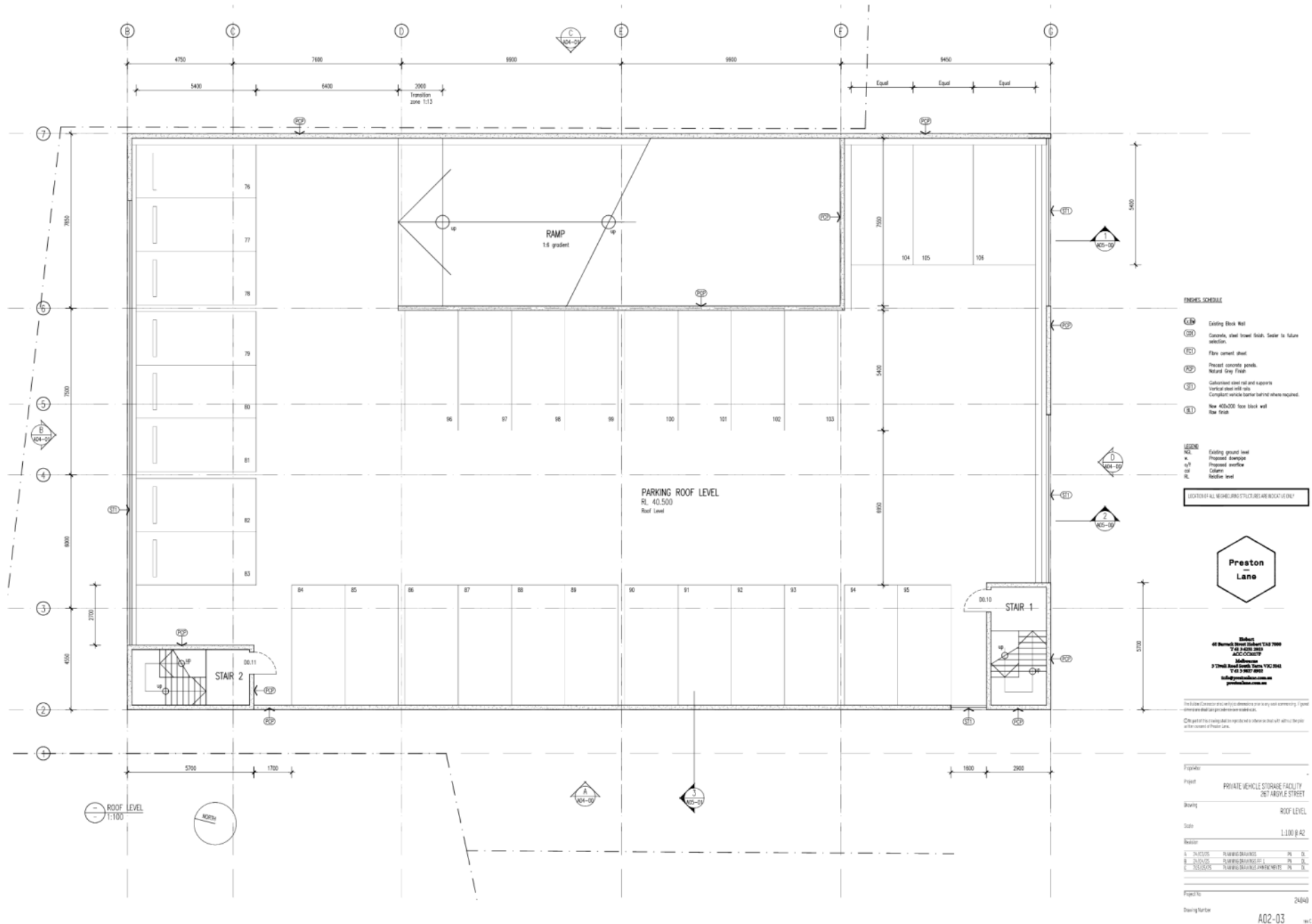
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Project	4800m <sup>2</sup> Brown Industrial Unit 1000



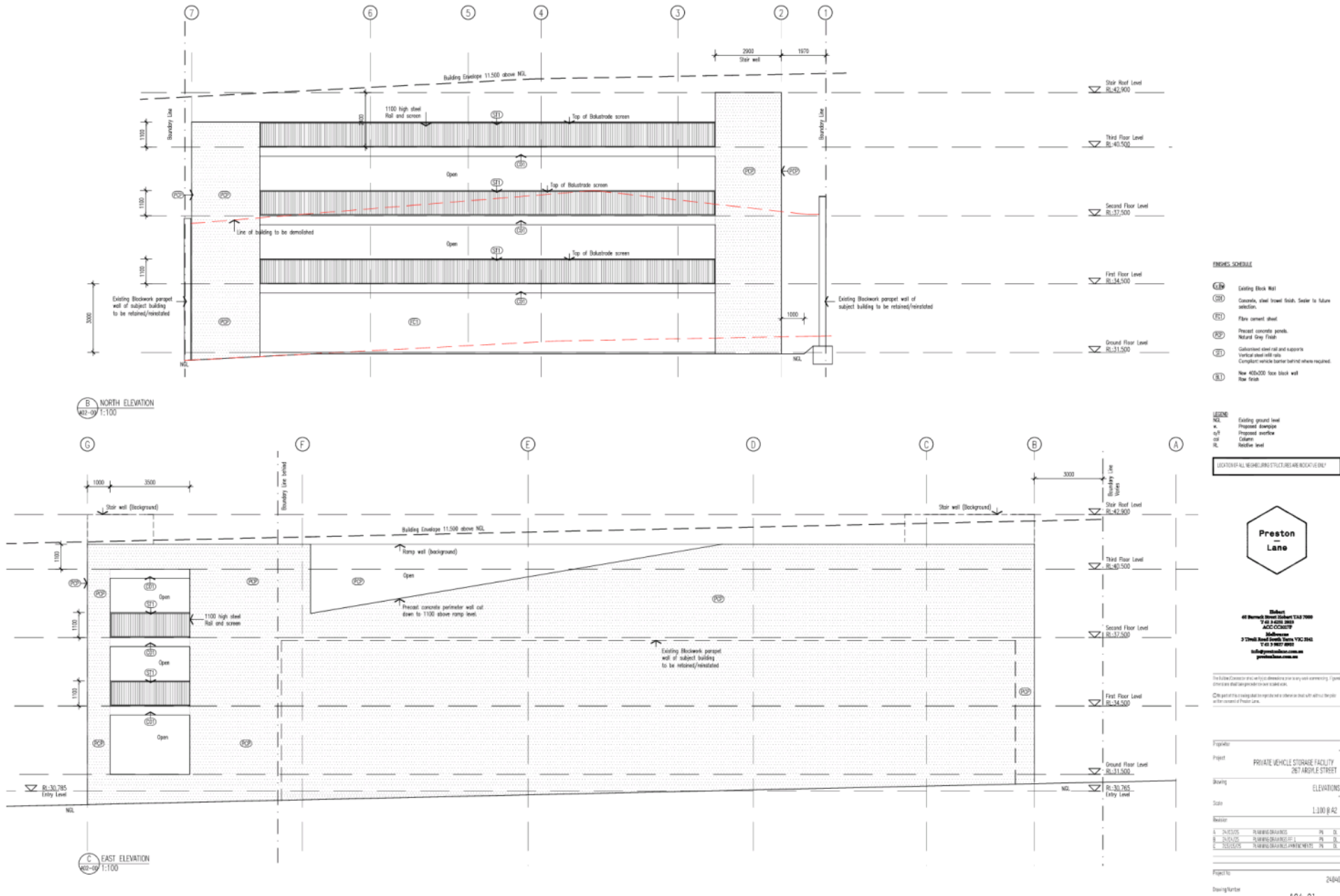


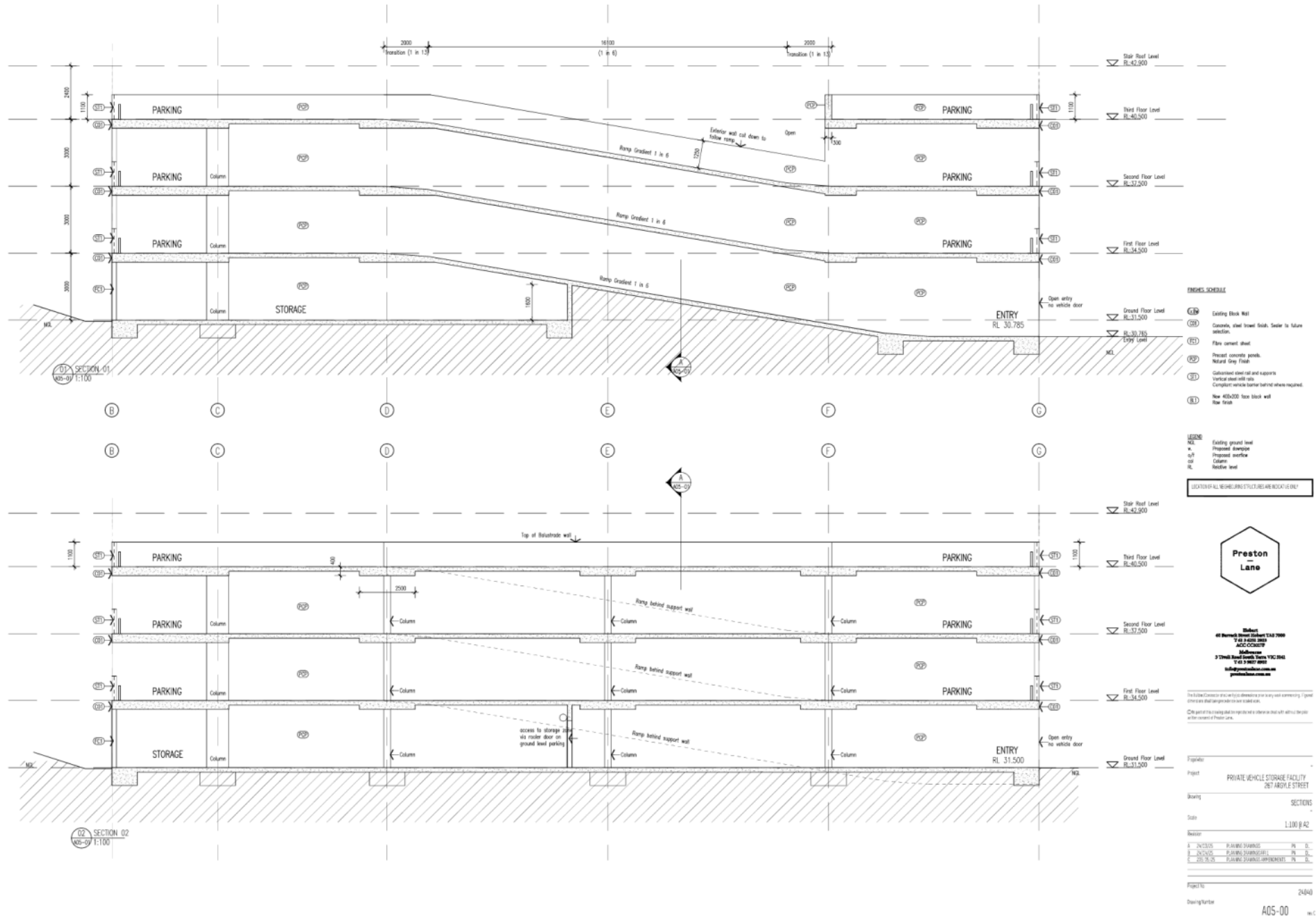














DWG No.	DRAWING TITLE	REV	ISSUE DATE
C001	DRAWING INDEX	D	15.05.2025
C020	SITWORKS PLAN	D	15.05.2025
C021	RAMP SECTIONS	C	15.05.2025
C022	BUILDING SECTIONS	A	15.05.2025
C050	CONCEPT SEWER & STORMWATER PLAN	E	15.05.2025
C051	CONCEPT STORMWATER - THIRD FLOOR	C	15.05.2025
C060	CONCEPT WATER PLAN - GROUND LEVEL	E	15.05.2025
C061	CONCEPT WATER PLAN - LEVELS 1 TO 3	C	15.05.2025
C080	CONCEPT FIRE COVERAGE PLAN	D	15.05.2025
C090	VEHICLE TURNING PATH - GROUND LEVEL	E	15.05.2025
C091	VEHICLE TURNING PATH - LEVEL 1 ENTRY	E	15.05.2025
C092	VEHICLE TURNING PATH - LEVEL 1 EXIT	D	15.05.2025
C093	VEHICLE TURNING PATH - LEVEL 1	D	15.05.2025
C094	VEHICLE TURNING PATH - LEVEL 3 ENTRY	A	15.05.2025
C095	VEHICLE TURNING PATH - LEVEL 3 EXIT	A	15.05.2025
C096	VEHICLE TURNING PATH - LEVEL 3 EXIT	A	15.05.2025



Symbol	Description
• (R)	EXISTING SURFACE LEVEL
• (B)	PROPOSED BULK EARTHWORKS LEVEL
• (S)	PROPOSED FINISHED SURFACE LEVEL
(G-2.5)	CUT 1-1/2" DEPTH
— (S) — (S) — (S)	EXISTING WATER SUPPLY - EXTERNAL TO BUILDING
— (S) — (S) — (S)	PROPOSED WATER SUPPLY - EXTERNAL TO BUILDING
— (S) — (S) — (S)	EXISTING FIRE SUPPLY
— (S) — (S) — (S)	PROPOSED FIRE SUPPLY
— (S) — (S) — (S)	EXISTING SEWER DRAIN
— (S) — (S) — (S)	PROPOSED SEWER DRAIN
— (S) — (S) — (S)	EXISTING STORMWATER DRAIN
— (S) — (S) — (S)	PROPOSED STORMWATER DRAIN
— (S) — (S) — (S)	PROPOSED STORMWATER (LARGER)
— (S) — (S) — (S)	PROPOSED DRAIN SUBSOIL DRAIN WITH SEPTIC-TIE SOOK
— (S) — (S) — (S)	PROPOSED CONCRETE CONSTRUCTION JOINT
— (S) — (S) — (S)	PROPOSED CONCRETE KEY JOINT
— (S) — (S) — (S)	PROPOSED CONCRETE SAWN JOINT
— (S) — (S) — (S)	EXISTING BATTER
— (S) — (S) — (S)	PROPOSED BATTER
— (S) — (S) — (S)	PROPERTY BOUNDARY
• (R) • (B) • (S)	EXPANSION JOINT
• (S) • (S)	SWELL EXPANSION JOINT



B	ISSUE FOR PLANNING APPROVAL	DA	15.05.2025	-	-	-	-
C	ISSUE FOR PLANNING APPROVAL	DA	28.04.2025	-	-	-	-
B	ISSUE FOR PLANNING APPROVAL	DA	20.03.2025	-	-	-	-
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REV	DESCRIPTION	APPD	DATE	REV	DESCRIPTION	APPD	DATE

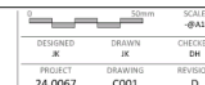
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FOR CONSTRUCTION

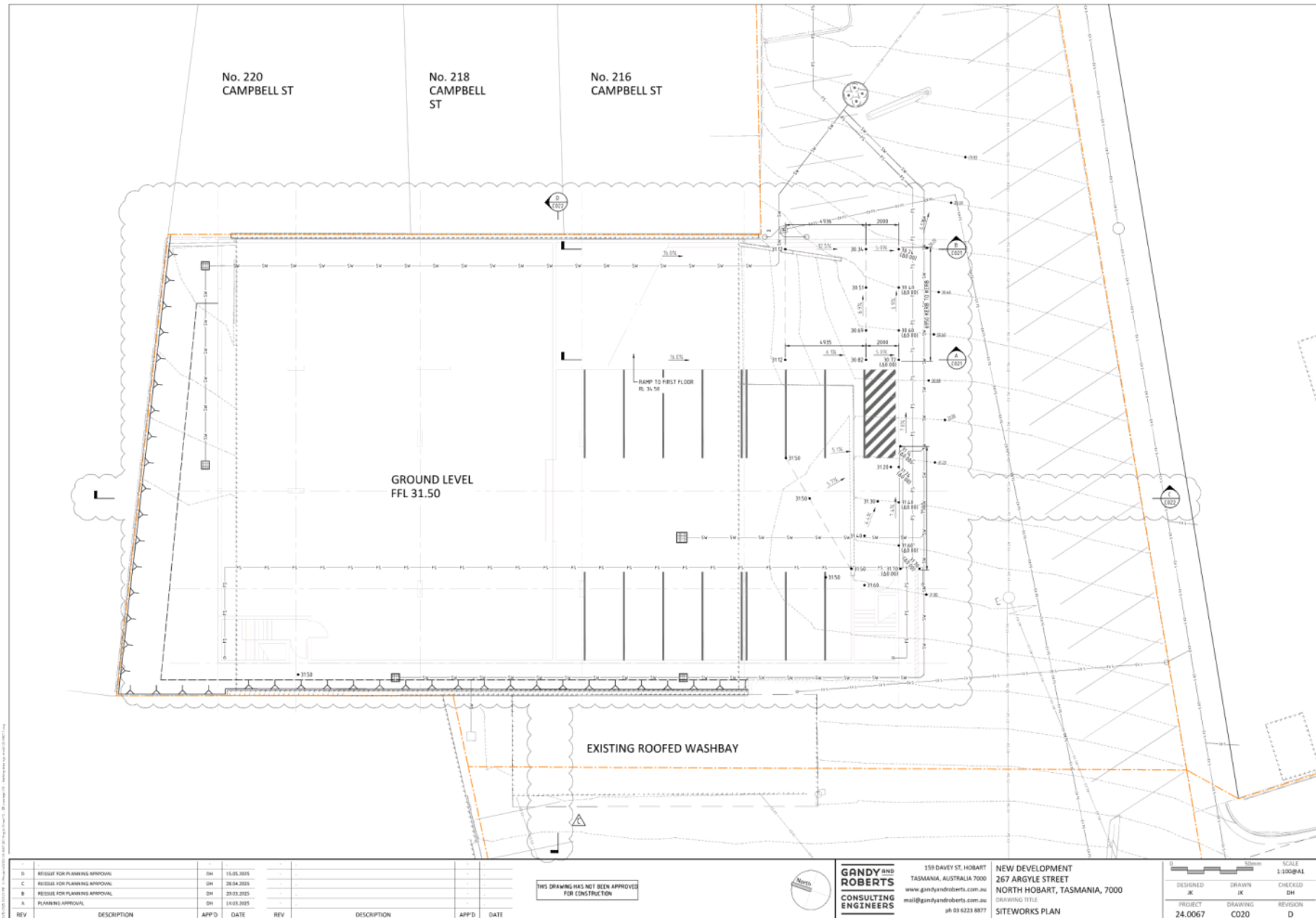


**GANDY AND  
ROBERTS**  
CONSULTING  
ENGINEERS

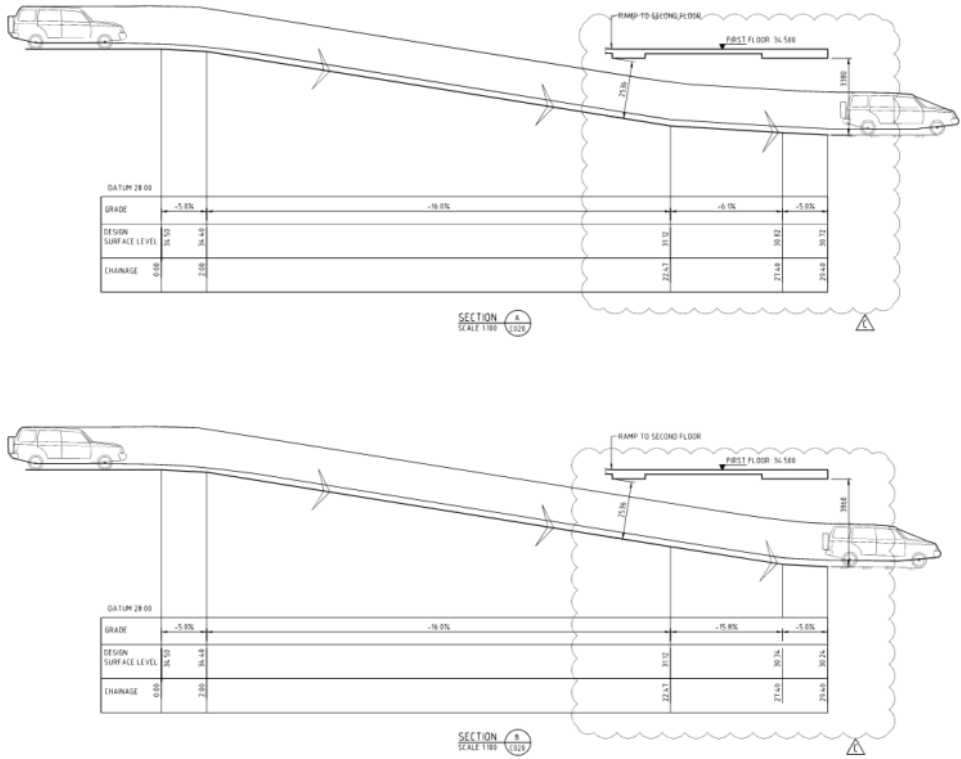
159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

ART	NEW DEVELOPMENT
000	267 ARGYLE STREET
001	NORTH HOBART, TASMANIA, 7000
002	DRAWING TITLE
003	DRAWING INDEX









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REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	RESUBMIT FOR PLANNING APPROVAL	DH	15.03.2025	-	-	-	-
B	RESUBMIT FOR PLANNING APPROVAL	DH	20.03.2025	-	-	-	-
A	PLANNING APPROVAL	DH	14.03.2025	-	-	-	-

THIS DRAWING HAS NOT BEEN APPROVED  
FOR CONSTRUCTION

**GANDY AND ROBERTS**  
CONSULTING ENGINEERS

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TASMANIA, AUSTRALIA 7000  
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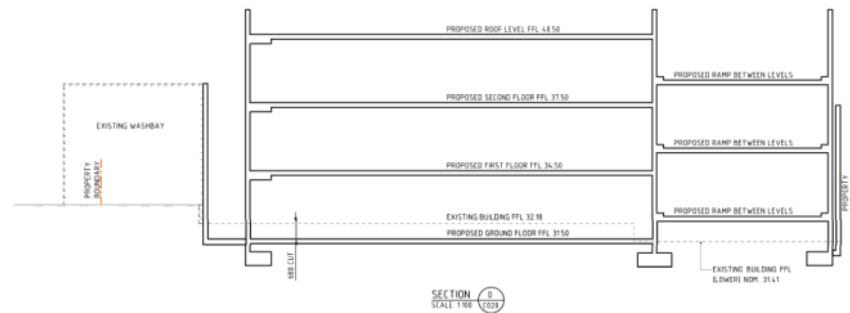
NEW DEVELOPMENT  
267 ARGYLE STREET  
NORTH HOBART, TASMANIA, 7000

DRAWING TITLE  
RAMP SECTIONS

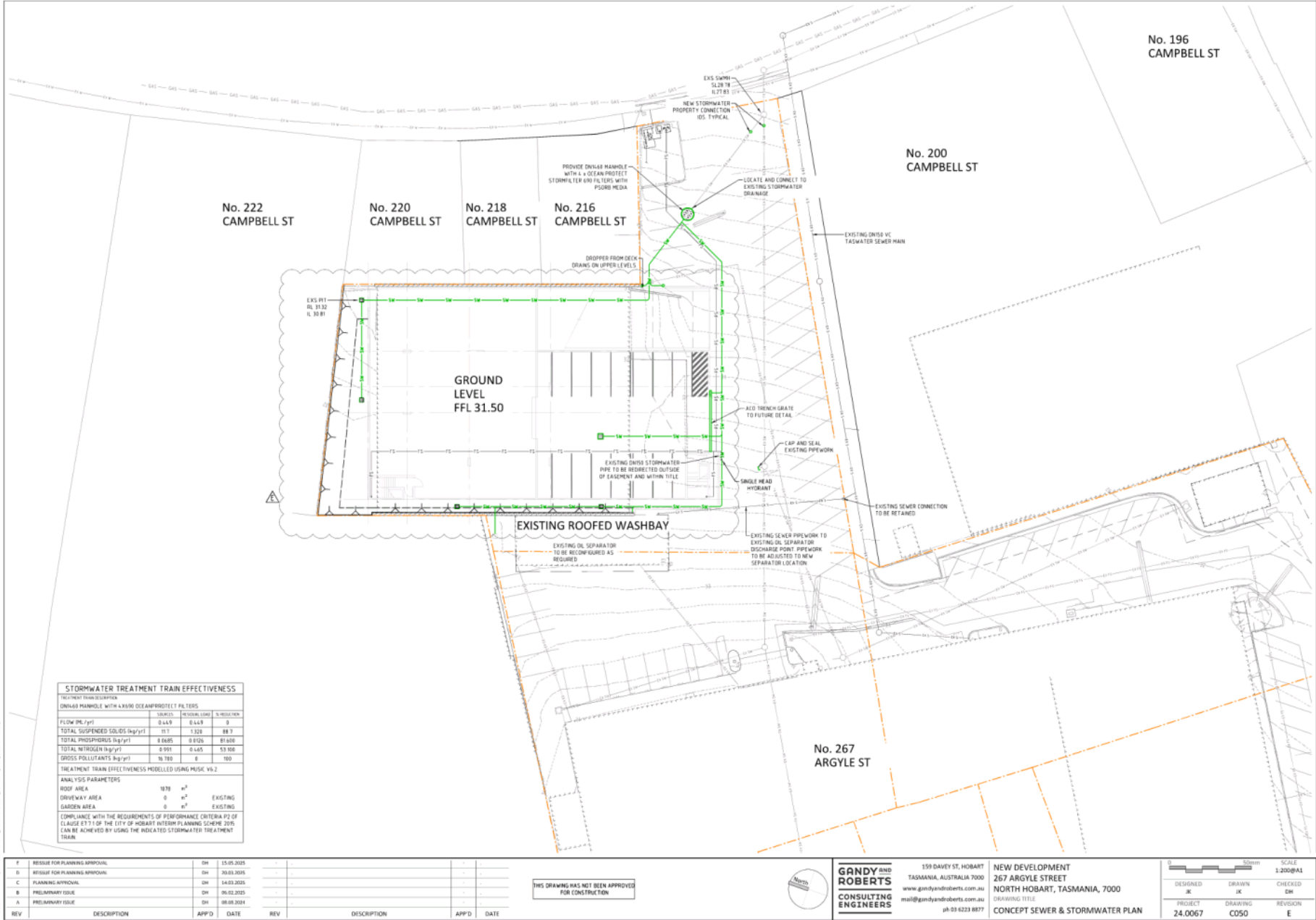
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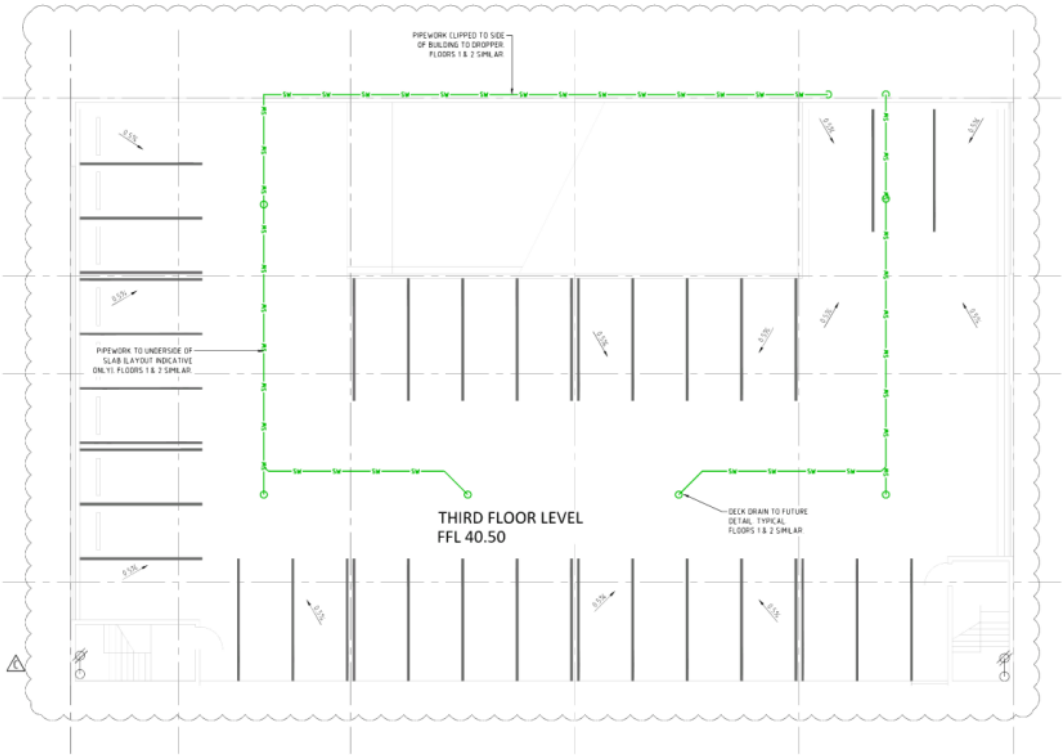
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PROJECT 24.0067	DRAWING C021	REVISION C

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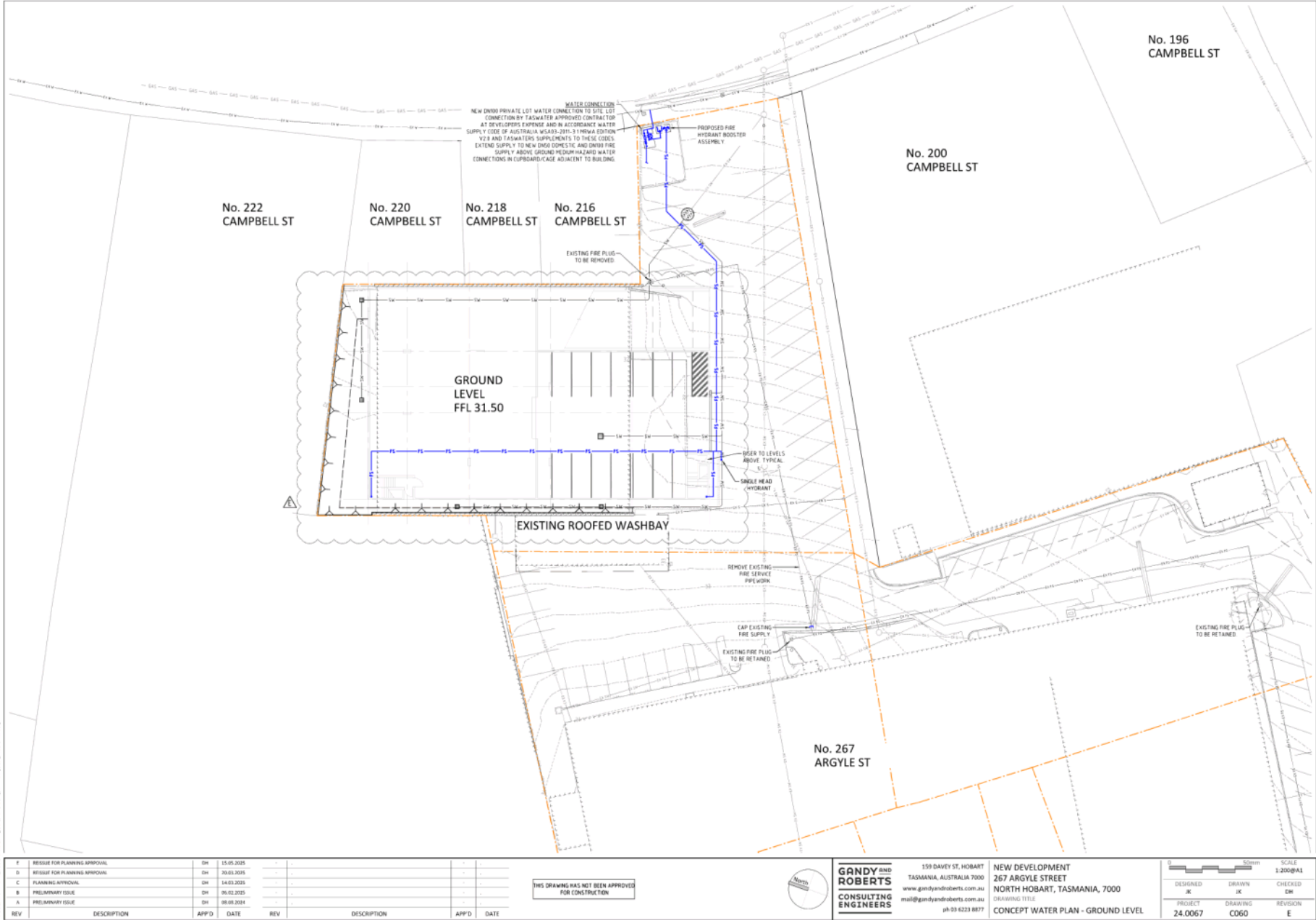
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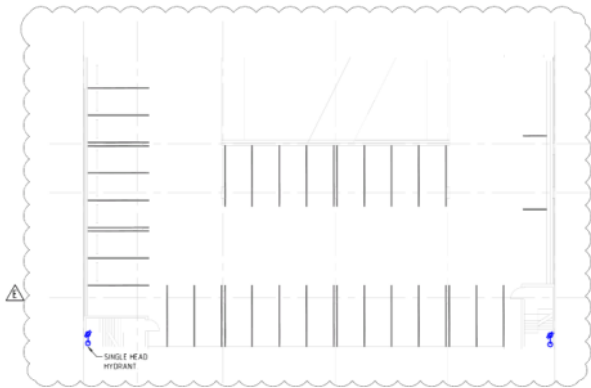
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CONCEPT STORMWATER - THIRD FLOOR

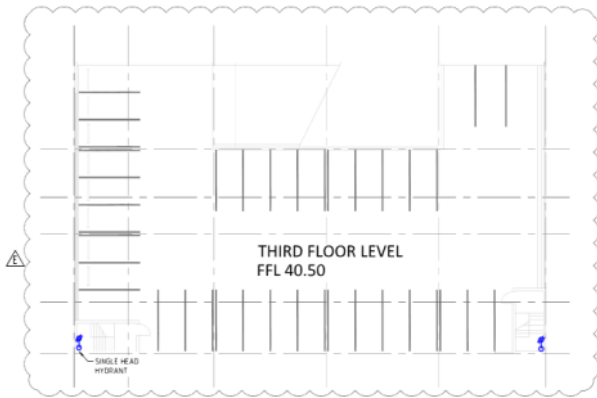
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CARPARK LEVELS 1 & 2 PLAN  
SCALE 1:200



THIRD FLOOR LEVEL  
FFL 40.50  
ROOF LEVEL PLAN  
SCALE 1:200

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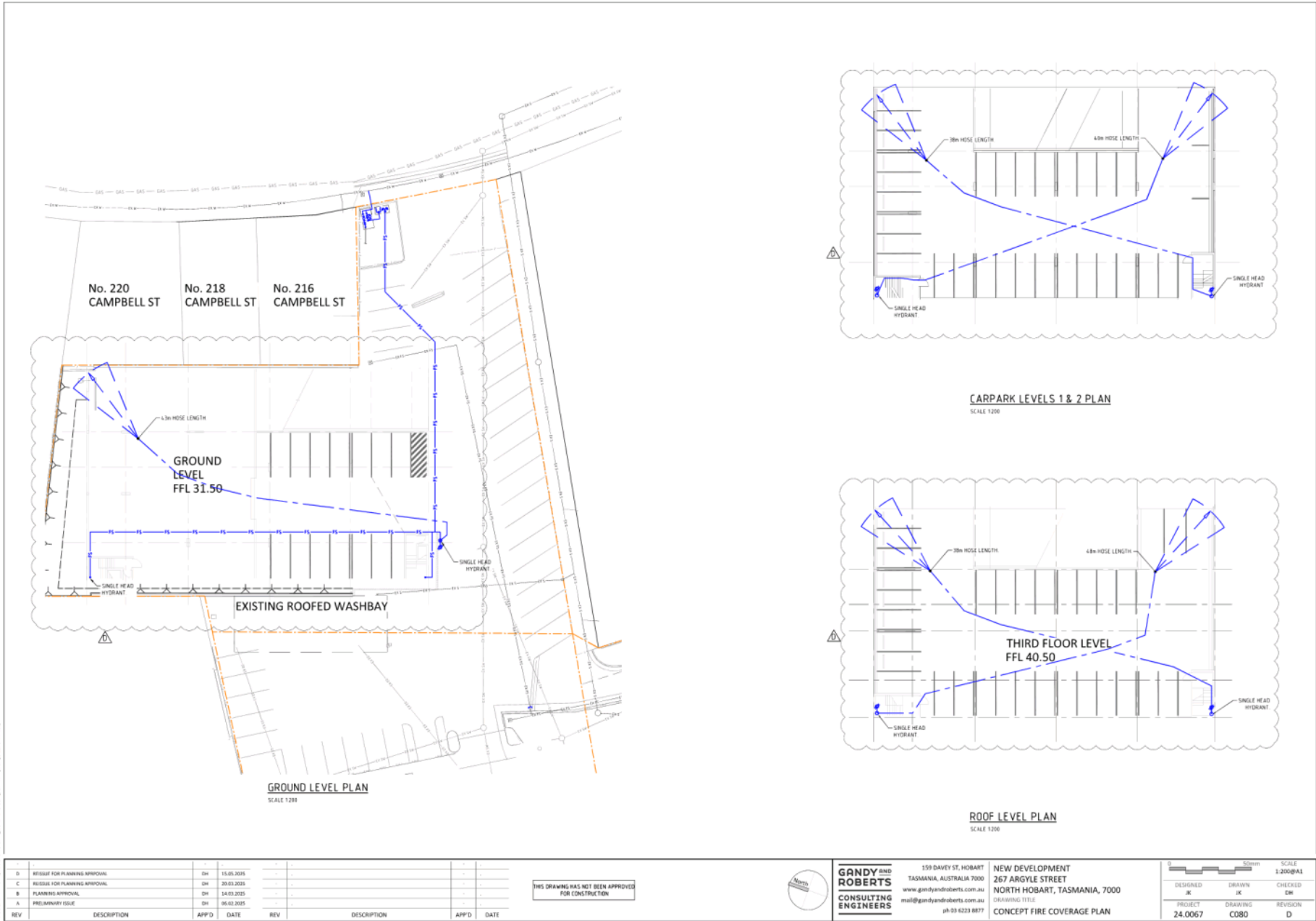


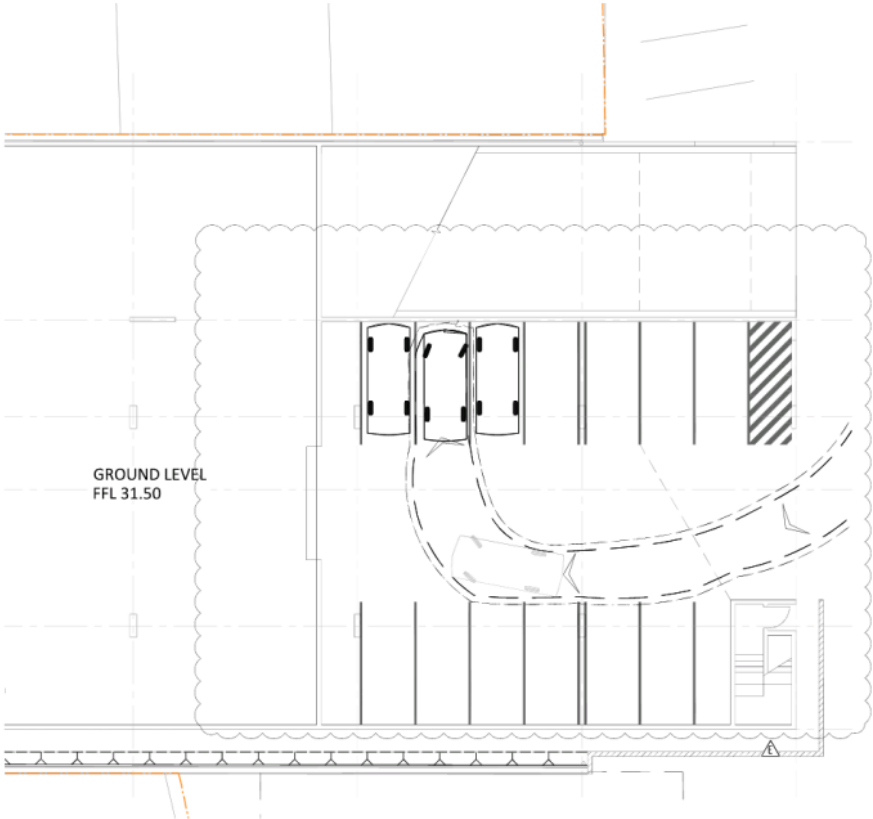
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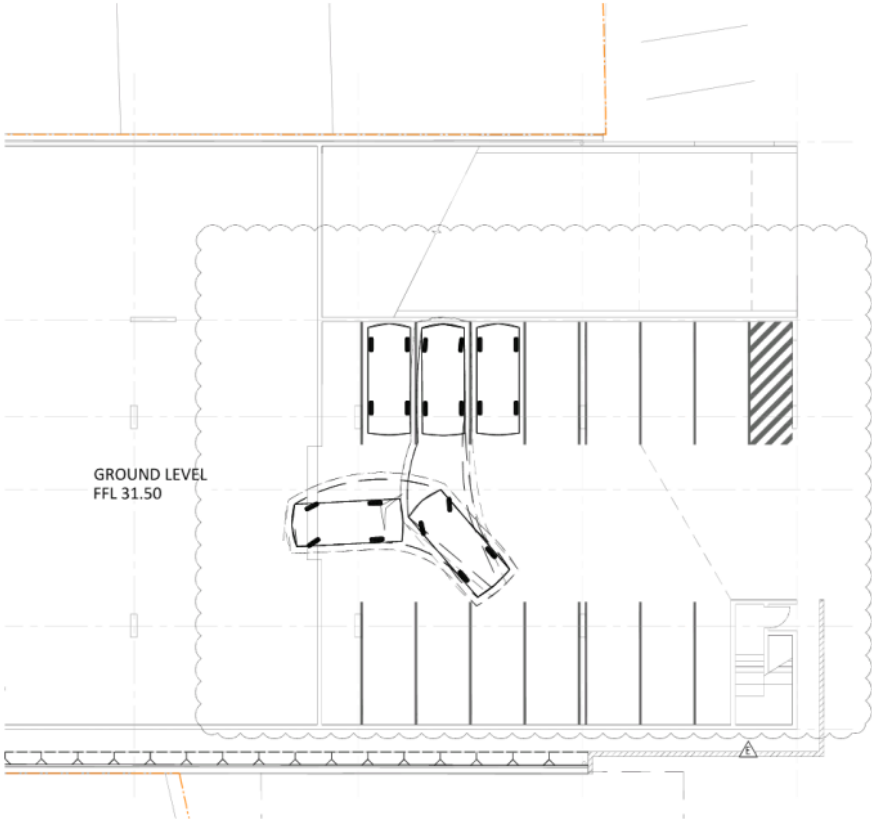
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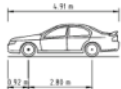




B85 VEHICLE TURNING ENTRY - GROUND LEVEL  
SCALE 1:100



B85 VEHICLE TURNING ENTRY - GROUND LEVEL  
SCALE 1:100



STANDARDS AUSTRALIA AS/NZS 2890.1:2004  
B85 VEHICLE REALISTIC MIN RADII  
OVERALL LENGTH 4.91 m  
OVERALL WIDTH 1.87 m  
OVERALL BODY HEIGHT 1.42 m  
MIN BODY GROUND CLEARANCE 0.95 m  
TRACK WIDTH 1.77 m  
LOCK-TO-LOCK TIME 4.98 s  
KERB TO KERB TURNING RADIUS 5.75 m  
SWEEP PATHS GENERATED USING AUTODESK  
VEHICLE TRACKING 2021 SOFTWARE

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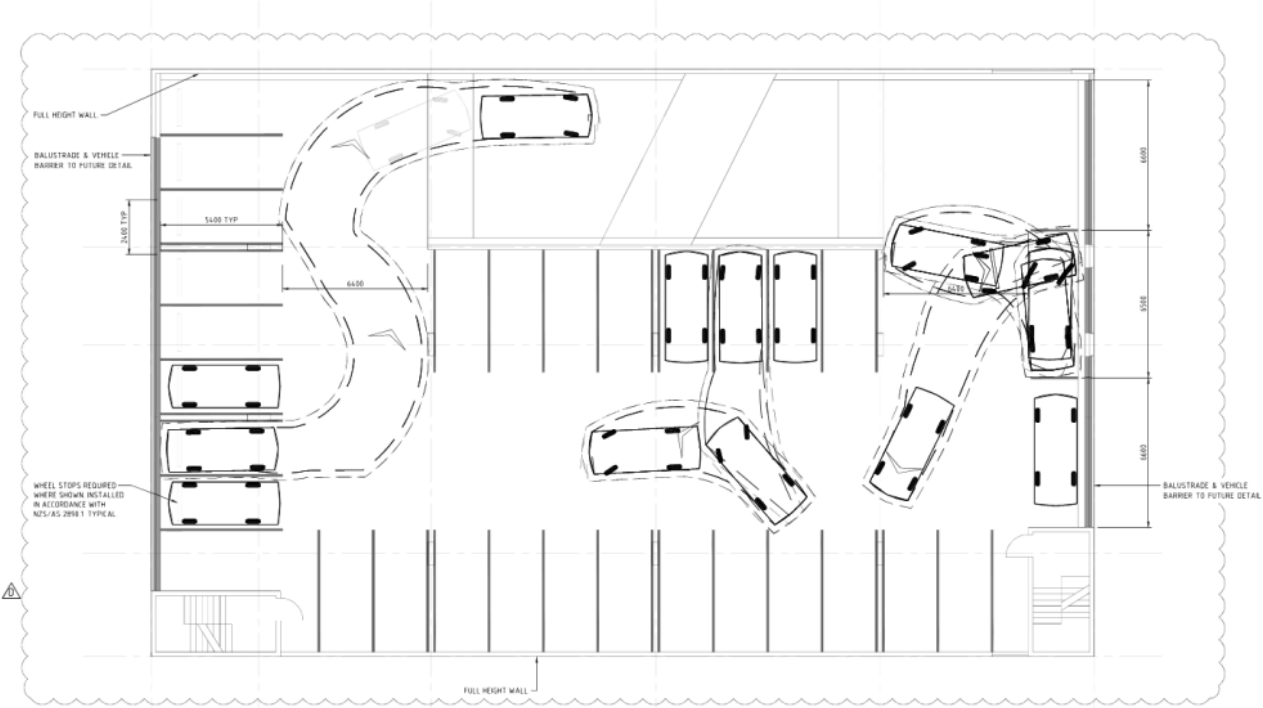
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VEHICLE TURNING PATH - GROUND LEVEL

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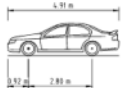




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**B85 VEHICLE TURNING EXIT - CARPARK LEVEL 1**  
CARPARK LEVEL 2 LEVEL SIMILAR  
SCALE 1:100



STANDARDS AUSTRALIA AS/NZS 2898.1:2004  
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OVERALL WIDTH 1.87 m  
OVERALL BODY HEIGHT 1.42 m  
MIN BODY GROUND CLEARANCE 0.95 m  
TRACK WIDTH 1.77 m  
LOCK-TO-LOCK TIME 4.90 s  
KERB TO KERB TURNING RADIUS 5.75 m  
SWEEP PATHS GENERATED USING AUTODESK  
VEHICLE TRACKING 2021 SOFTWARE

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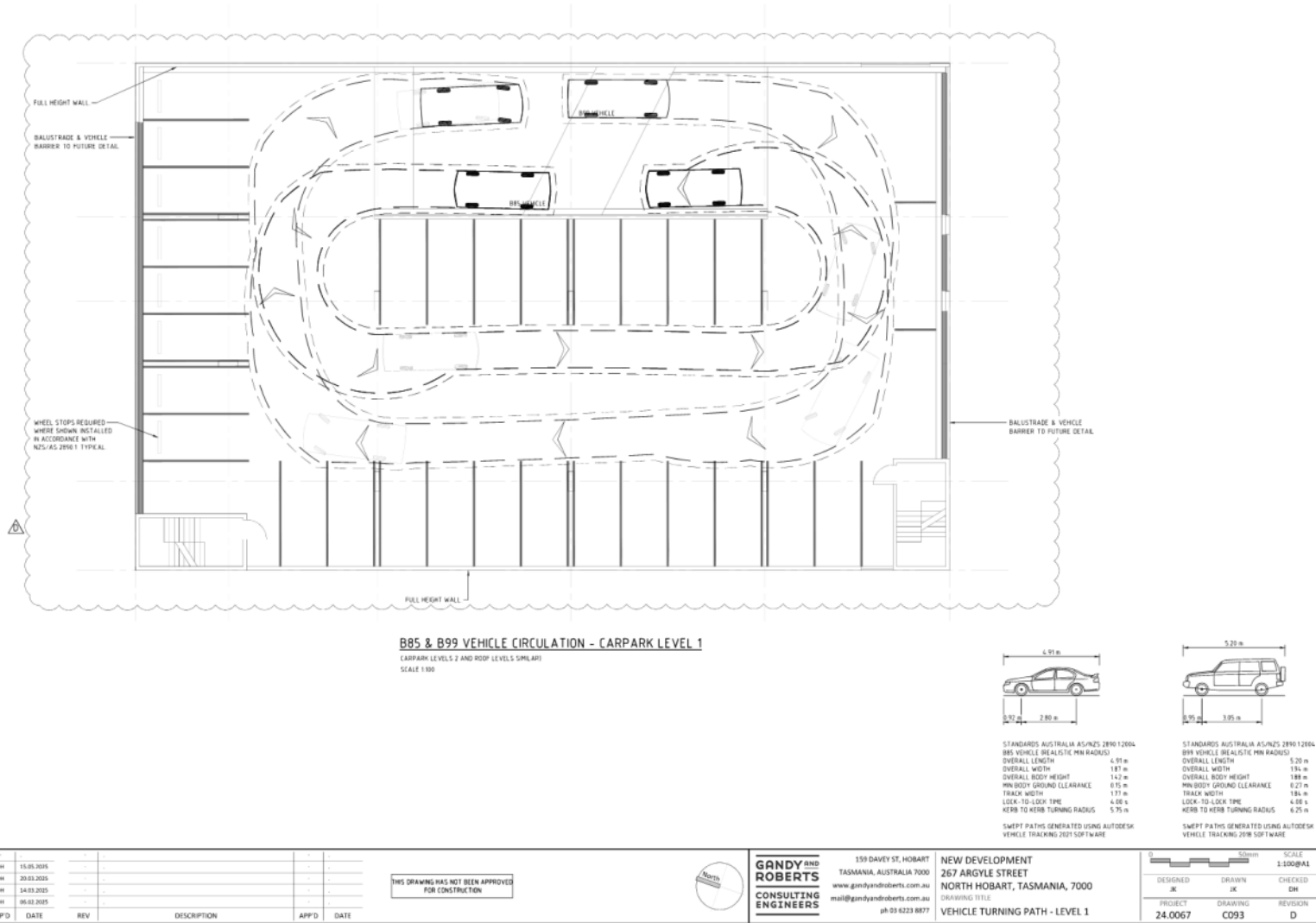
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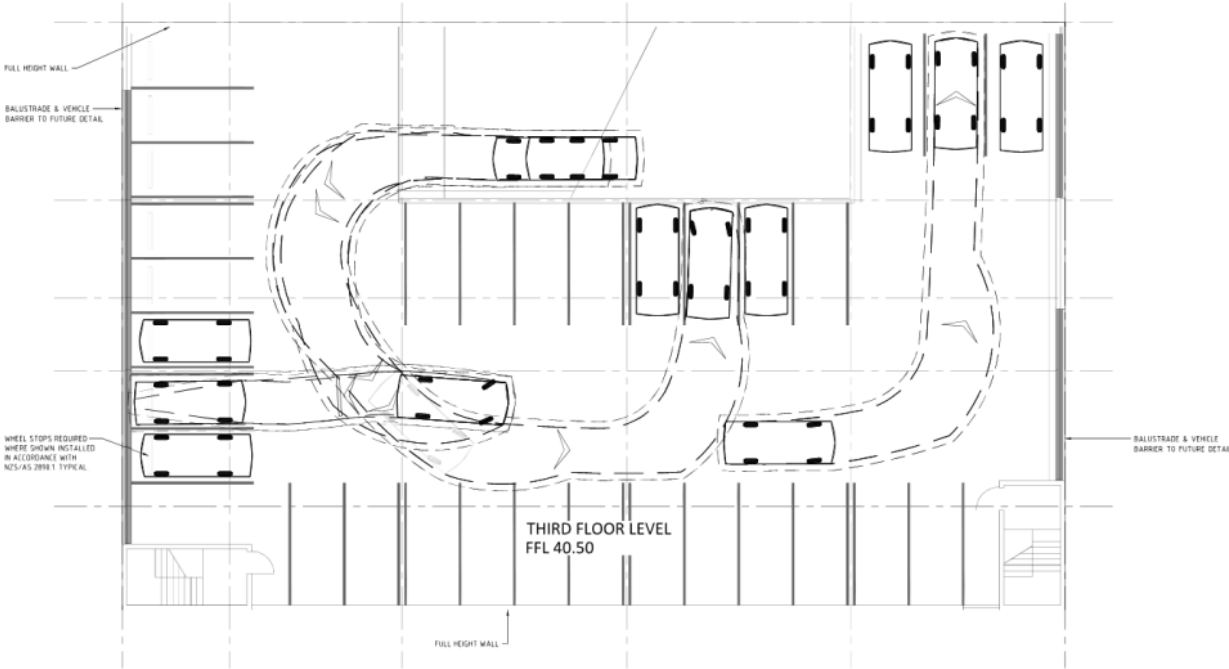
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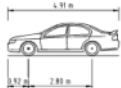
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B85 VEHICLE TURNING ENTRY - CARPARK LEVEL 3 (ROOF)  
SCALE 1:100



STANDARDS AUSTRALIA AS/NZS 2898.1:2004  
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OVERALL BODY HEIGHT 1.42 m  
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TRACK WIDTH 1.77 m  
LOCK-TO-LOCK TIME 4.90 s  
KERB TO KERB TURNING RADIUS 5.75 m  
SWEEP PATHS GENERATED USING AUTODESK  
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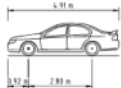
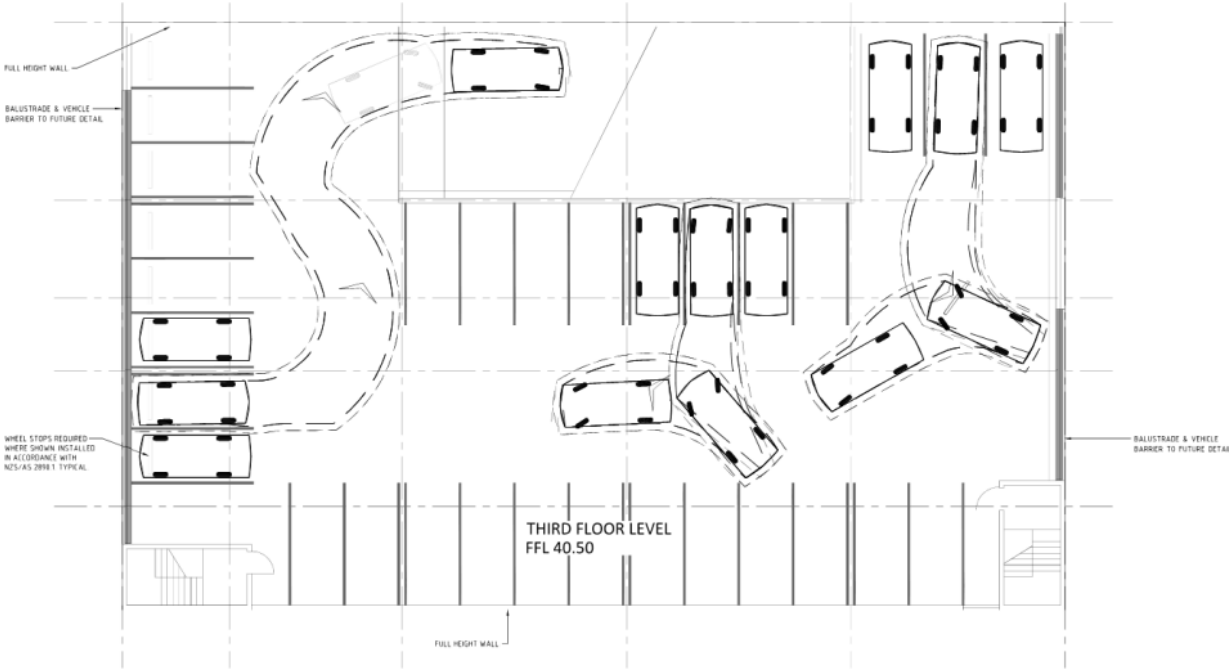


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VEHICLE TURNING PATH - LEVEL 3 ENTRY

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VEHICLE TURNING PATH - LEVEL 3 EXIT

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STATEMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL  
ARCHAEOLOGICAL IMPACT ASSESSMENT &  
ARCHAEOLOGICAL METHOD STATEMENT  
267 Argyle Street (Part), HOBART, TASMANIA

For Fairbrother Pty. Ltd. June 2025

**praxisenvironment**  
heritage | planning | archaeology

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## 1. INTRODUCTION

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### 1.1. RATIONALE, PROJECT BRIEF AND SCOPE

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This document has been commissioned by Fairbrother Pty. Ltd. in order to manage the archaeological values of the subject site comprising a portion of 267 Argyle Street, Hobart (the *site*) in a proposal for a multi-level carpark proposed for that site.

The brief for this project was to provide:

1. An overview site history which is the essential basis for (2) below.
2. **Statement of Historical Archaeological Potential** for the place which would involve a review of historic documents and secondary source material with the aim of gaining a detailed understanding of the development of the site and therefore gaining a detailed understanding of the site formation processes acting upon that site. This (and other archaeological approaches) would be in accordance with the relevant industry standards, namely the Tasmanian Heritage Council's Practice Note 2 (Managing Historical Archaeological Significance in the Works Application Process) which is considered to be the industry benchmark for sites of historical archaeological potential. The results of this exercise would be used to guide the design process with the aim of minimising/avoiding impact upon significant archaeological remains, or to provide a substantive understanding of the site sufficient to guide the management and mitigation strategies below if impact is not feasibly avoidable.
3. If Step 2 has determined archaeological potential and impact upon significant remains cannot feasibly be avoided, then undertake an **Archaeological Impact Assessment** alongside the specifications of the proposed development which aims to fully understand the impact of the proposed development in order to formulate mitigation strategies via an **Archaeological Method Statement** which would provide a methodology for managing archaeological values ahead of, and/or during, the works process. Note that if no archaeological potential is identified, then this step may not be required.

## 1.2. DEFINITION OF PLACE

The *subject site* is comprised of a portion of the address known as 267 Argyle Street, Hobart, (C/T 30137/3 PID 7767802) as defined in Figures 1.1 and 1.2 below:

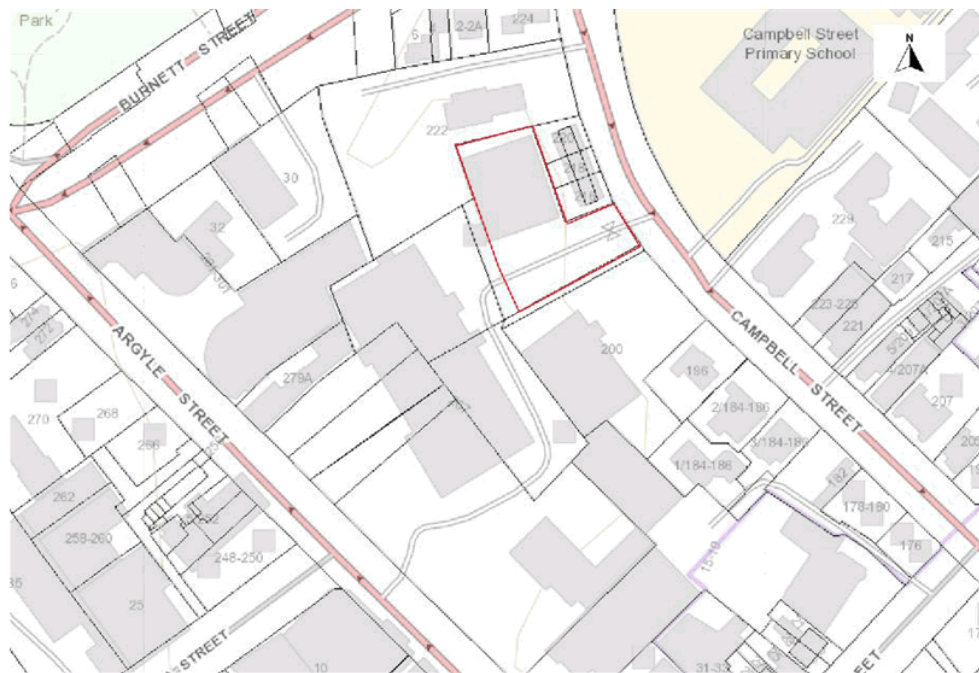


Figure 1.1 – The cadastral parcel comprising the subject site (outlined red) [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 1.2 – A recent aerial image of the area – the subject site shaded orange [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

### 1.3. ARCHAEOLOGICAL METHODOLOGY

---

This statement of archaeological potential is derived from a process which identifies the potential of the site to yield archaeological remains, the significance of any remains, and their potential to yield meaningful information about the site, and which might contribute to relevant key archaeological and historical themes. The following briefly outlines the methodology followed:

**Determining general archaeological potential:** Through a desktop analysis of historical data and secondary sources, as well as non-invasive site observations, an understanding of the evolution of the site has been gained which has allowed an assessment of the archaeological potential (however significant) of any part of the site - resulting in substantiated predictions of the likelihood of finding something upon any particular part of the site. This has been done by analysing primary source material, summarising the developmental history of the site and developing a chronological narrative detailing an overview of the history of all known features to have ever existed on the site. Where possible, developmental overlays have been developed from historic maps, plans, photographs and other visual documentation. This overlay has been supported by other observations providing supplementary information, and also includes processes such as demolition and disturbance which may have removed or destroyed potential remains – and may have diminished the archaeological potential.

**Assessing the significance and potential of any likely archaeological resources to yield meaningful information:** Upon understanding the archaeological potential through desktop and site analysis, the next step was to understand its relationship to any aspect of the identified significance of the place – e.g. do the remains have the potential to demonstrate an aspect of the significance of the site or related key historic theme? The potential for any of the archaeological remains to demonstrate important aspects of the history of the site, whether in a state, regional or thematic context, is to be considered.

**Understanding possible impact of development and formulation of management strategies:** Based on any identified archaeological potential and significance of the site, consideration will be given as to whether the proposed development will impact upon any likely archaeological remains and if necessary broad management strategies will be proposed to manage any impact.

Table 1 (below) demonstrates the steps of this assessment:

Methodology for formulation of the statement of archaeological potential		
	If 'no'	If 'yes'
<b>1. Archaeological potential.</b> Are you likely to find something if you dig here? (i.e. a <u>Statement of Archaeological Potential</u> ).	Further action may not be required, although a contingency plan may be required for unexpected finds.	The significance of the archaeological potential should be investigated.
<b>2. Significance.</b> Could anything you find here greatly contribute to our understanding of the site or related significant theme?	Further action may not be required.	The likely integrity of the archaeological remains should be investigated.
<b>3. Integrity.</b> Are any archaeological remains likely to be intact?	Further action may not be required, although a contingency plan is required for unexpected integrity.	The likelihood of significant archaeological remains is confirmed.
<b>4. Impact</b> Will proposed works impact upon the significant archaeological remains? i.e. an <u>Archaeological Impact Assessment</u> .	Further action may not be required, although a contingency plan may be required for unexpected impacts.	An <u>Archaeological Method Statement</u> will be required to detail how impact will be managed/mitigated.

The overarching guiding documents for the approach to archaeological management in this document is the Tasmanian Heritage Council's *Practice Note 2 – Managing Historical Archaeological Significance in the Works Process*<sup>1</sup>, and the Tasmanian Heritage Council's *Guidelines for Historical Archaeological Research Projects on Registered Places*.<sup>2</sup> Although the subject site is not subject to the *Historic Cultural Heritage Act 1995* (therefore the Tasmanian Heritage Council has no jurisdiction over the subject site) these documents are considered sound industry practice for the approach to historical archaeology in Tasmania.

<sup>1</sup> <https://heritage.tas.gov.au/Documents/2-Archaeology-FINALNov2014.pdf>

<sup>2</sup> <https://heritage.tas.gov.au/Documents/Guidelines%20for%20Historical%20Archaeological%20Research.pdf>

## 2. STATUTORY HERITAGE REQUIREMENTS

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The following heritage listings and overarching legislative provisions are relevant to the management of the historic cultural heritage values of the place:

### 2.1. HOBART INTERIM PLANNING SCHEME 2015 (HIPS15)

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#### HERITAGE PLACE

The subject site is not listed as a *Heritage Place* on Table E13 of the scheme therefore is not subject to the provisions of Part E.13.7 of the scheme.

#### PLACE OF ARCHAEOLOGICAL POTENTIAL

The subject site is included in Table E.13.4 (Places of Archaeological Potential), as defined by Figure E.13.4.1 of the scheme, therefore Clause E.13.10.1 of the scheme applies. This means that any development on the subject site will need to be informed by a *statement of historical archaeological potential* (SoHAP) which will consider the site history, past development, the research potential of such (along a range of regional, thematic and temporal lines), and the disturbance history and propose an *archaeological zoning plan* for the site.

Any future development will require an *archaeological impact assessment* to be undertaken as informed by the SoHAP. If impact is likely, this will require consideration of design amendments to avoid or minimise that impact (particularly on very significant remains) – unless there are no prudent or feasible alternatives to that impact. If impact is likely and unavoidable, then an *archaeological method statement* will be required.



	Acceptable Solution	Performance Criteria
<b>E.13.10.1 – Building and Works other than Demolition</b>	A1. Building and works do not involve excavation or ground disturbance.	<p>P1. Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:</p> <ul style="list-style-type: none"> <li>a) the nature of the archaeological evidence, either known or predicted;</li> <li>b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</li> <li>c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</li> <li>d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</li> </ul> <p>(a) measures proposed to preserve significant archaeological evidence 'in situ'.</p>
<b>E.13.10.2 – Subdivision</b>	A1. Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.	<p>P1. Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:</p> <ul style="list-style-type: none"> <li>(a) that no archaeological evidence exists on the land;</li> <li>(b) that there is no significant impact upon archaeological potential.</li> </ul>

#### HERITAGE PRECINCT

The subject site is not within any Heritage Precinct as defined by Table E13.2 and depicted on Map E13.3 of the Scheme, therefore the provisions of Clause E13.8 do not apply.

#### 2.2. HISTORIC CULTURAL HERITAGE ACT 1995

The subject site is not listed on the Tasmanian Heritage Register; therefore, the provisions of the *Historic Cultural Heritage Act 1995* (HCHA) are not applicable.



### 2.3. ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

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The place is not included on the National or Commonwealth Heritage Lists, therefore the historic cultural heritage provisions of the Environment Protection and Biodiversity Conservation Act 1999 are not applicable.

### 2.4. ABORIGINAL HERITAGE ACT 1975 (AMENDED 2017)

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An assessment of any possible Aboriginal heritage values is not part of the brief for this report; nonetheless the provisions of the *Aboriginal Heritage Act 1975* are applicable to the place. A search of the Tasmanian Aboriginal Heritage sites register (Job # 50344067) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relic. The Tasmanian Government *Unanticipated Discovery Plan – Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania* must be adhered to in the event that any Aboriginal heritage items are discovered during the course of any works.

### 3. DOCUMENTARY EVIDENCE – HISTORICAL BACKGROUND

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As outlined in the methodology in Section 1.3, the key to assessing historic heritage significance is to gain an understanding of the history of the place, the context of it within its surrounds, associated thematic contexts, and other intangible values (e.g. community value, value associated with people, events etc.). To enable this assessment, this research will focus on the physical development of the subject area, in order to provide the most detailed possible account of the structures erected on this site, their purposes, and their fate since European settlement in 1804.

The land was the home of the Mouheneener people for tens of thousands of years, prior to displacement by European settlers in 1804. Subsequent to the settlement of Sullivan's Cove in 1804, following the disbandment of the initial European settlement of Risdon Cove, the settlement of Hobart Town began to grow in a somewhat organic matter. Following Governor Macquarie's inspection of 1811, Surveyor James Meehan was engaged to rationalise the layout of the settlement and install a grid-pattern of streets, as seen on his 1811 survey plan (DPIPWE Hobart 11). The subject site is outside of that original Hobart grid. Whilst Murray, Collins and Macquarie Streets had been formalised at that time, development was concentrated more towards the waterfront and the earlier settled areas around the Hobart Rivulet.

By Macquarie's second inspection in 1821, the street grid pattern had greatly extended, with the area of the subject site formalised, but no development shown on surveys from that time (i.e. DPIPWE Hobart H12 and H13). The next available Hobart survey is from c1829, which shows sparse development in this north-western fringe of the city, and that the subject site had still not been subdivided or gridded.

The following pictorial sources provide the basis for the general understanding of the physical evolution of the subject site, with each individual portion further analysed below:

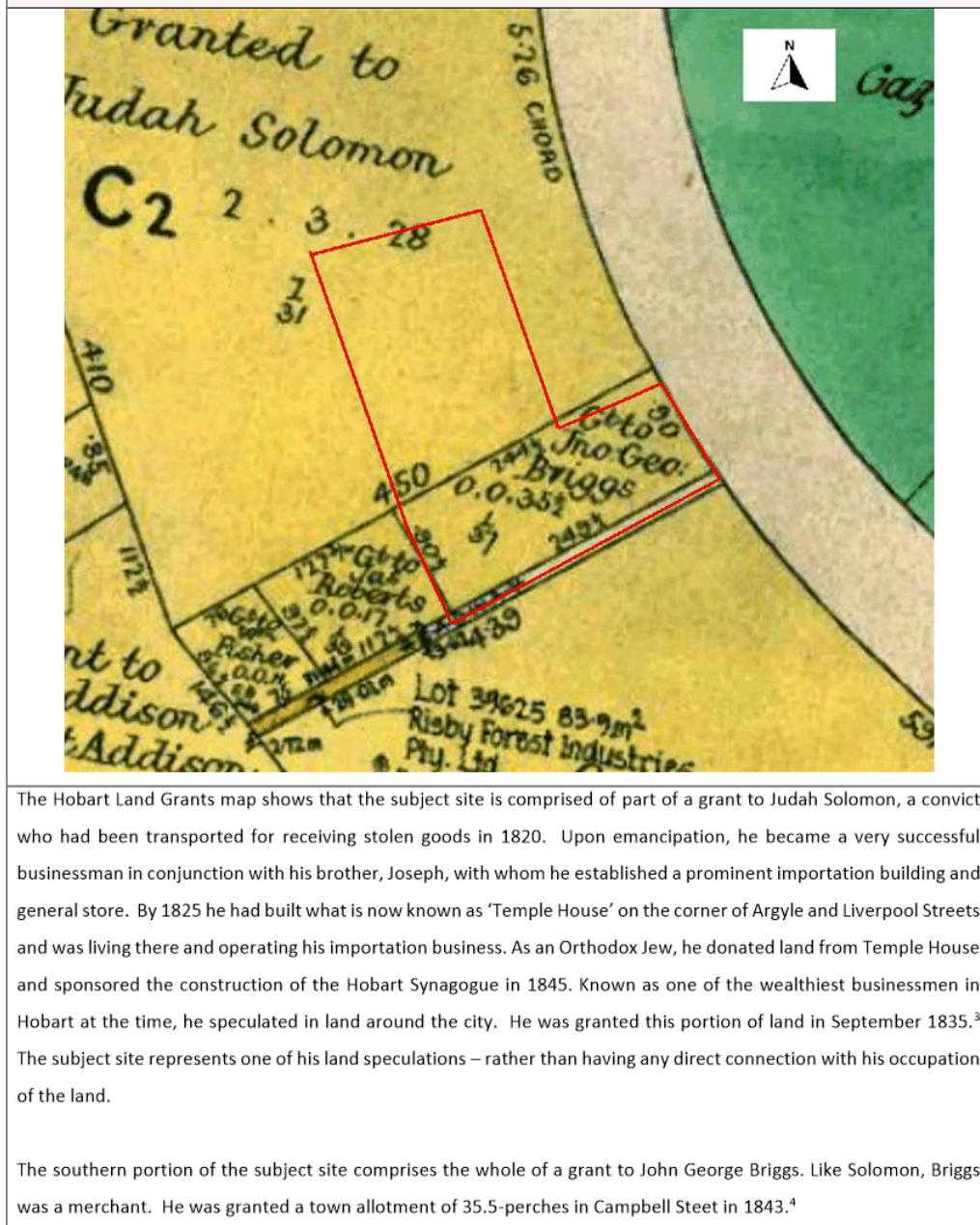
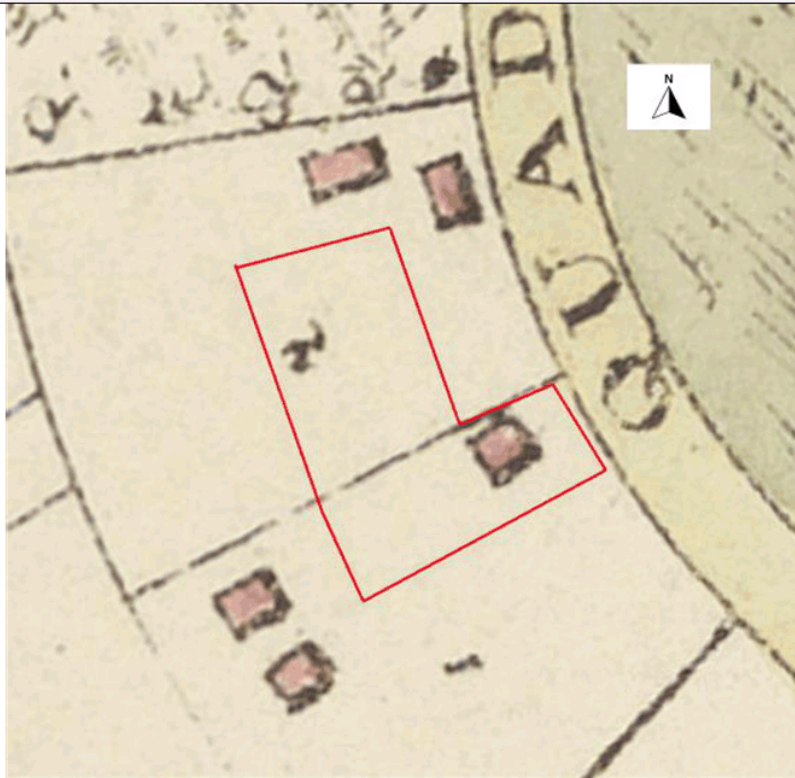
Figure 3.1– Configuration of early land grants comprising the subject site [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)<sup>3</sup> TAHO RD1-1-7p110.<sup>4</sup> TAHO RD1-1-15p33.

Figure 3.2 – 1839 Frankland survey. Tasmanian Archive and Heritage Office, PH-30-1-693-1.



The 1839 Frankland survey shows that the Solomon grant had been developed, with two buildings outside the current subject site. A building is also shown on the Briggs grant fronting 'The Quadrant' (now the northern end of Campbell Street). Note that this is prior to the formal grant to Briggs, however it is not unusual that a person possessed and developed land prior to their formal allocation of the land. Immediately after obtaining the formal grant of the land in 1843, Briggs sold the land to Thomas Thompson, Merchant.<sup>5</sup>

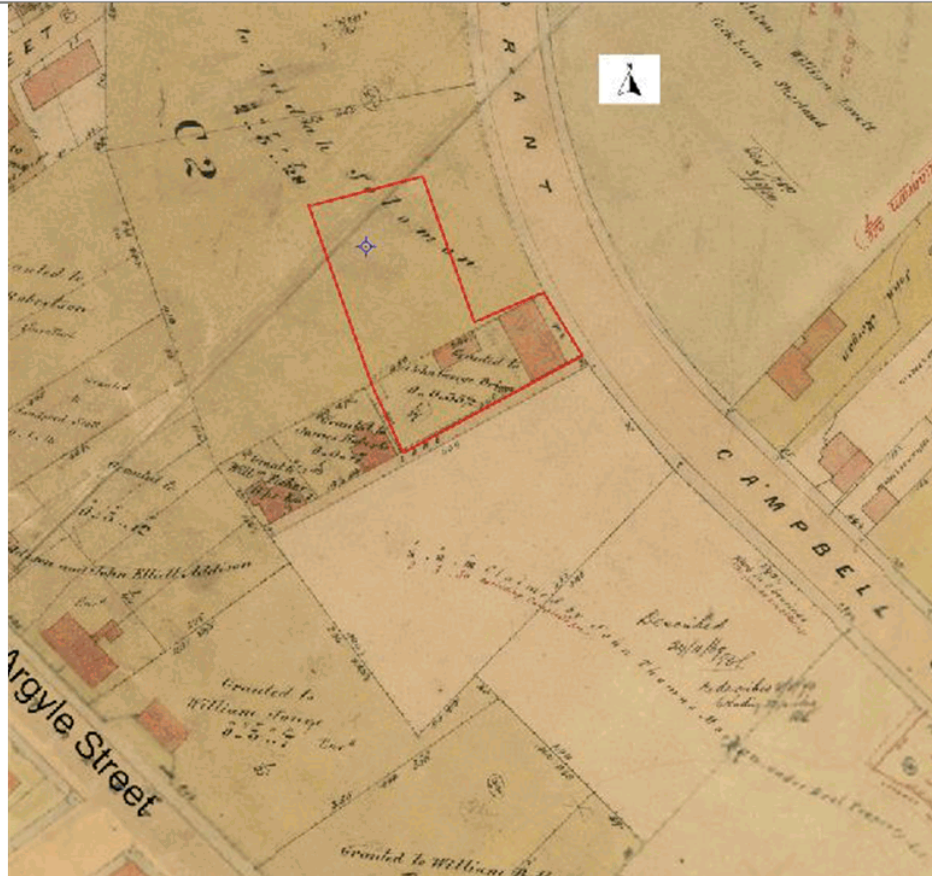
Briggs died in September 1844, leaving his estate to his wife Mary Ann Briggs, and sister Mary Ann Hayman (still resident in London).<sup>6</sup> The Briggs' had no children with Trustees appointed to administer the estate in the event of the death of his wife and sister, for the estate to be passed to his nieces in England. Briggs was also involved in land speculation and owned many properties around Hobart. He also owned land at New Norfolk, Ross and Evandale. He lived at O'Briens Bridge (Glenorchy) at the time of his death (where he had lived since at least 1839), therefore it is unlikely he ever lived on his Campbell Street holding.

<sup>5</sup> TAHO AG193-1-37, Book 2, Number 5794

<sup>6</sup> TAHO AD960-1-2, Will No. 264.



Figure 3.3 – Sprent's c1845 survey of Hobart. Tasmanian Archive and Heritage Office AF393-1-46.

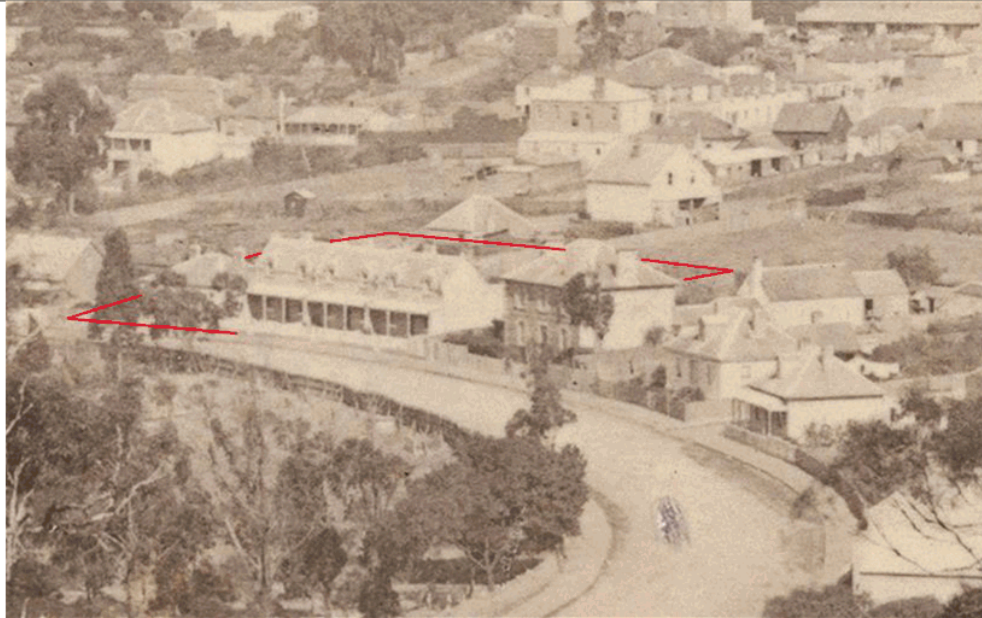


Sprent's highly accurate survey of Hobart shows that the earlier buildings on the Solomon grant had by that time been demolished and no development within the subject site that comprised part of that land.

A masonry building is shown occupying the full frontage of the Briggs grant, with a masonry outbuilding at the rear – a larger and different configuration than depicted on the 1839 survey (noting however that the earlier survey is known to not be highly accurate in the actual depiction of the location and size of buildings – therefore it is feasible that this is the same building) – although it is possible that Thompson quickly redeveloped the land after his purchase from Briggs in February 1843. A laneway had been established to the south of the Briggs land serving two lots to the rear (both outside the current subject site).

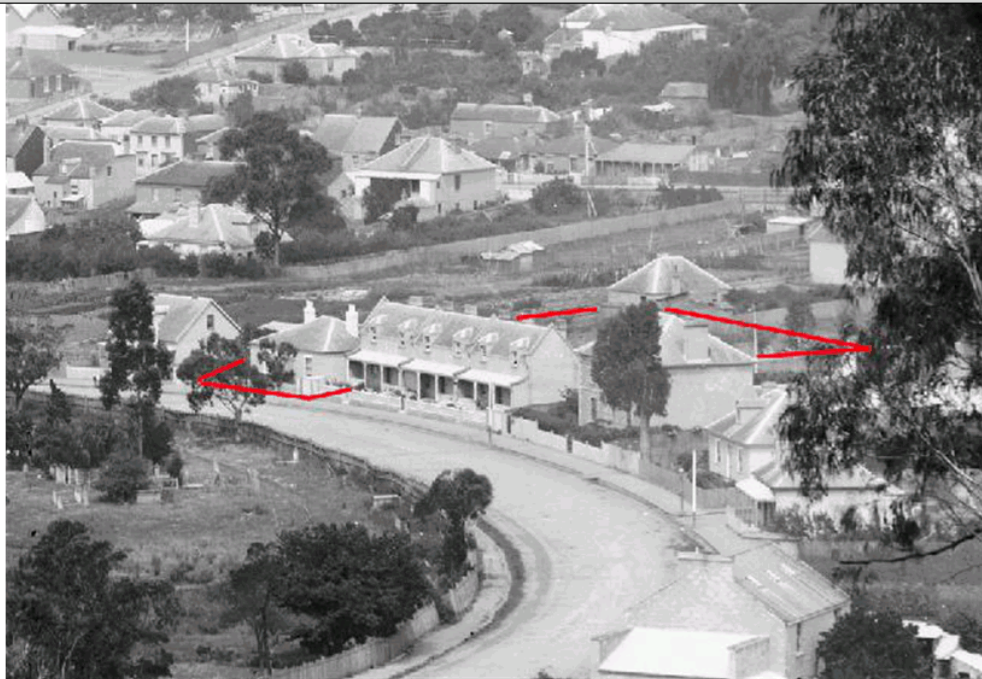
Note that the frontage of the building is significantly wider than depicted in later depictions (see below).

Figure 3.4 – Excerpt from a panorama of Hobart, c1870s. Tasmanian Archive and Heritage Office NS6904-1-24.



This image shows the building on the Briggs grant fronting Campbell Street as a single-storey dwelling with two chimneys. Three terrace houses had been developed on the Campbell Street frontage of the Solomon grant with their backyards forming part of the current subject site.

Figure 3.5 – Excerpt from a panorama of Hobart, c1890s. Tasmanian Archive and Heritage Office NS1013-1-768.



This image shows a similar configuration to that of the 1870s.

Figure 3.6 - Metropolitan Drainage Board survey 1907. Libraries Tasmania SD\_ILS:553788.



The highly accurate 1907 Metropolitan Drainage Board survey shows the detailed footprint of the house on the Briggs grant, consistent with depictions from the 1870s, but smaller than that depicted in 1845. An outbuilding at rear is in a similar location to that shown in 1845. The pre-1870s terrace houses fronting Campbell Street on the Solomon grant are shown, with small outbuildings (likely privies, laundries, sheds) shown at the rear, but with little development within the subject site.



Figure 3.7 – Excerpt from a panorama of Hobart from the Domain c1910. Tasmanian Archive and Heritage Office NS526-1-21.



This image shows the house on the Campbell Street frontage of the Briggs grant, as depicted on the 1870s-1907 depictions above. Noting again that this has a narrower frontage than that depicted in 1845.

Figure 3.8 – View of Campbell Street c1920. Tasmanian Archive and Heritage Office NS1418-1-66.



By the 1920s it appears that the house on the Briggs grant fronting Campbell Street had been renovated, with a projecting front bay and veranda added. Note the chimneys and chimney pots resemble those in earlier images, indicating renovation rather than replacement of the building.

Figure 3.9 - Aerial photograph 1946. NRE Tasmania 0015-196.



This figure shows that by 1946 there had been several small buildings constructed through the central portion of the study area – some possibly associated with the terrace houses, and some built since 1907 in the internal lots – possibly associated with the surrounding increase in commercial development. A similar arrangement is shown on a 1957 aerial (Figure 3.10) as well as a 1965 aerial (Figure 3.10).

The house on the Briggs grant and outbuilding appear as per previous depictions, noting the addition of the front bay and veranda.

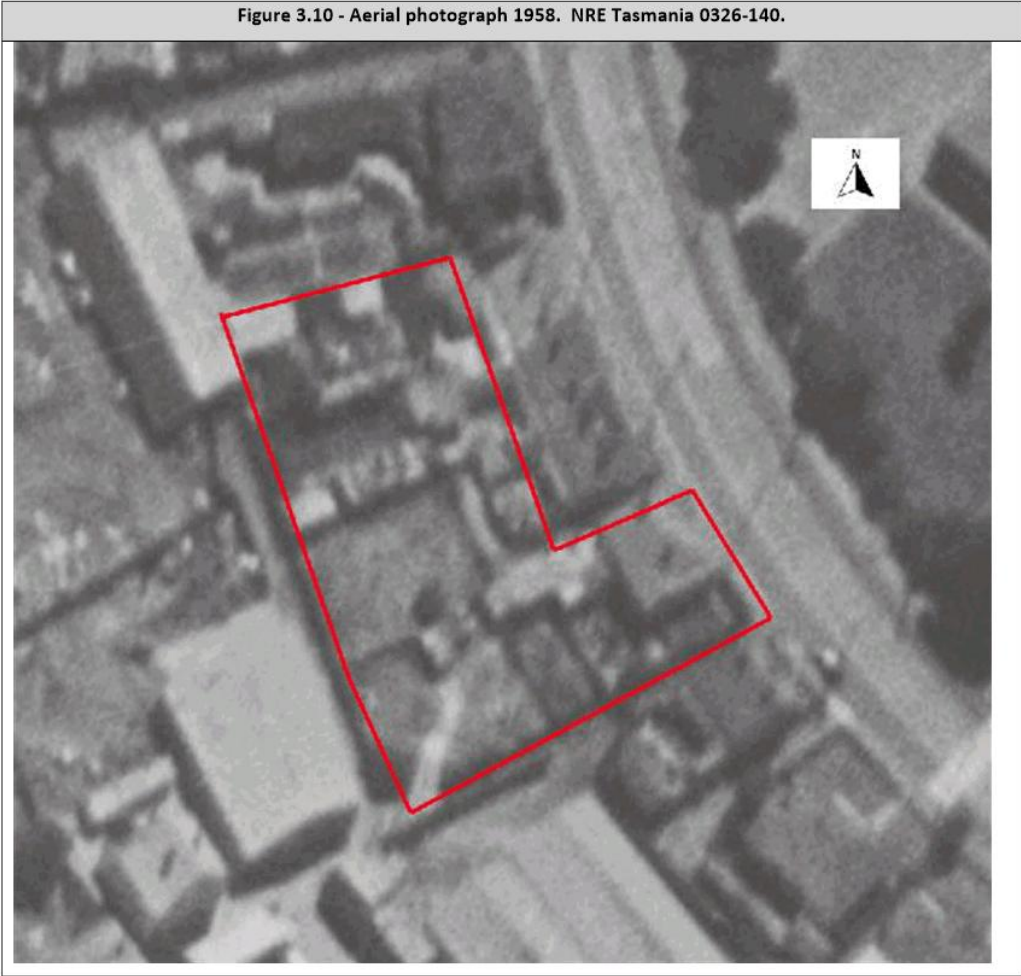
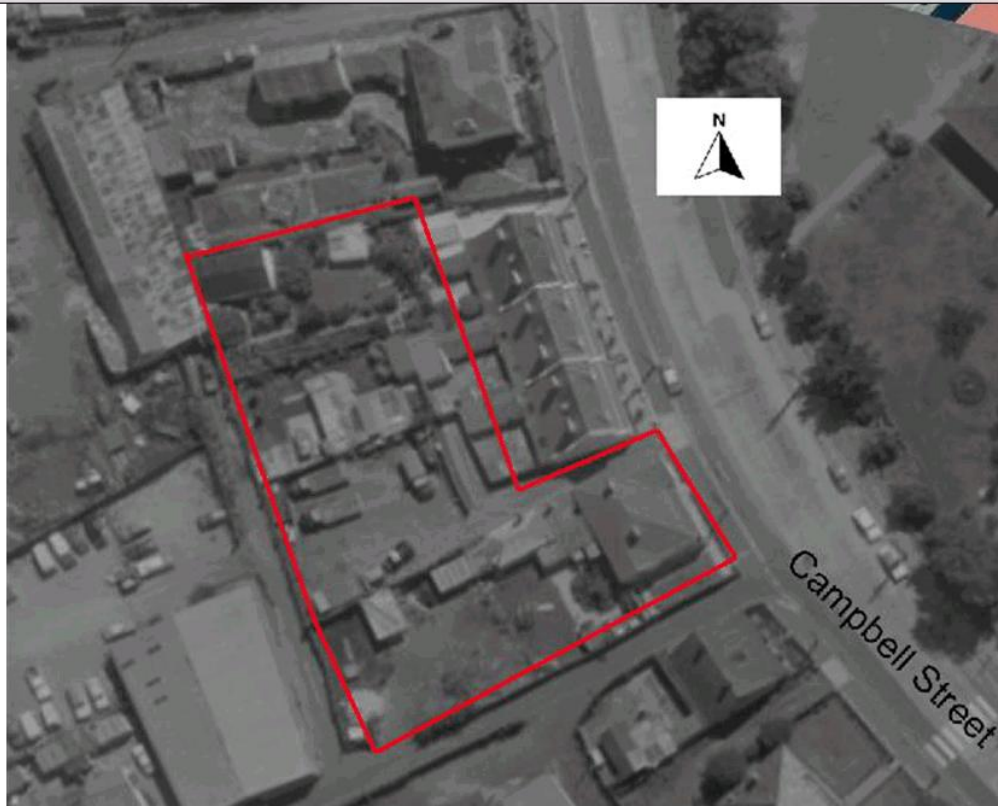


Figure 3.11 - Aerial photograph 1965. NRE Tasmania 0442-250.



By 1965 it appears that at least one of the backyards of the terrace houses has been cleared for commercial usage (note the trucks in the backyard).



Figure 3.12 - Aerial photograph 1973. NRE Tasmania 0635-082



By 1973 all backyards of the terrace houses had been cleared and subsumed into commercial development. The house and outbuildings on the Briggs grant had also been cleared. The current commercial building on the site had been constructed.











## 4. THE CURRENT FORM OF THE SUBJECT SITE & CONSIDERATION OF PRIOR DISTURBANCE

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The following provides a consideration of any known or likely prior disturbance which may have impacted upon any archaeological remains present:

**Demolition of residential buildings on the Briggs grant:** The 1839 survey shows a building on the Campbell Street frontage of this land, which is depicted closer to the street and of a larger footprint in 1845. Given the inaccuracy of the 1839 survey, it is possible that this represents the same building, however noting that the land was sold in 1843 it is possible that it was quickly redeveloped and the 1845 depiction may be the second generation of building. Similarly, the depictions from the 1870s through to the 1960s demolition of the building on that site shows a different sized and shaped building, potentially representing a third generation of building built sometime between 1845 and 1870. It is therefore possible that this area of the site has been the subject of three demolition events.

The construction method of the possible earliest building (i.e. pre-1839) is not known. It may have been a reasonably ephemeral building. The 1845 depiction shows a substantial masonry building. That building at least is likely to have had substantial foundations which may have escaped demolition for the later (i.e. 1845-1870 built) building. No record of the final phase of demolition in the 1960s has been found, therefore it is not known what extent of disturbance below ground that may have caused to the building and the outbuilding at rear. There is the possibility that deeper foundations (brick or stone) may have survived, and there may also be surviving occupational debris and evidence of ancillary structures remaining. The current ground level in this area is similar to that shown on the 1908 Metropolitan Drainage Board plans, therefore it is unlikely that extensive/deep disturbance has occurred.

**Demolition of outbuildings on the rear of the Solomon grant and construction of the current building:** As per the 1907 Metropolitan Drainage Board survey, these appear to be small and ephemeral outbuildings associated with the pre-1870s terrace houses that still stand facing Campbell Street. It is likely that the foundations of these would not have been substantial, and demolition to make way for the current commercial building that was constructed in the 1960s is likely to have caused widespread disturbance. Comparison of the ground levels of the 1907 survey with the current slab level of the building indicates that the floor levels of those buildings were at a RL of 30.6m. The existing building on the site has a finished floor level of between 31.1 and 32.1m, indicating that the site was filled as part of the 1960s redevelopment. This would more likely have preserved any underlying archaeological remains, rather than removed them.

**Disturbance from service trenches:**

A search of available underground asset registers reveals that no major publicly or corporate owned services run through the area of the pre-1839 building and general Campbell Street frontage area where archaeological potential is most likely,

therefore linear disturbance arising from such is unlikely to have occurred. It is possible that there are privately owned underground assets within the site (e.g. stormwater, water connections etc.) however, no register of these was located.<sup>7</sup> These, however, would probably only have minimal and localised/linear impact upon any archaeological remains.

**Current site observations:**

Observations of the current site do not indicate that there has been any major disturbance to the site through mass excavation, terracing etc. The street frontage occupies a similar level to that in the historic depictions in Section 3. It appears that excavation required for the current building on the site was more widespread towards the western edge, with the ground level built up towards the east, therefore it is unlikely that the current building has caused any major disturbance to the footprints of the major buildings demolished (e.g. the c19th house fronting Campbell Street) at the time of their demolition and that construction.

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<sup>7</sup> Note that this comment does not alleviate the need for underground asset location prior to any excavation, noting that there may be unregistered underground assets in this area.

## 5. STATEMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL

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### 5.1. ARCHAEOLOGICAL ZONING PLAN AND RESEARCH QUESTIONS

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The culmination of an archaeological zoning plan results from merging the above areas of known historical development from which archaeological significance may derive, with the likely areas of disturbance excluded. The spatial reference provided by the zoning plan can then be coupled with archaeological management policies, which are guided by the significance of the particular remains expected and their ability to yield information as per the research questions.

The following figure provides such plan which will be used in the application of the archaeological policies detailed below and seeks to fulfil the statutory requirements relating to archaeology detailed in Section 2.





	<p>demolished in the 1960s.</p> <p>Artifacts including underfloor deposits and intentional deposition (e.g. rubbish pits associated with that occupation.</p> <p>Ancillary structures such as paths, drains, cesspits etc.</p>			
Remainder of the site	<p>Remains of later (c1870 onwards) ancillary buildings and privies associated with the terrace houses facing Campbell Street (off the subject site).</p>	<p>These are likely to have been ephemeral buildings, however the redevelopment of the site in the 1960s appears to have filled that part of the site, so these may be relatively undisturbed.</p>	<p>Of some historical interest (as opposed to archaeological potential) in relation to the existing buildings (off the subject site) with which they were associated.</p>	<b>Low</b>

Above has broadly discussed the likely significance of those archaeological remains and what they may yield in terms of research potential. The research framework below expands those broad statements further alongside key historic, regional, thematic and temporal lines of enquiry. As discussed above, the subject site has the potential to yield archaeological remains associated with the following historic themes through further analysis:

- Early (i.e. 1830+) Hobart city-fringe residences and associated family life, cultural activities etc.

Whilst this is not a rare theme, nor is 'everyday life' a particularly pertinent theme in the history of colonial Tasmania, as per the section below any archaeological remains have the potential to build upon existing datasets of colonial residential life in Hobart. Nonetheless, this scope of archaeological potential is somewhat narrow in comparison to sites which may represent commercial, administrative, industrial (etc.) themes. Given the history of the pre-1839 and pre-1845 buildings is not well known, archaeological investigation may have the ability to better understand the use/occupation of those buildings (presumed to be residential).

The subject site therefore has the potential to yield archaeological remains associated with a comparatively limited range of historic themes – generally limited to c1830+ residential occupation of city-fringe housing and generally limited to the Campbell Street frontage of the site. Nonetheless, archaeological analysis of such has the potential to add depth to other similar such analyses of early-mid Victorian Hobart domestic sites - such as that undertaken as part of the Menzies Centre (Liverpool/Campbell Streets) excavations, which investigated several prominent 1820s-onwards inner-city residences (Godden Mackay Logan/Arctas). Other sites such as Judge Pedder's house (173 Macquarie Street), Crowther's house/surgery (177 Macquarie Street – Praxis Environment) and Orr's house (3 Montpelier Retreat – Austral Tasmania). Similarly, investigations at Peter Degraives house in Collins Street (Hadleys Hotel development, Godden Mackay Logan), Kemp's house (36 Argyle Street – Praxis Environment), and George Augustus Robinson's house (234-250 Elizabeth Street - Praxis Environment) and investigations at the original Hobart Port Officer's residence at 100 Salamanca Place (Praxis Environment) have investigated prominent early inner-city residential sites will also act to build upon knowledge and provide comparative datasets of early and substantial Hobart residences.

In terms of smaller-scale city-fringe/inner city residential sites, in 2019 and 2023 Praxis Environment undertook archaeological excavations on each side of Watchorn Street as part of *The Commons* development and another project. Those excavations investigated twelve c1830s terrace houses, their backyard deposits, the site of the 1830s Whale Fishery/Duke of Edinburgh Hotel on the corner of Watchorn and Bathurst Street and the site of the Ragged School in Watchorn Street. The dataset and artifact assemblage from those investigations might be strengthened by investigations of the current subject site to provide a wider ranging collective of a colonial inner-city enclave which has potential to add to our understanding of an area of Hobart which largely only remains in the archaeological record.

From a temporal perspective, any remains from the earlier occupation of the site (i.e. pre-1840) represent a formative period of Hobart's European settlement and are likely to be of significance when considering their research potential.



Consistent with the 'Tiered research question' approach outlined in the Tasmanian Heritage Council's *Guidelines for Historical Archaeological Research on Registered Places*<sup>8</sup>, the following questions could be investigated in the archaeological remains expected to be present within the subject site:

**Tier 1 Questions:** These questions outline the essential knowledge base needed for any site research or significance evaluations. Such questions are often empirical in nature, and straightforward answers can be sought and often identified – generally limited to a physical knowledge of that particular place. Questions relevant to the subject site may include:

- How closely did the buildings and site features (including outbuildings, fences etc.) conform to the historic plans?
- Can the earliest date of occupation of the place be identified? (i.e. known to be pre-1839, but not historically conclusive).
- What construction methods were used in the buildings and other infrastructure?
- Are the distinct use/development phases of the buildings distinguishable?
- Can the layout and function of the buildings, and indeed individual rooms or yard spaces be ascertained?
- How thoroughly were the buildings demolished? And what subsequent disturbance is evident?

Answers to these questions provide a foundation of information about the structure, type, use and duration of site occupation which enables the researcher to consider a second tier of questions.

**Tier 2 Questions:** Conclusions that can be drawn about a site that connect the material remains found on a site to specific behavior. For instance:

- How do artifacts relate to the lifeways of the households that lived on the site, or occupations undertaken on the site?
- Do any artifacts represent class, gender, taste and health/hygiene of those living on the site?
- Do artifacts represent a specific ecclesiastical connection?
- Particularly if artifacts can be specifically dated, and with supplementary historical research, artifact assemblages from this site may contribute knowledge and provide tangible connectedness to known inhabitants and their families, and how they lived.
- Similarly, do artifacts or structural remains correlate with the known activities and occupations undertaken on the site.

The material culture evident through archaeological remains on this site has the potential to provide a range of analytical approaches that may supplement, and/or refute, the historical record and be a very important research tool.

**Tier 3 Questions:** These questions represent the highest level of inquiry. Such questions associate the activities and behavior at individual sites with broad social, technological and cultural developments – which can be of interest on local,

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<sup>8</sup> <http://www.heritage.tas.gov.au/media/pdf/Archae%20ResGlines%20%20FINAL%20-%20June%202009.pdf>

national or global lines of enquiry. Whilst these questions posed for a single site may not reach conclusions in the short term (as Tier 1 and 2 questions might) – the collection of data can contribute to future research by the provision of a comparable dataset. The goal of such research is to develop increasingly refined and tested understandings of human cultures within broader theoretical or comparative contexts. Lines of wider enquiry that findings from within the subject site may contribute to are:

- Do the conclusions on gender, class, economic and social status of the inhabitants of the buildings conform to the 'normal' early-mid Victorian household?
- Are there class or status differences evident in the material culture of the inhabitants of this area (subject to further historical research) when compared to, say, other early Hobart residents or residents in contemporary rural areas and/or other cities.
- Did any changes in material culture through time in the residences coincide with wider Tasmanian or local events or technology (e.g. end of convict labour, urbanisation/development of Hobart, port/railway upgrades, start of rubbish collection etc.)?

## 5.2. ARCHAEOLOGICAL POLICIES

As per the methodology outlined above, this section has drawn upon the chronology of site development which has detailed the physical evolution of the site and events/processes which would have acted to build the archaeological record.

Area	General level of archaeological potential	Management policy
<b>General policies</b>		Where possible, the preference is to not disturb archaeological remains, however it is acknowledged that any feasible redevelopment and/or rehabilitation of the site may not be possible without doing so. Consideration should be given to any development design to minimise potential impact, however if this is not feasible these policies (and implementation of method statements pursuant to those policies) are considered sufficient to yield the archaeological potential of the site. An archaeologist should be included in the project design team in order to manage archaeology as part of an iterative process between the client, archaeologist, designer(s), environmental consultants and permit authorities.
		Consideration should be given in any redevelopment of the site to incorporate archaeological remains (e.g. as interpretation) however this should not inhibit the feasible development of the site.
		All results from any archaeological work on the site should be made widely available in order to support the ongoing research of the place and associated themes.
Red	High	Any excavation proposed in areas of <b>high archaeological potential</b> (i.e. red) must be preceded by an archaeological impact assessment, and if necessary an archaeological method statement, which details measures to be taken to avoid or mitigate impact upon the archaeological resource. That method statement must be in accordance with industry standard (e.g. the Tasmanian Heritage Council's Practice Note 2 – <i>Managing Historical Archaeological Significance in the Works Application Process</i> ) and implemented in the works process. Recording and curatorial inputs are to be as per the highest industry practice as per below and consideration should be given to the retention in-situ of any remains for preservation or interpretation unless this is not considered prudent or feasible in an overall development process or where it is necessary to remove overlying significant remains to investigation those underlying.

Remainder of the site	Low	Prior to any excavations in these areas, a briefing must be held between an archaeologist and the contractors to discuss the possibility of archaeological remains, and if these are encountered in the works process then an archaeologist must attend the site to assess the significance of any such remains, and if considered to be significant then these are to be managed in accordance with the 'red' zone (above).
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## 6. THE PROPOSED DEVELOPMENT AND ARCHAEOLOGICAL IMPACT ASSESSMENT.

A proposal has been formulated by Preston Lane Architects for works which require excavation to the site for a multi-storey carpark development. The proposal is detailed on Preston Lane Drawings for *Private Vehicle Storage Facility, 267 Argyle Street* - drawing numbers AA00 - AA02, A01-50, A02-00 - 03, A04-00 - A04-01, and A05-00 - A05-01 Revision C, 20/05/2025. The areas of excavation are depicted on Figure 6.1:

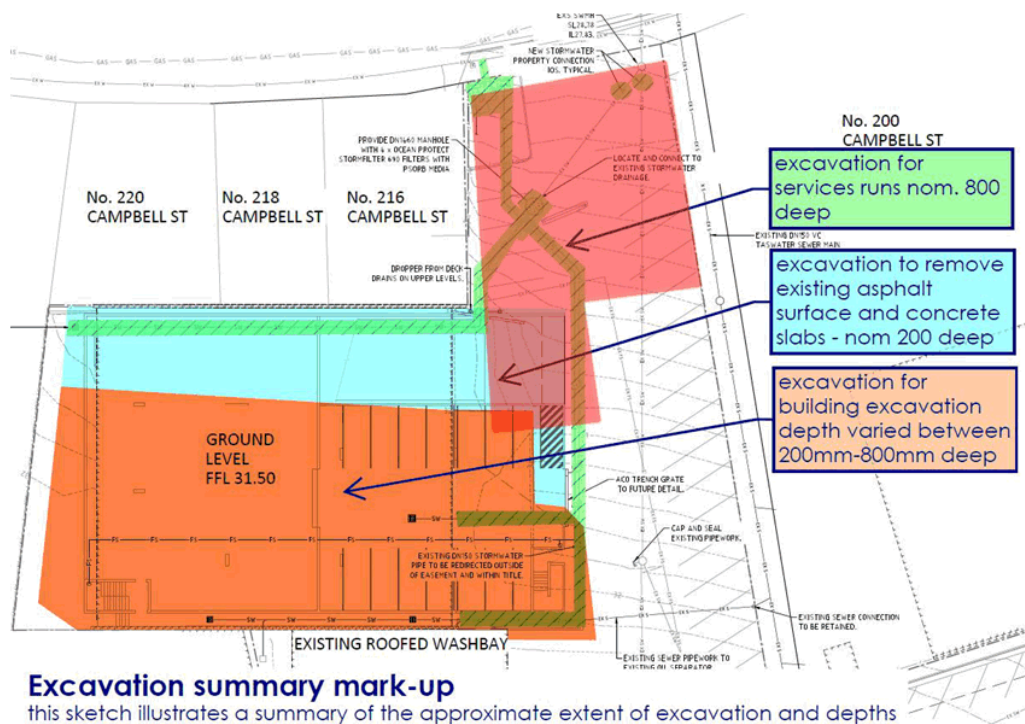
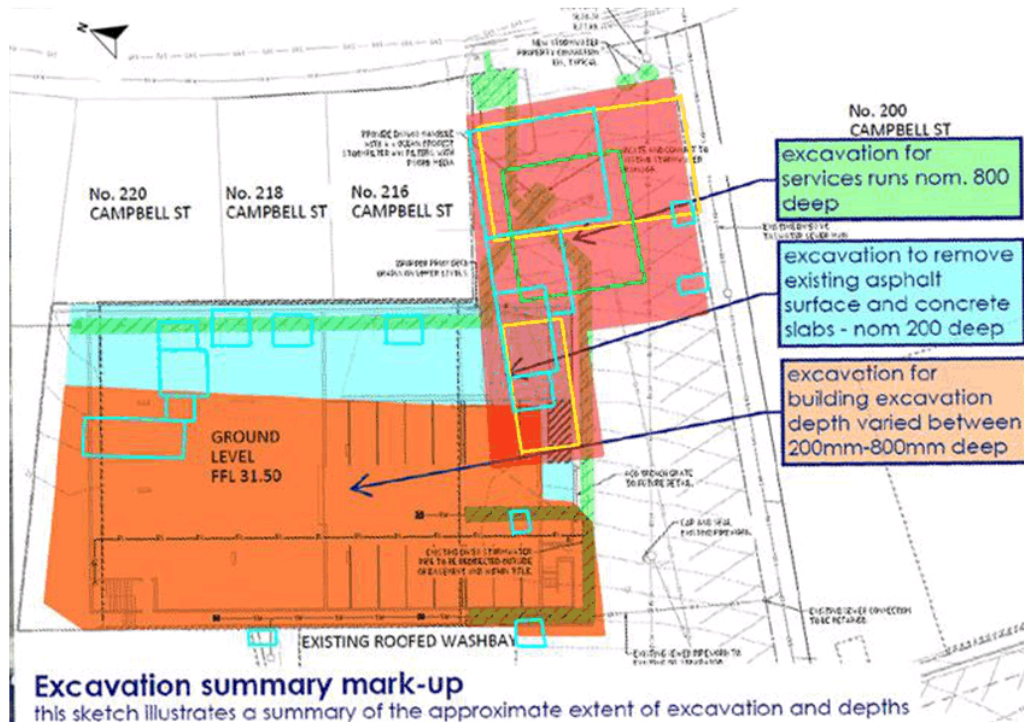


Figure 6.1 – Areas of excavation proposed. Marked up by Fairbrother on Preston Lane Architects plans, with area of high archaeological potential as proposed in the current document overlaid in red.



The above figures depict the following possible archaeological impact (as per each 'type' of excavation as defined broadly by Fairbrother on Figure 6.1):

Excavation for services (green lines): These (nom.) 800mm deep trenches will run through the area of high archaeological potential for connections in Campbell Street. A series of trenches will run through the footprints of the (possible) three c19th residential buildings near the Campbell Street frontage. The depth required will certainly be within strata likely to yield archaeological remains (structural and deposits). The trenches will run in close proximity to the early outbuilding in this area, but be outside that footprint (noting that there may be some spatial error in historic plans, although the 1845 Sprent and 1907 Metropolitan Drainage Board plans are known to be highly accurate), therefore impact might be avoided. Note that the connection pits closer to Campbell Street are forward of the area of high potential, therefore unlikely to have impact. **An archaeological method statement will be required for these works.**

Excavation for removal of asphalt and existing slabs (blue shaded area): This area will be excavated to a nominal depth of 200mm and basically be the removal of modern fill/surface treatments on this area (noting that in Section 5 it is predicted that up to a metre of fill has already been deposited on parts of this area. Most of this area is outside the area

of high archaeological potential, and the depth of excavation proposed is unlikely to impact upon any remains in any case.

Excavation for building (orange shaded area): This area is almost wholly outside the area of high archaeological potential, with only the eastern corner intersecting the 1845 depicted footprint of the outbuilding. Depending on the depth in that precise area, this may have the potential to impact any remains of that building and associated deposits. **An archaeological method statement will be required for these works.** The remainder of this area is within the area of low archaeological potential, with the only known c19th building footprints being some minor outbuildings likely associated with the c1870s terrace houses fronting Campbell Street (off the subject site). There also may be the potential to encounter undocumented ancillary remains (e.g. paths, cesspits, drains etc.). As discussed above, these may be of some historical interest, rather than archaeological potential. **A call-in provision for unexpected finds is recommended for this area.**

**Overall it is considered that the proposal is likely to result in minimal archaeological impact. It is therefore concluded that basic archaeological monitoring and recording at the time of excavation is a sufficient mitigation strategy to justify any such minor impact.**

Section 7 provides an archaeological method statement to detail those proposed actions, to form part of the development application documentation.

## 7. ARCHAEOLOGICAL METHOD STATEMENT

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### 7.1. IMPLEMENTATION TIMEFRAME

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If the development is approved, it is proposed that the archaeological investigation of the applicable area of high potential (i.e. the red zone) be undertaken concurrent with the works program. Given the small (linear) area likely to be impacted, it is considered reasonable that this occur without the need for up-front test excavations or pre-works investigation. Project timeframes must however respond to the potential for cessation/slowing of work in that particular area to facilitate adequate archaeological investigation.

### 7.2. APPROACH TO WORKS

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#### **Demolition and removal of non-significant overburden**

Removal of pavement and the mechanical excavation of any non-significant and clearly modern overburden/structure (e.g. driveway paving) may be undertaken without archaeological supervision.

Following demolition, the archaeologist will supervise the excavator operator in the area high potential (i.e. red area) to clear any overburden which is not readily apparent as modern until such time as in-situ structure and/or in-situ artifact yielding deposits are encountered then mechanical excavation will cease until an understanding of the nature of the remains is ascertained and the provisions for significant remains (below) can be implemented.

If no significant archaeological remains are encountered (to a depth of sterile ground level) then the provisions of 'cessation of archaeological input' (below) will be implemented.

#### **Where significant archaeological remains are encountered in high sensitivity areas (red)**

In areas where significant archaeological remains are encountered, those areas will be gridded to the expected horizontal extent of the remains (generally as a linear grid for strip footings/service lines), and excavation will continue by hand (as per methodology below), to expose the remains in order to gain further understanding of their nature, and to thoroughly record them (as per methodology below). Mechanical excavation in those areas will only continue if the archaeologist is satisfied that this can occur without detriment, that required outcomes can be achieved and that excavation by hand is not necessary. Apart from non-significant overburden, all spoil will be sieved through mesh of a gauge no greater than 12mm and any significant artifacts managed as per below.

It is expected that in areas of high archaeological potential the stratigraphic sequence will be relatively simple, that of post demolition (possibly including some disturbance), demolition, occupation (which may include several distinct phases including habitation and construction and that of pre-construction of each building period). Excavation of remains within



the defined contexts in reverse order of deposition will occur and each unit/context thoroughly recorded (as per below) prior to removal to facilitate the development

### 7.3. CALL-IN PROVISIONS – AREAS OF LOW ARCHAEOLOGICAL POTENTIAL

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In areas where there is considered to be a low likelihood of significant archaeological remains present – generally areas of no major development, usually yard spaces, circulation areas etc. Note that this does not necessarily preclude archaeological remains such as occupational debris, unknown minor buildings, ancillary features such as paths, drains etc. It is also possible that more complex/significant features may be found, such as cesspits, wells, etc. – in which case these will be re-designated as areas of high archaeological potential and dealt with as per the provisions above.

Whilst archaeological monitoring of these areas is not considered necessary, the possibility of unforeseen archaeological remains in these areas requires a stringent call-in protocol to be put into place, which will require site excavation crews to immediately call-in an archaeologist should any substantial structure or dense artifact deposits be encountered. **This will require a thorough briefing of the works crew by an archaeologist at the outset of works** – which will include an overview of the site history, discussion on the possibility of the above described possible remains, as well as the process for stop-work and call-in. An archaeologist is to be engaged to periodically 'audit' the site during excavations in areas of low archaeological potential in order to ensure that those protocols will be implemented.

### 7.4. CESSATION OF ARCHAEOLOGICAL INPUT

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Archaeological input will cease only when the archaeologist is satisfied that all significant remains have been investigated and thoroughly recorded, as per this method statement and any conditions of statutory approvals, or if sterile ground (or completely disturbed ground) is encountered, and that adequate consultation has been undertaken with Hobart City Council's Heritage Officer to verify that all on-site archaeological requirements have been met (and archaeological conditions satisfied). Once recorded, remains may be removed to facilitate the development.

### 7.5. RECORDING

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Any structure or significant cultural deposit encountered will be thoroughly recorded (both photographically (from ground level and via drone) and plotted on the site plan at a scale of a scale no smaller than 1:200).

## 7.6. ARTIFACTS

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Any significant artifacts found during excavations will be retained and have the required in-field conservation treatments and packaging undertaken. Artifacts will be bagged and tagged with spatial identification and removed from the site (to a secure location) daily. Trench-notes will further detail the context and initial interpretation of artifacts.

Basic post-field curation of artifacts will be undertaken. Glass and ceramic items will be washed, whilst any organics or metals will be dry-brushed. Artifacts will be packaged in acid-free archive bags, tagged with appropriate tags, and boxed in archival quality boxes (with appropriate padding if required). Should any urgent conservation treatment be required, a professional Conservator will be consulted at the earliest possible instance. A detailed catalogue of artifacts will be included in the final report on works.

After any required analysis, these will be archived (with a copy of relevant reports) on-site – however at the owner's discretion and with the approval of Hobart City Council's Heritage Officer, alternative arrangements for storage and longer-term curation/display may be made with an appropriate repository.

## 7.7. REPORTING REQUIREMENTS

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Excavations and monitoring must be recorded to appropriate professional standards (for example Section 4.2 of the Tasmanian Heritage Council's Practice Note 2). A final report must include (at a minimum):

- Details of the methodology employed
- Detailed interpretations of findings
- Relevant annotated photographs (including drone photographs)
- Site plans at a scale of no less than 1:200
- Feature plans/sketches at a scale of no less than 1:20
- Overlay plans of structure encountered in relation to historical sources
- Drone photographs
- Annotated photographs

A copy of the final report, and project archive, will be deposited with Hobart City Council (and other repositories as listed below) within 6 months of completion of the excavations. The project report will be made publicly available, through appropriate repositories such as Hobart City Council, Heritage Tasmania, the State Library of Tasmania and the National Library of Australia (Trove).

It is not considered feasible to have any on-site public benefit events during the works program – given that this will be a private works site.

### 7.8. ABORIGINAL HERITAGE

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This document deals primarily with the management of historic cultural heritage and has only briefly considered in-situ Aboriginal cultural heritage insofar as a search of Aboriginal Heritage Tasmania's register was undertaken (job # 50344067), which has confirmed that no known Aboriginal heritage remains are within the subject site and that there is a low risk of such. There is the possibility of encountering Aboriginal heritage in a secondary context (e.g. fill). Archaeological monitoring should be mindful of this possibility, and follow the Tasmanian Government's *Unanticipated Discovery Plan – Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania*

### 7.9. SITE CONTAMINATION

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It is the responsibility of the proponent of the development to investigate the possibility of site contaminants, and to either verify that no site contaminants are present, or to take required measures to deal with any known or likely contaminants during excavation works (noting that any necessary decontamination works may require archaeological input).

## 8. COMPLIANCE WITH STATUTORY HERITAGE PROVISIONS

The following comments are made against the specific provisions of the Hobart Interim Planning Scheme as they relate to archaeology:

E.13.10.1 – Building and Works other than Demolition	Performance Criteria	Comment on proposal
	<i>P1. Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:</i>	
	<i>a) the nature of the archaeological evidence, either known or predicted;</i>	The current document predicts the possible archaeological potential based on desktop research.
	<i>b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</i>	It is not considered necessary to undertake any pre-works investigations on-site, given the limited likelihood of impact.
	<i>c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</i>	It is considered that the implementation of the archaeological method statement is adequate in yielding archaeological information as an offset benefit to the possible impact arising from the works.
	<i>d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</i>	If impact cannot be avoided, archaeological investigation and recording will be undertaken to yield evidence in relation to the remains and the site formation processes that have acted upon the site so as to better understand the archaeological resource to assist in any future planning.
	<i>e) measures proposed to preserve significant archaeological evidence 'in situ'.</i>	<b>The proposal, with implementation of the archaeological method statement will satisfy this performance criterion.</b>



**ENVIRONMENTAL SITE ASSESSMENT**  
**267 Argyle Street, North Hobart, Tasmania**  
**December 2024**

**For Fairbrother Pty Ltd**

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

DOCUMENT CONTROL

Title	Version	Author	Date Written	Reviewed By	Date Reviewed
<i>Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania</i>	Version 1	Sarah Joyce	19 <sup>th</sup> December 2024	Mark Downie	20 <sup>th</sup> December 2024

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

## EXECUTIVE SUMMARY

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 267 Argyle Street, north Hobart, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Fairbrother Pty Ltd on behalf of their client to conduct the site assessment. This ESA has been prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environmental Protection [Assessment of Site Contamination] Measure 1999 as amended 2013 (NEPM ASC 2013).

The client has requested the ESA report for the potential future site redevelopment which includes a multilevel carpark and designated outdoor parking. The objective of this ESA was to investigate the site for contamination, by addressing C14.6 performance criteria P1 of the Tasmanian Planning Scheme, Hobart.

The following information was gathered during the desktop investigation:

- The site features a large shed with a concrete floor that houses vehicle maintenance and repairs, a multilevel carpark is proposed for this area and the ESA report was requested as part of the planning process for this site redevelopment. From the site visit it was observed that the remainder of the site's surface is sealed by an asphalt surface. Both the concrete and asphalt surfaces appear to be in good condition with minimal damage. There was water observed on the surface of the site from the car washing operation within the existing building.
- The site is zoned *Commercial* land use, and adjacent properties are zoned *Commercial* and *Utilities* under the Hobart City Council's *Interim Planning Scheme of 2015*.
- The geology of the site is mapped as being underlain by Triassic/Permian deposits, natural material was encountered in BH1, BH2 and BH4 of weathered pink sandstone. Groundwater was not encountered during this investigation. The elevation is approximately 30m above sea level and the closest downgradient ecosystem receptor is River Derwent which is located approximately 1.3 km from the site. There are no acid sulfate soils mapped at the site.
- The historical aerial photographs confirmed prior to 1946, the site housed six lots. By 1973 the existing shed constructed on the footprint of the investigation area. Site activities appear to be linked to the activities to the west at 222 Campbell Street. By 1982 a small strip of land was added from the west of the site, from the southwestern end of the shed to the south western corner of the title. By 2011 the surface of the site appears to be asphalt with designated car parking spaces. The rear of the site is overgrown with weeds. By 2018, the north area between the northern boundary and the shed appears to have been sealed.
- The WorkSafe Tasmania Dangerous Goods File number 2788 showed that the site houses one underground petrol tank, an aboveground oil tank and an above ground waste oil tank. There are no dangerous goods registered or stored on the footprint of the investigation area.
- The Environment Protection Authority Tasmania layers on the LIST were reviewed and there is an active UPSS at the site, 55m south of the proposed development area at approximately the same elevation.
- Contaminants of potential concern at the site include the following: Total Petroleum/Recoverable Hydrocarbons; Mono Aromatic Hydrocarbons: (Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene); Polynuclear Aromatic Hydrocarbons; Metals; Polychlorinated Biphenyls.

From the soil assessment, it is concluded that:

- Environment There was one sample, BH1 0.5-0.6 that had an ESL guideline limit exceedance for TRH Fraction F2 C<sub>10</sub>-C<sub>16</sub> for commercial / industrial land use and one sample BH3 0.5-0.6, that had an exceedance above the EILs commercial / industrial land use guideline limits for zinc. However, there is an absence of ecological receptors at this location.
- Human Health For commercial/industrial land use guidelines, there were no human health guideline exceedances for dermal contact, dust inhalation and soil ingestion risk, vapour intrusion or trench worker specific guidelines. Therefore, no risk was identified for human health receptors.
- Excavated Soil Management There were two samples that returned a result above a Level 1 Material (clean fill) classification due to elevated levels of barium, beryllium, cobalt and manganese. GES recommends that any excavated soil is stockpiled and assessed for disposal in accordance with EPA Tasmania IB105.

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

The following is recommended at the site

- Environment Although there were exceedances for ecological guidelines, no ecological receptors have been identified. Therefore, there are no further recommendations regarding the site regarding environmental receptors.
- Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil) classification. For any future excavation of soil at the site, we recommend material is stockpiled and tested for classification in accordance with EPA Tasmania IB105.
- Statement of Suitability The findings from this investigation confirm that there is no current risk to Human Health or the Environment as part of the planned works at the site. However, this must be confirmed with additional sampling during geotechnical investigations and/or demolition of the existing building.



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## **ABBREVIATIONS**

AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ALS	Analytical Laboratory Services
ANZECC	Australia and New Zealand Environment and Conservation Council
AST	Above ground Storage Tank
B(a)p	Benzo(a)pyrene
BGS	Below Ground Surface
BH	Borehole
BTEXN	Benzene Toluene Ethylbenzene Xylene Naphthalene
COA	Certificate of Analysis
COC	Chain of Custody
COPC	Contaminant of Potential Concern
CRC CARE	Corporative Research Centre for Contamination Assessment and Remediation of the Environment
CSM	Conceptual Site Model
DQO	Data Quality Objectives
EOH	End Of Hole
EIL	Ecological Investigation Levels
ESL	Ecological Screening Levels
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
GDA94	Geocentric Datum of Australia 1994
GES	Geo-Environmental Solutions Pty. Ltd.
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	Limits of Reporting
MDL	Method Detection Limit
NATA	National Association of Testing Authorities
NEPM ASC	National Environmental Protection (Assessment of Site Contamination) Measure
NHMRC	National Health and Medical Research Council
NL	Non Limiting
NRMMC	Natural Resource Management Ministerial Council
PAH	Polycyclic Aromatic Hydrocarbons
PHC	Petroleum Hydrocarbons
PID	Photo-Ionisation Detector
PPA	Preferential (PVI) Pathways Assessment
PVI	Petroleum Vapour Intrusion
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons

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UPSS	Underground Petroleum Storage Systems
USCS	Unified Soil Classification System
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

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## 1 INTRODUCTION

### 1.1 General

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 267 Argyle Street, north Hobart, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Fairbrother Pty Ltd on behalf of their client to conduct the site assessment. The site location in context of the greater Hobart area is presented in Figure 1.

This ESA has been prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environmental Protection [Assessment of Site Contamination] Measure 1999 as amended 2013 (NEPM ASC 2013). Guidelines and key regulations and policies are identified in the References section of this document. Personnel engaged in preparing this ESA are listed in Appendix 1 along with their relevant qualifications and years of experience.

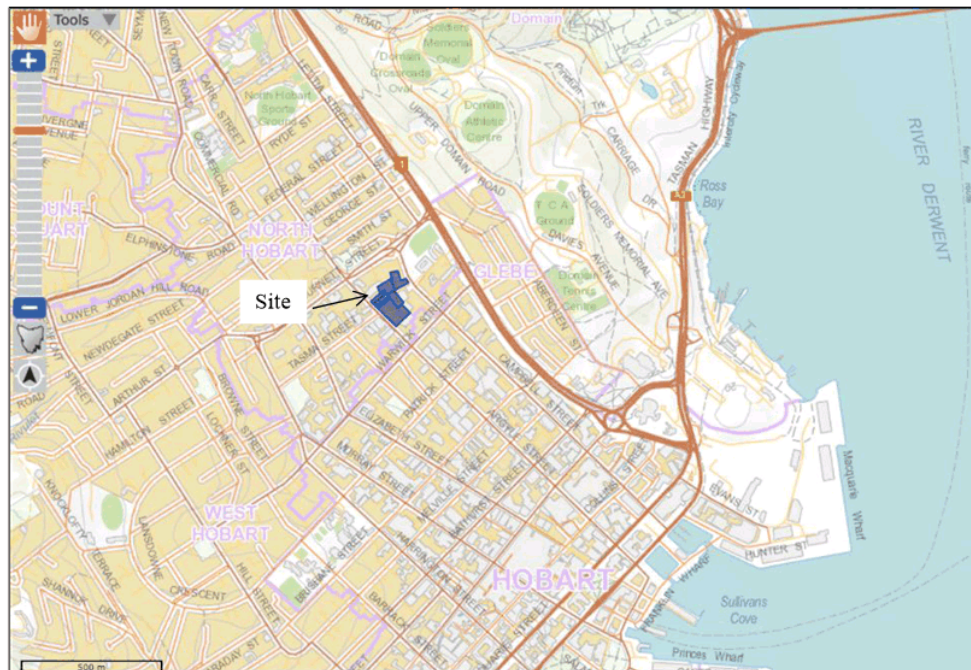


Figure 1 Site Location (Image source TheLIST)

### 1.2 Site Layout

An aerial image of the existing site layout and the investigation area is presented in Figure 2.

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Figure 2 Existing Site Layout (Image source The LIST)

### 1.3 Investigation Objectives

The client has requested the ESA report for the proposed site redevelopment to house a multilevel carpark. The objective of this ESA was to investigate the site for contamination, by addressing performance criteria under the *Hobart Council Interim Planning scheme 2015* for potential excavation. To assess the suitability and safety of the soil for excavation at a typical depth for potential foundation excavation, and any human or environmental risks that may be currently present in the soil.

### 1.4 Scope of Works

The scope of work for this ESA was to conduct a desktop review and an invasive soil investigation at the site. Work included the:

- Desktop review including gathering data from the LIST, WorkSafe Tasmania and Hobart City Council.
- Drilling of four soil bores to collect 15 primary samples, which were selected for analysis. Samples were sent for analysis to a National Association of Testing Authorities (NATA) accredited laboratory, ALS in Springvale Victoria.



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- Analysis included Total Recoverable Hydrocarbons (TRH) Benzene Toluene Ethylbenzene Xylene Naphthalene (BTEXN), Polynuclear Aromatic Hydrocarbons (PAH), and a suit of fifteen (15) metals.
- Soil samples were sent with quality assurance/ quality control (QA/QC) samples including a duplicate split sample (DUPLIACTE), a trip blank sample (Trip Blank) and one rinsate blank sample (RINSATE).
- Results were compared against the relevant guidelines to determine the presence or absence and if present the level of contamination of the site.
- A risk assessment, known as a Conceptual Site Model (CSM) was developed for the site; and
- Findings were presented in this Environmental Site Assessment Report, detailing specific onsite human health and environmental risks.

### 1.5 Site Details

Site details are presented in Table 1.

**Table 1 Site Details**

<b>SITE LOCATION</b>	267 Argyle Street, North Hobart, Tasmania.
<b>TITLE REFERENCES</b>	Title Reference 30137/3, Property ID 7767802. The site address has six other titles as part of the property but the investigation is only for the title mentioned.
<b>INVESTIGATION AREA</b>	The site address has six other titles as part of the property, but the investigation is only for the title mentioned above. The investigation area fronts onto Campbell Street.
<b>SITE AREA</b>	1.4 hectares, 2302m <sup>2</sup> .
<b>SITE ELEVATION &amp; GRADIENT</b>	The Site is situated approximately 30m above sea level and dips towards the east.
<b>SITE SURFACING</b>	The surface of the investigation area is predominantly covered by a large shed/garage with a concrete floor. The surface of the greater site area is covered by multiple sheds/ workshops with a concrete floors and the remainder of the site's surfaces are sealed by an asphalt surface. Both the concrete and asphalt surfaces appear to be in good condition with minimal damage.
<b>SITE OWNER</b>	Costmac Investments Pty Ltd
<b>PREVIOUS AND CURRENT LANDUSE</b>	A commercial premises with a large shed that has been present on site since the 1970s. Current use is related to car washing and car detailing operations
<b>SITE &amp; SURROUNDING LAND ZONING</b>	The site is zoned <i>commercial</i> .
<b>PLANNING REQUIREMENTS</b>	Potentially contaminated land code applies
<b>PROPOSED LAND USE</b>	Multilevel carpark.

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## **2 PLANNING**

### **2.1.1 Tasmanian Planning Scheme**

The Hobart City Council has confirmed that the site is potentially contaminated land under the Hobart Interim Planning Scheme 2015 (IPS) and therefore the proposal must include an assessment against the code because it includes excavation and ground disturbance. See Appendix 2 for the *Preliminary planning advice memo for 267 Argyle Street, Hobart* from ERA Planning and Environment.

### **2.1.2 Proposed Development**

The client has had concept plans designed for a proposed multi-level carpark, which are presented in Appendix 2. It is proposed that a new carpark building will be constructed to a slightly smaller footprint of the existing building.

### **2.1.3 Environmental Site Assessment**

As there are proposed excavation works at the site, there are no acceptable solutions to proposed works, E2.6.2 performance criteria A1 of the IPS are to be addressed which includes

- (a) *an environmental site assessment that demonstrates there is no evidence the land is contaminated;*  
*or*
- (b) *a plan to manage contamination and associated risk to human health and the environment, that includes:*
  - (i) *an environmental site assessment;*
  - (ii) *any specific remediation and protection measures required to be implemented before excavation commences; and*
  - (iii) *a statement that the excavation does not adversely impact on human health or the environment.*

### **2.1.4 Statement of Suitability**

*A statement based on the results of the ESA that the excavation as part of the planned works will not adversely impact on human health or the environment is to be provided (subject to implementation of any identified remediation and/or protection measures as required).*

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### 3 DESKTOP STUDY

#### 3.1 Site Walkover

During the site walkover, photographs were taken and observations made with regards to current site conditions, all photographs are presented in Appendix 3. The current conditions were in line with the sites current use of activities associated with vehicle servicing, washing and storage. The surface of the site is covered by a large shed/ workshop with a concrete floor. The remainder of the site's surface is sealed by an asphalt surface. Both the concrete and asphalt surfaces appear to be in good condition with minimal damage. There was water observed on the surface of the site from the car washing operation within the existing building.

#### 3.2 Site Zoning

The site is zoned Commercial under the Hobart City Council's Interim Planning Scheme of 2015, the investigation area is outlined in black see Figure 3. The land use surrounding the site is commercial, inner residential, urban mixed use and utilities. There are three residential properties bordering the site to the east within the commercial zone and Campell Street Primary School is located in the inner residential zone. The proposed use of the site is to house a multilevel car park and remain as a commercial land use.

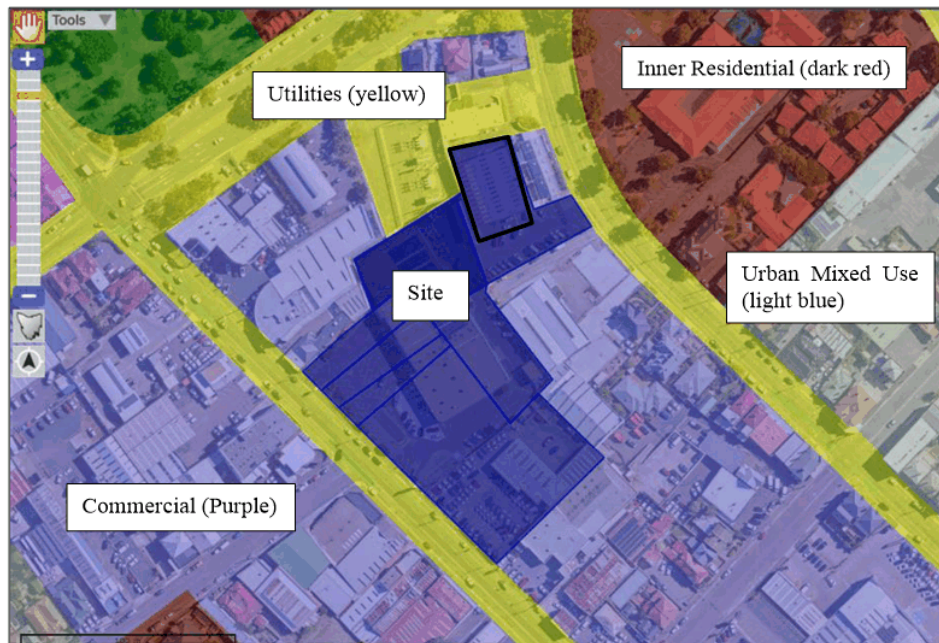


Figure 3 Hobart Councils Interim Planning Scheme Zones 2015 (Image source: The LIST)

#### 3.3 MRT Geology Mapping

The 1:25,000 scale geology map of the Greater Hobart area is shown in Figure 4. The mapping indicates that the site is underlain by Triassic/Permian deposits. The mapped units surrounding the site include;

**R** – Triassic/Permian Undifferentiated upper parameener supergroup rocks.

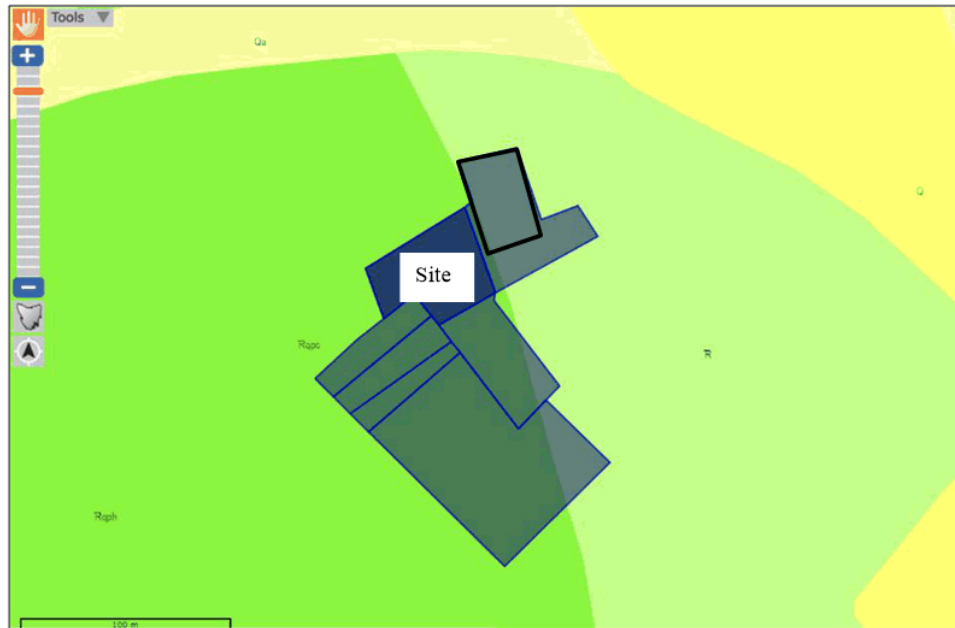
**Rqpc** – Triassic/Permian Predominantly interbedded siltstone shale and mudstone and planar-bedded, ripple cross-laminated or cross-bedded sandstone, red-purple, green or carbonaceous siltstone at places (part of Knocklofty Formation where in Hobart area).

**Rqph** – Triassic/Permian freshwater predominantly cross-bedded quartzose to feldspathic sandstone commonly with overturned cross-bedding, subordinate siltstone with sparse plant and vertebrate fossils (Knocklofty Formation).

**Qa** – Quaternary alluvial gravel, sand and clay.

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Q – Undifferentiated Quaternary sediments



**Figure 4 Mineral Resources Tasmania 1:25,000 Scale Mapping (Image source: The LIST).**

### 3.4 Historical Aerial Photography Interpretation

The 2011, 2011 (close up) 1982, 1982 (Close up), 1973, 1973 (close up), 1965, 1965 (close up), 1957 and 1946 historical aerial photographs were viewed as part of this ESA, along with illustrations from Sprent's Book mosaic of Hobart c1845. The photographs are presented in Appendix 4 and summarised in Table 2.

In summary, the following observations on site were made from the photographs.

- Prior to 1946, the site housed six lots. There was a residential house behind 218 Campbell Street and another house behind 220 Campbell Street, as well as the house on Campbell Street, south of 216 Campbell Street, this property had truck parking at the rear. Some surface staining was noticed on the southern boundary of this site.
- By 1973 the existing shed constructed on the footprint of the investigation area. The surface of the site appears to be gravel and there is visible staining on the ground on the southern edge of the site where vehicles park. House in the entrance adjacent to 216 Campbell street demolished. Site activities appear to be linked with the activities to the west.
- By 1982 a small strip of land was added from the west of the site, from the southwestern end of the shed to the south western corner of the title. There appears to be some concrete surfacing at the site.
- By 2011 the surface of the site appears to be asphalt with designated car parking spaces. The rear of the site is overgrown with weeds.
- By 2018, the north area between the northern boundary and the shed appears to have been sealed.

Off site the following observations have been made:

- The residential town house / cottages are present east of the site, 216, 218 and 220 Campbell Street were present in the 1946 aerial photograph.
- The property at 222 Campbell Street has had multiple uses including residential properties prior to 1946, by 1957 the site had been cleared, a large shed constructed. By 1965 it appeared to be used as a timber yard, by 1973 a large number of shipping containers can be seen on site and by 1982 the current Tas Networks office and transformer station was present.

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- The property at 267 Argyle Street (Title Ref 16672/1) had a large shed constructed by 1957 and by 1965 there were many vehicles parked, potentially vehicle servicing activities were taking place.

**Table 2 Historical Aerial Photograph Review**

Photo	Observations
c1845	<ul style="list-style-type: none"> <li>• Southern portion of the site Granted to John George Briggs. The northern portion where the shed is currently located was Granted to Judah Solomon. (Sprents Book Mosaic)</li> <li>• Campbell Street Primary School was formally the Trinity Church Burial Ground. Domain Rivulet ran under what is now the Brooker Avenue highway. (Sprents Book Mosaic)</li> </ul>
1946	<ul style="list-style-type: none"> <li>• The site appears to be six residential lots, with one dwelling at the entrance to the site plus two other buildings that may be houses.</li> <li>• The residential town houses / cottages are present east of the site (216, 218 and 220 Campbell Street. At 222 Campbell Street, a large industrial shed on boundary property where the TasNetworks Transformer station now site</li> </ul>
1957	<ul style="list-style-type: none"> <li>• Site unchanged.</li> <li>• <u>Off site</u>: Properties to the west appeared to have commenced clearing for future industrial use. Shed present on 267 Argyle Street (Title Ref 16672/1)</li> </ul>
1965	<ul style="list-style-type: none"> <li>• <u>On the site</u>: there is residential house behind 218 and another house behind 220, as well as the house on campbell street south of 216 Campbell Street are clearly visible. Truck parking behind 216 Campbell Street.</li> <li>• <u>Off site</u>: Timber yard to northwest (TasNetworks site). Shed present on 267 Argyle Street (Title Ref 16672/1) has many vehicles parked, potentially vehicle servicing.</li> </ul>
1973	<ul style="list-style-type: none"> <li>• <u>On the site</u>: Existing shed constructed on the footprint of the investigation area. The surface of the site appears to be gravel and there is visible staining on the ground on the souther edge of the site where vehicles park. House in the entrance adjacent to 216 Campbell street demolished. Site acitivites appear to be linkined with the activities to the west.</li> <li>• <u>Off site</u>: The former timber yard now appears to be housing shipping containers.</li> </ul>
1982	<ul style="list-style-type: none"> <li>• <u>On the site</u>: A small strip of land has been added from the west of the site, from the southwestern end of the shed to the south western corner of the title. There appears to be some concrete surfacing at the site.</li> <li>• <u>Off site</u>: TasNetworks site is operational as a transformer station.</li> </ul>
2011	<ul style="list-style-type: none"> <li>• <u>On the site</u>: The suface of the site appears to be asphalt with designated car parking spaces. The rear of the site is overgrond with weeds.</li> <li>• <u>Off site</u>: All gardens at the rear of the residential properities east of the site (216, 218 and 220 Campbell Street have sealed garden with either paving or concrete.</li> </ul>
2018-2019	<ul style="list-style-type: none"> <li>• The north area between the northern boundary and the shed appears to have been sealed.</li> </ul>

### 3.5 Previous Site Investigations

At the time of reporting GES was unaware of any previous site investigations at the site.

GES have conducted past investigations on several nearby sites including; 235 Argyle Street, 279 Argyle Street, 196-200 Campbell Street and 15-19 Warwick Street.

### 3.6 Environmental Protection Authority

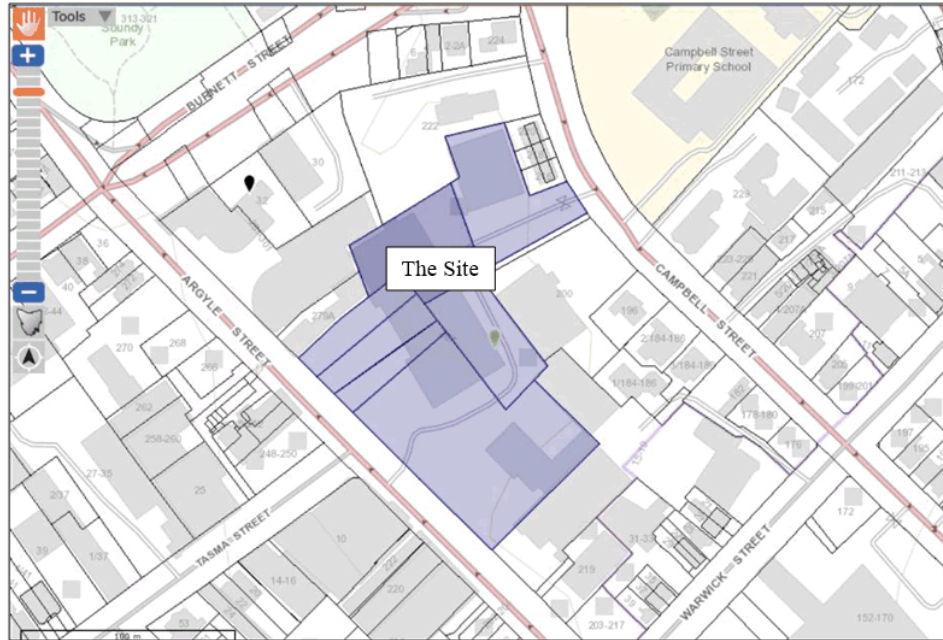
The Environmental Protection Authority (EPA) Regulated Premises and Underground Petroleum Storage Systems layers on The LIST were consulted; one active UPSS (green pin) and one permanently decommissioned UPSS (black pin) were identified within 200m of the site as illustrated in Figure 5, details are below.

Active UPSS: At the site: 267 Argyle Street – Co-Op Toyota. Located 55m south of the proposed development area at approximately the same elevation.



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**Permanently Decommissioned UPSS: 32 Burnett Street – Mercedes-Benz Hobart.** The rear of 281-301 Argyle Street North Hobart



**Figure 5 EPA regulated premises and registered UPSS (The LIST)**

### 3.7 Hobart City Council

The Hobart City Council (HCC) considers the site to be potentially contaminated land because it houses vehicle maintenance and fuel storage as per ERA Planning and Environment, 2024.

### 3.8 WorkSafe Tasmania

The WorkSafe Tasmania (WST) Dangerous Goods File (#2788) was reviewed as part of the investigation, see Appendix 5 and summary in Table 3. The file documentation contained document information from 1991 to 2013. See Figure 6 for the original site plan with the investigation area marked in black outline. The file showed that the site houses one underground petrol tank, an aboveground oil tank and an aboveground waste oil tank. There are no dangerous goods registered or stored on the footprint of the investigation area.

**Table 3 Dangerous Goods Manifest – DG File 2788**

Photo	Details																																						
2010	<p>18 June 2010. Application for possible major hazard facility or possible large dangerous substances location. Use of petrol &amp; oils in vehicle sales and servicing. One underground petrol tank, one aboveground waste oil tank and one aboveground oil storage tank.</p> <p>1. Bulk Storage</p> <table><tr><th rowspan="2">Tank Id No</th><th rowspan="2">Name</th><th colspan="4">Dangerous Goods</th><th rowspan="2">PG</th><th colspan="2">Tank</th></tr><tr><th>Class</th><th>Sub Risk/s</th><th>UN No.</th><th>Type</th><th>Capacity</th></tr><tr><td>T1</td><td>UHP</td><td>3</td><td>-</td><td>1203</td><td>2</td><td>UG</td><td>20,000 L.</td></tr><tr><td>T2</td><td>WASTE OIL</td><td>C1</td><td>-</td><td>1268</td><td></td><td>AG</td><td>2,000 L.</td></tr><tr><td>T3</td><td>OIL</td><td>C1</td><td>-</td><td>1268</td><td></td><td>AG</td><td>3,000 L.</td></tr></table>	Tank Id No	Name	Dangerous Goods				PG	Tank		Class	Sub Risk/s	UN No.	Type	Capacity	T1	UHP	3	-	1203	2	UG	20,000 L.	T2	WASTE OIL	C1	-	1268		AG	2,000 L.	T3	OIL	C1	-	1268		AG	3,000 L.
Tank Id No	Name			Dangerous Goods					PG	Tank																													
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T1	UHP	3	-	1203	2	UG	20,000 L.																																
T2	WASTE OIL	C1	-	1268		AG	2,000 L.																																
T3	OIL	C1	-	1268		AG	3,000 L.																																
2003	12 June 2003. <u>Application for a Licence to keep dangerous goods (keepers licence)</u>																																						
1999	16 February 1999. Proposed Oil Storage Enclosure. From Peter Davis to David Morey / P Ray of Pitt & Sherry.																																						

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Photo	Details
1991	11 March 1991. Approval of site and construction of premises for keeping dangerous goods or alteration of the site and construction of those premises. Petrol tank.
1991	19 February 1991. Plans to install a fuel tank at 267 Argyle Street.

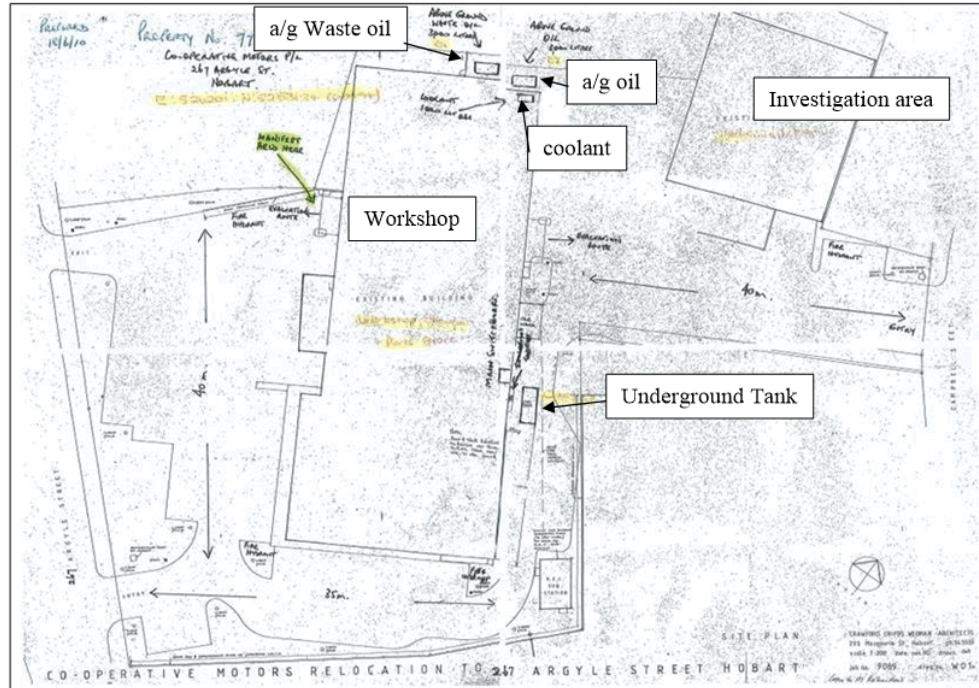
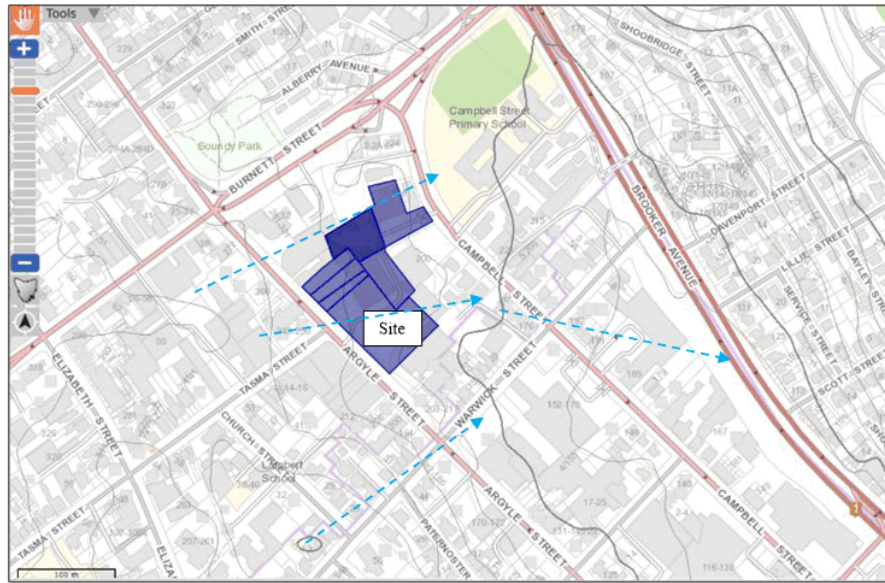


Figure 6 Original Site Plan 1990 - WST

### 3.9 Site Topography, Drainage & Hydrogeology

The site elevation is approximately 30m above sea level and the topography of site has been modified so that it is almost level. Given the urban setting of the surround area, surface water is expected to be channelled into stormwater drain systems which feed into River Derwent.

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**Figure 7 5m Contour Elevations and Inferred Surface and Groundwater Flow Direction (image source the LIST)**

### **3.10 Groundwater**

#### **3.10.1 Potential Up-Gradient Contamination Sources**

There is a permanently decommissioned UPSS at the rear of 281-301 Argyle Street, North Hobart.

#### **3.10.2 Downgradient Ecosystem Receptors**

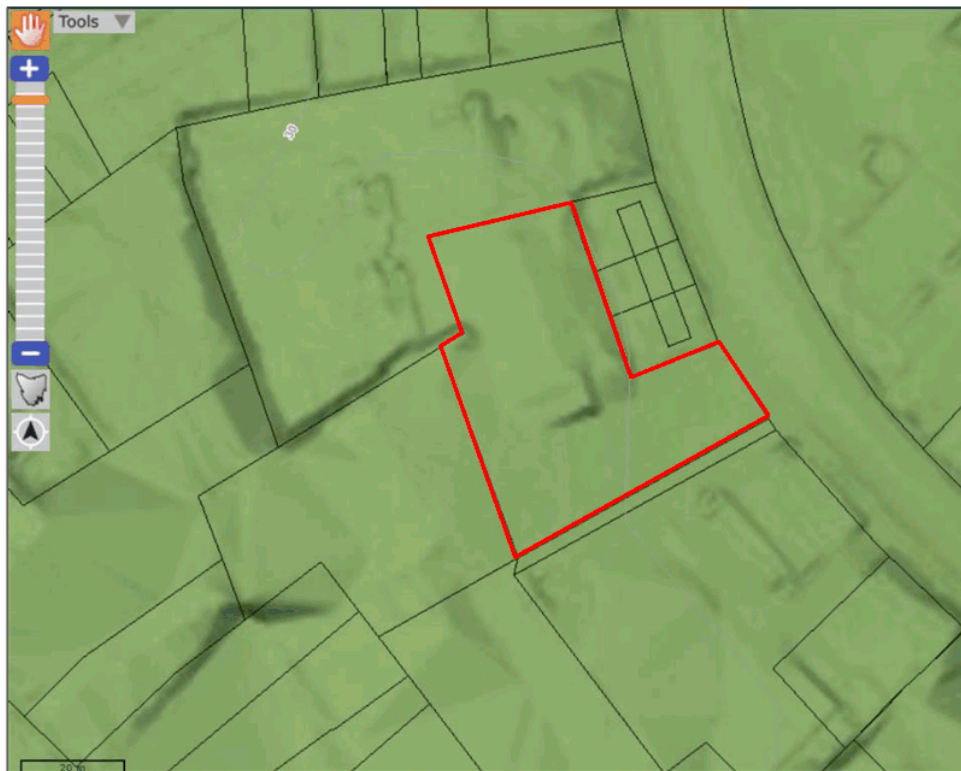
The closest downgradient ecosystem receptor is River Derwent which is located approximately 1.3 km from the site.

### **3.11 Geomorphology**

The Lidar Hillshade Basemap for the site is shown in Figure 8, the title boundary is shown in a red line. The Lidar image shows that the site has been levelled off for the construction of the large shed on site.



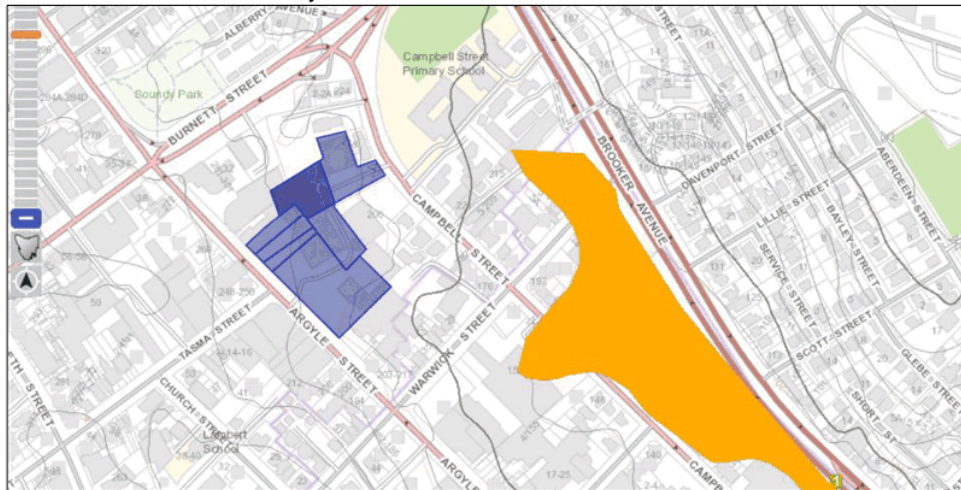
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**Figure 8 Hillshade Colour Basemap (sourced from The LIST)**

### 3.12 Acid sulfate soils

According to the Land Information Service Tasmania (LIST) database, the soils at the site are not mapped as Potentially Acid Sulfate Soils (PASS). The closest mapped Low Probability PASS is 150m to the east downgradient from the site, see Figure 9, with Low Probability PASS illustrated in orange. Therefore the site is not considered to house any PASS.



**Figure 9 Coastal Acid Sulfate Soils (0-20m AHD) (The List, 2024)**

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### **3.13 Potential Contamination Issues**

#### **3.13.1 Areas of Potential Concern**

The site is situated in an urban setting in a landscape that has featured a long history of light industrial activities, therefore the entire site is an area of potential concern. The following activities identified on site may have caused potential contamination; active UPSS infrastructure on site and upgradient decommissioned UPSS, light and heavy vehicle servicing, storage of associated chemicals and waste oils, and use of transformer oils upgradient.

#### **3.13.2 Contaminants of Potential Concern**

Potential contaminants of potential concern (COPC) that have been considered included Total Petroleum/Recoverable Hydrocarbons (TPH/TRH); Mono Aromatic Hydrocarbons (MAHs): Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN); Polynuclear Aromatic Hydrocarbons (PAHs); Metals; and Polychlorinated biphenyls (PCBs).

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## 4 FIELD INVESTIGATION PROCEDURES

### 4.1 Works Summary

Site works are summarised in Table 4 and Figure 10. Site photographs are shown in Appendix 3. Site investigation works comprised of drilling with a Geoprobe direct push drill rig at 4 bore hole locations and collecting representative soil samples. A total of 15 representative primary soil samples were collected and selected for analysis. Excess material was placed back into the holes. Access to the site was limited because it is an operational site.

**Table 4 Summary of Site Investigation Work Dates**

Scope	Data	Lab Report	Details
Drilling and sampling	4 <sup>th</sup> December 2024	EM2421465	A total of 4 soil bores were drilled, a total of 15 primary soil samples were collected and selected for analysis plus three QC samples were collected.

### 4.2 Soil Investigation

#### 4.2.1 Borehole Drilling

A total of four boreholes were drilled for assessing site geology and sampling potential contamination impact. Soil sampling was conducted per the National Environmental Protection [Assessment of Site Contamination] Measure (NEPM ASC 2013) and AS4482 sampling guidelines. Table 5 presents a summary of the soil assessment methodology adopted at the site.

**Table 5 Summary of Soil Sampling Methods**

Activity	Details / Comments
Sampling Methods	Geoprobe direct push drilling.
Soil Logging	Logging the soil was conducted in accordance with the unified soil classification system (USCS) as detailed in AS1726 (1993).
Decontamination of Sampling Equipment	Quantum Clean Laboratory Detergent (R213) was used to decontaminate reusable sampling equipment between each borehole sampling location. Fresh liners were used in the Geoprobe direct push sampling system between each location.
Soil Screening	In accordance with AS4482.2, individual soil samples were collected at 0.5 intervals below ground surface (bgs) and/or change in geology. Soil screening was not conducted as there was no soil staining or odours.
Laboratory Soil Sample Collection	In accordance with AS4482.2. All samples were collected using disposable nitrile gloves. Samples were collected for laboratory analysis where possible at the following intervals 0.1-0.2, 0.5-0.6, 1.6-1.6, 2.5-2.6 below ground surface.
Sample preservation	Samples were placed into laboratory provided collection jars for analysis. Soil jars were placed in a pre-chilled eski with ice bricks.
Sample holding times	Sample holding times were within acceptable range (based on NEPM ASC B3-2013) from collection to extraction for the primary analysis. Samples arrived at the laboratory at 7.8°C. Ideally, they would have arrived at 6 °C or below.

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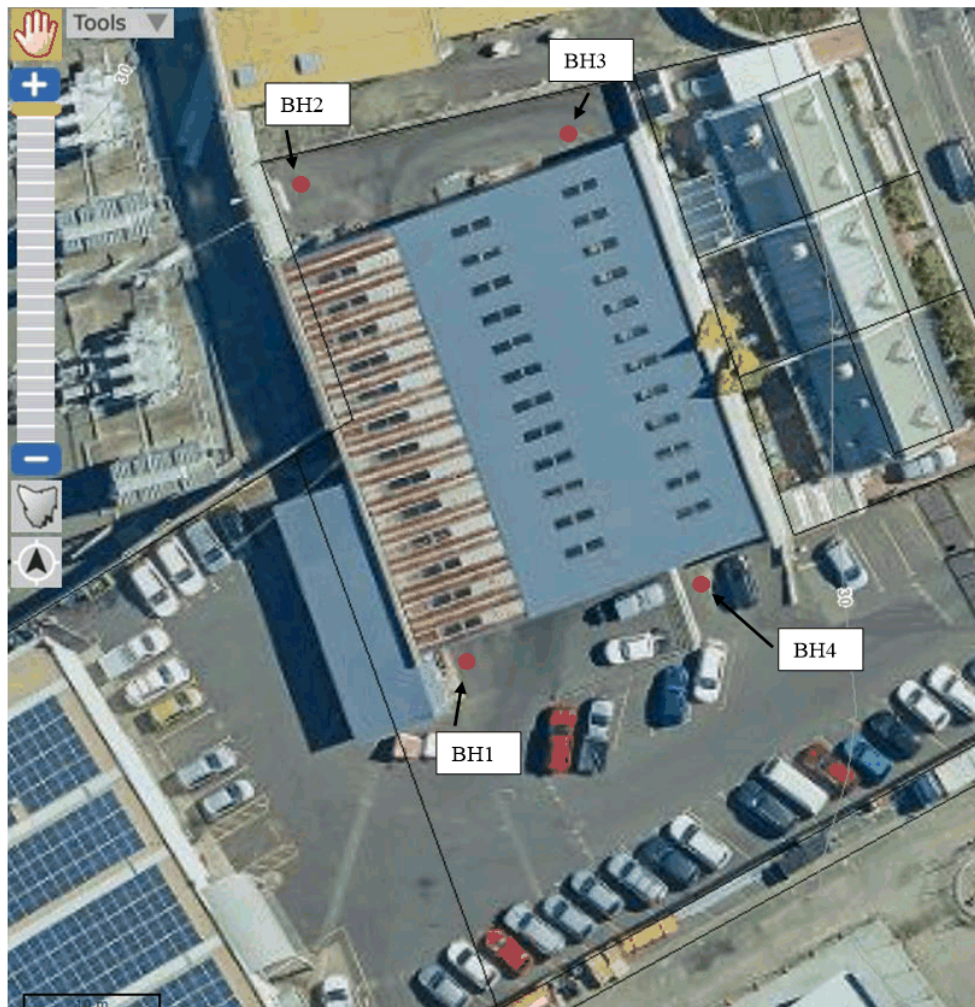


Figure 10 Borehole Plan

#### 4.2.2 Soil Analysis

Chain of Custody (COC) and Sample Receipt Notification (SRN) documentation is provided in Appendix 6. Table 6 presents a summary of the laboratory analyses undertaken. The primary samples and QC samples were submitted to Analytical Laboratory Services (ALS), Springvale, Melbourne for analysis. All 15 samples were selected for analysis.

Table 6 Overview of Soil Analysis and Quality Control

Analytes	Primary Samples	Duplicate <sup>a</sup>	Rinse Blank <sup>b</sup>	Trip Blank
TPH	15	1	1	1
BTEXN	15	1	1	1
PAH	15	1	1	1
Suite 15 Metals	15	1	1	1
PCBs	2	-	-	-

Sampling Quality Control Standards (AS4482):

a - Duplicate one (1) in twenty (20) primary samples

b - Single rinse sample per piece of equipment per day

Given metals were analysed, there was a requirement to assess the following soil physical properties to determine soil threshold investigation levels: Soil grain class (sand/silt or clay); % Clay content; Cation

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exchange capacity (CEC); and Soil pH. The soil physical properties were based on knowledge of similar soil types encountered around the Greater Hobart area.

## 5 QUALITY CONTROL

All field and laboratory Quality Assurance and Quality Control (QA/QC); Quality Control Report (QC) and QA/QC Compliance Assessment to assist with Quality Review (QCI) details and outputs are presented in Appendix 7.

### 5.1 Field

It is standard to expect up to 10% error in field duplication and up to 10% laboratory error. Therefore, in theory up to 20% error can be assumed on duplicate analysis. Some variation may exist in soil and groundwater because even though all efforts are made to split samples homogeneously, fragments of materials may bias samples in certain elements.

Relative Percentage Differences (RPDs) for the duplicate samples where applicable are calculated using the method outlined below.

The acceptance criteria used for the RPDs depend on the levels of contaminants detected and the laboratory's Method Detection Limits. The closer the levels detected are to the MDL the greater the acceptable RPD. RPDs are calculated as follows:

- RPD <50% for low level results (<20 \* MDL)
- RPD <30% for medium level results (20-100 \* MDL)
- RPD <15% for high level results (>100 \* MDL)
- No limit applies at <2 \* MDL (Method Detection Limit)

Field QA/QC procedures and compliance are summarised in Table 7.

**Table 7 Soil Field QA/QC procedures and Compliance**

QA/QC Requirement	Compliance	Comments
Appropriate sampling strategy used and representative samples collected	Yes	Sampling program was undertaken in accordance with AS4482.1-2005.
Appropriate and well documented sample collection, handling, logging and transportation procedures.	Yes	Appropriate and well documented.
Decontamination	Yes	Appropriate decontamination such as cleaning tools before sampling and between sample locations was undertaken and fresh liners were used in the Geoprobe direct push sampling system between each location.
Chain-of-custody documentation completed	Yes	COC were completed in accordance with NEPM ASC Schedule B2, Section 5.4.5 and transported under strict COC procedures. The signed COC documents are included in this report, which includes the condition report on arrival of samples to the Laboratory, cross checking of sample identification and paperwork and preservation method.
Required number of splits: Duplicate & inter-lab splits: 1 per 20 primary samples	Yes / No	One duplicate sample was collected and tested, for 15 primary sample collected as per AS4482.1-2005. No inter-laboratory split sample was collected.
QA/QC samples reported RPD's within indicated MDL guidelines.	Yes / No	For BH2 0.1-0.2 and Duplicate pairs, 98% of analytes complied. Non compliances include: an RPD of 67% for Barium where <50% was expected.
Required numbers of rinse blank samples collected with no laboratory detections?	Yes	One rinse blank was collected as per AS4482.1-2005. There were no detections of contaminants in the rinsate sample.
Trip blanks collected with no laboratory detections?	Yes	According to AS4482.2-1999, soil trip blanks are only required where volatile hydrocarbons are likely. One trip blank was collected given the site history. There were no detection of contaminants in that sample.
Field blanks collected with no laboratory detections?	NA	According to Australian Standards, there is no requirement to collect field blanks, unless there is concern with cross contamination risks. No field blanks were collected.
Samples delivered to the laboratory within sample holding times and with correct preservative	Yes / No	All primary samples were sent to the laboratory within holding times and correct preservative. Samples did arrive at the laboratory at 7.8 degrees Celsius (°C), ideally, they should arrive 6 °C or below.



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## 5.2 Laboratory

Soil laboratory QA/QC procedures and compliance are summarised in Table 8.

**Table 8 Soil Laboratory QA/QC Procedures and Compliance, QCI Report EM2316193**

QA/QC Requirement	Compliance	Comments
All analyses NATA accredited	Yes	ALS Laboratories is NATA Accredited. Appropriate analytical methods used, in accordance with Schedule B(3) of the NEPM ASC 2013. Acceptable laboratory limits of reporting (LORs) adopted.
Method Blanks: zero to <Practical Quantitation Limit (PQL)	Yes	There were no method blank value outliers in the QCI report.
Laboratory Control Samples: 70% to 130% recovery for soil.	Yes	There were no laboratory control outliers in the QCI report.
Matrix spikes: 70% to 130% recovery for organics or 80%-120% recovery for inorganics	No	Soil Sample EM2421465-003 BH1 0.1-0.2, TRH c34-C40 recovery was 61.5% which was less than the lower data quality objective of 66.8%.
Duplicate Samples: 0% to <20% RPD.	Yes	There were no duplicate outliers in the QCI report.
Surrogates: 70% to 130% recovery	Yes	There were no surrogate recovery outliers in QCI report.
Analysis holding time outliers	Yes	There were no hold time outliers in the QCI report.
Quality Control Sample Frequency Outliers	No	Water. Rinsate – laboratory duplicates for PAH/Phenols (0.00%) and TRH semivolatile fraction (5.88%) did not meet NEPM ASC 2013 B3 or ALS QC Standard of 10.00%. Matrix spikes for PAH/Phenols (0.00%) did not meet NEPM ASC 2013 B3 or ALS QC Standard of 5.00%.

## 6 FIELD INVESTIGATION FINDINGS

### 6.1 Soil Bores

#### 6.1.1 Geological Interpretation

The geology of the site is consistent with the geological mapping of the area of Triassic / Permian deposits, natural material was encountered in BH1, BH2 and BH4 of weathered pink sandstone. The material encountered for each borehole is presented in Table 9. Most of the material encountered during the drilling was Silty CLAY and Sandy CLAY underneath a surface horizon of Gravelly SAND FILL.

**Table 9 Borelogs Outlining Material Encountered at the Site**

BH	From	To	Description	USCS
BH1	0	0.3	FILL: Gravelly SAND, dark grey,	GP
BH1	0.3	1	Silty CLAY, DG/DB, moist firm with gravels	CI
BH1	1	1.3	Silty CLAY, LB, moist, stiff	CI
BH1	1.3	1.6	Sandy CLAY with gravels	CL
			Refusal on Gravels	
BH2	0	0.3	FILL: Gravelly SAND, dark grey,	GP
BH2	0.3	0.7	Silty CLAY, DG/DB, moist firm with gravels	CI
BH2	0.7	1.2	Silty CLAY, LB, moist, stiff	CI
BH2	1.2	1.3	Sandy CLAY with gravels	CL
			Refusal on Gravels	
BH3	0	0.7	FILL: Gravelly SAND, dark grey,	GP
BH3	0.7	1.1	Silty CLAY, DG/DB, moist firm with gravels	CI
BH3	1.1	1.5	Silty CLAY, LB, moist, stiff	CI
BH3	1.5	3	Gravelly CLAY	GC
			no refusal	
BH4	0	0.7	FILL: Gravelly SAND, dark grey,	GP
BH4	0.7	1.1	Silty CLAY, DG/DB, moist firm with gravels	CI
BH4	1.1	1.5	Silty CLAY, LB, moist, stiff	CI
BH4	1.5	1.8	Sandy CLAY with gravels	CL
			Refusal on Gravels	

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### 6.1.2 Grain & Depth Class Interpretation

Grain size classifications are applied to all soils at the site to determine threshold screening level concentrations for hydrocarbons (and chromium) to assess soil ecological and human health risks.

Grain class threshold values are determined based on either the:

- sample grain size (in the case of ecological screening levels or chromium limits); or
- average grain class overlying the sample point (when assessing petroleum vapour screening levels) relative to the proposed finished floor level.

Table 10 provides a summary of the grain class averages for material overlying the sample.

**Table 10 Summary of Grain Class Based on USCS Classification**

Sample	Footing Excavation Depth <sup>A</sup> - Red Fill Thickness <sup>A</sup> - Green	Sample PVI Depth (m) Relative to Slab/Cut Depth	Soil Grain Size Class Averaging Above Soil Sample															Attenuation				Petroleum Vapour Intrusion HSL Grain Class*	SAMPLE USCS	
			GW	GP	GM	GC	SW	SP	SM	SC	ML	CL	OL	MH	CH	OH	CI	Rock (R)	Existing Pavement (P)	Crawl/Space Thickness (m)	Proposed CONCRETE (CH)			Crawl/Space
BH1 0.1-0.2	2.0	0.3		0.1															NA	0.2	1.0	1.0	CLAY	GP
BH1 0.5-0.6	2.0	0.5		0.1													0.2		NA	0.2	1.0	1.0	CLAY	CI
BH1 1.0-1.1	2.0	1.0		0.1													0.7		NA	0.2	1.0	1.0	CLAY	CI
BH2 0.1-0.2	2.0	0.3		0.1															NA	0.2	1.0	1.0	CLAY	GP
Duplicate	2.0	0.3		0.1															NA	0.2	1.0	1.0	CLAY	GP
BH2 0.5-0.6	2.0	0.5		0.1													0.2		NA	0.2	1.0	1.0	CLAY	CI
BH2 1.0-1.1	2.0	1.0		0.1													0.7		NA	0.2	1.0	1.0	CLAY	CI
BH3 0.1-0.2	2.0	0.7		0.5															NA	0.2	1.0	1.0	SAND	GP
BH3 0.5-0.6	2.0	0.5		0.3															NA	0.2	1.0	1.0	SAND	GP
BH3 1.0-1.1	2.0	1.0		0.5													0.3		NA	0.2	1.0	1.0	SAND	CI
BH3 1.5-1.6	2.0	1.5		0.5													0.8		NA	0.2	1.0	1.0	CLAY	GC
BH3 2.5-2.6	2.0	2.5		0.5		1.0											0.8		NA	0.2	1.0	1.0	SAND	GC
BH4 0.1-0.2	2.0	0.7		0.5															NA	0.2	1.0	1.0	SAND	GP
BH4 0.5-0.6	2.0	0.5		0.3															NA	0.2	1.0	1.0	SAND	GP
BH4 1.0-1.1	2.0	1.0		0.5													0.3		NA	0.2	1.0	1.0	SAND	CI

Footnotes:

\* Grain class is modified based on proposed building construction: concrete is interpreted to have similar vapour intrusion properties to clay and is therefore designated as CLAY within the grain size averaging assessment; backfill is inferred to comprise of gravel (GW)

< Sample has been collected from above the proposed excavation (base of slab or proposed ground level) and is not relevant in PVI risk assessment

^ Excavation depths are approximate and may vary due to change in services depths or overall building/footing construction design

### 6.1.3 Soil Contamination Observations

During the site walkover, photographs were taken and observations made with regards to current site conditions, see photographs in Appendix 3.

The surface of the site is covered by a large shed/ workshop with a concrete floor. The remainder of the site's surface is sealed by an asphalt surface. Both the concrete and asphalt surfaces appear to be in good condition with minimal damage.

There was water observed on the surface of the site from the car washing operation within the existing building.

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## 7 SOIL ECOLOGICAL IMPACT ASSESSMENT

### 7.1 Protected Environmental Values

The requirement for protecting soil from contaminated activities in Tasmania is managed under the Environmental Management and Pollution Control Act 1994 (EMPCA) which states in Part 5A:

(2) An area of land is a contaminated site if –

(a) there is in, on or under that area of land a pollutant in a concentration that –

(i) is above the background concentration; and

(ii) is causing or is likely to be causing serious or material environmental harm or environmental nuisance, or is likely to cause serious or material environmental harm or environmental nuisance in the future if not appropriately managed;

Potential soil impact at the site is assessed through application of the following environmental investigation guidelines.

### 7.2 NEPM ASC (2013) Guidelines

The following ecological investigation guidelines are to be addressed in order to assess acceptable levels of risk to terrestrial ecosystems:

- NEPM ASC 2013: Ecological Investigation Levels (EILs) – have been developed for selected metal and organic substances. EILs depend on specific soil and physicochemical properties and land use scenarios and generally apply to the top two (2) metres of the soil profile (NEPM ASC 2013);
- NEPM ASC 2013: Ecological Screening Levels (ESLs) – have been developed for selected petroleum hydrocarbon compounds and total petroleum hydrocarbon fractions. ESL's broadly apply to coarse- and fine-grained soils and various land use scenarios within the top two (2) metres of the soil profile.

Soil analytical results are compared against ESLs and EILs limits presented in Table 11.

**Table 11 Summary of Soil Contaminates Considered as part of this investigation, based on NEPM ASC 2013**

Investigation Levels (IL)	Analytes Investigated						
	Hydrocarbons				Metals		DDT
	BTEX	TRH (F1 to F4)	Benzo(a) pyrene (PAH)	Naphthalene (PAH)	Zn, Cu, Cr (III), Ni & As	Lead	
ESLs	Analysed	Analysed	Analysed				
EILs				Analysed	Analysed	Analysed	Not Analysed

### 7.3 Guidelines

#### 7.3.1 Ecological Screening Levels

The following compounds were compared against NEPM ASC 2013, ESLs:

- BTEXN
- F1 to F4 TRH and
- Benzo(a)pyrene (PAH)

Selection of ESL threshold investigation limits are set out in the NEPM ASC 2013 guidelines and require classification of the soil according to:

- Land use sensitivity:



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- Areas of ecological significance
  - Urban residential and public open space; and
  - Commercial and industrial.
- Dominant particle size passing through a 2 mm sieve into:
    - Coarse – sand sizes and greater; and
    - Fine – clay and silt sizes.

Adopted NEPM ASC 2013 guidelines for soil and land use classifications are presented below.

### 7.3.2 Ecological Investigation Levels

The following compounds were compared against EILs:

- Arsenic, Chromium, Copper, Lead, Nickel, Zinc and Naphthalene

There was a requirement to classify the soil according to physicochemical properties given that the above listed compounds. Adopted physicochemical parameters are presented in the results tables.

Selection of EIL threshold investigation limits are set out in the NEPM ASC 2013 guidelines and require classification of the soil per specific soil and physicochemical properties which are presented in the results tables. The adopted land use scenarios presented in Table 12.

**Table 12 Adopted Land Use Scenario for the Soil Bores**

Land Use Scenario	Applicable Soil Bores
Areas of Ecological Significance	
Urban Residential & Public Open Space	
Commercial & Industrial	<i>Guidelines for Commercial and Industrial land use were applied to all borehole samples because the current and future use is commercial.</i>

Based on a preliminary assessment of site soil conditions, the following physicochemical properties are applied to assess guideline EILs:

- Clay content consistent with field observations
- A soil pH and cation exchange capacity (CEC) consistent with Table 13.

**Table 13 Cation Exchange and Clay content, Adopted For the Site**

Soil Physicochemical Properties			
USCS	Clay %	CEC	pH
R	100	10	4.5
GW	0	10	4.5
GP	0	10	4.5
GM	10	15	4.5
GC	30	20	4.5
SW	0	10	4.5
SP	0	10	4.5
SM	10	15	4.5
SC	20	20	4.5
ML	30	20	4.5
CL	100	35	4.5
OL	50	35	4.5
MH	30	35	4.5
CH	100	45	4.5
OH	100	60	4.5
PT	100	80	4.5
P	0	0	4.5
CM	100	35	4.5
CI	100	35	4.5
Rock	0	10	4.5

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## 7.4 Findings

### 7.4.1 Ecological Screening Levels

Laboratory analytical results are presented in Appendix 8. Table 14 compares soil analytical results against relevant NEPM ASC (2013) ESLs for commercial and industrial land use. Concentrations which exceeded laboratory Limit Of Reporting (LOR) are highlighted in bold, ESL exceedances are highlighted with a coloured cell, and samples within a potential excavation zone for any future potential excavations are marked with an X. Of the 14 primary samples, there were 5 samples that had detections of TRH fractions. There was one sample, BH1 0.5-0.6 that had an ESL guideline limit exceedance for TRH Fraction F2 C<sub>10</sub>-C<sub>16</sub>.

**Table 14 Summary of Soil Analytical Results Compared with ESL's for Commercial / Industrial Land Use.**

NEPM Ecological Screening Levels for Soil				BTEX				PAH	TRH			
Bold - Indicates LOR Exceedances X - Indicates Sample has been Excavated				Benzene	Toluene	Ethylbenzene	Xylenes	Benzo(a)pyrene	F1 (C6 - C10)	F2 (>C10 - C16)	F3 (>C16 - C34)	F4 (>C34 - C40)
Colour Shading - Indicates ESL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x												
Sample ID	Sample Date	Soil Texture Class (fine / coarse)	Land Use	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
				LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 0.5	LOR 10	LOR 50	LOR 100	LOR 100
BH1 0.1-0.2 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	360	450
BH1 0.5-0.6 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	260	190	<100
BH1 1.0-1.1 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH2 0.1-0.2 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH2 0.5-0.6 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH2 1.0-1.1 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH3 0.1-0.2 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	100	150
BH3 0.5-0.6 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH3 1.0-1.1 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH3 1.5-1.6 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH3 2.5-2.6	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH4 0.1-0.2 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	220	340
BH4 0.5-0.6 X	4/12/24	C	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	110
BH4 1.0-1.1 X	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100

### 7.4.2 Ecological Investigation Levels

Laboratory analytical results are presented in Appendix 8. Table 15 compares soil analytical results against relevant EILs for commercial / industrial land use. Concentrations which exceeded laboratory LOR are reported in the table, EIL exceedances are highlighted with a coloured cell, and samples within a potential excavation zone for any future potential excavations are marked with an X. There was one sample BH3 0.5-0.6, that had an exceedance of EILs guideline limits for zinc at commercial / industrial land use.

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**Table 15 Soil Analytical Results Compared Against EILs for Commercial / Industrial Land Use.**

NEPM Ecological Investigation Levels for Soil						Copper (CEC) mg/kg	Copper (pH) mg/kg	Nickel mg/kg	Zinc mg/kg	Chromium III mg/kg	Lead mg/kg	Arsenic mg/kg	Naphthalene mg/kg
Bold - Indicates LOR Exceedances X - Indicates Sample Within Inferred Excavation													
Colour Shading - Indicates EIL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x													
Sample ID	Sample Date	EIL Land Use Sensitivity Class	Soil CEC (cmolc/kg)	Soil pH	Soil Texture Class (fine / coarse)								
BH1 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	52	52	22	31	12	<5	<5	<1
BH1 0.5-0.6 X	4/12/24	COM/IND	35	4.5 (3)	F	33	33	10	150	9	118	<5	<1
BH1 1.0-1.1 X	4/12/24	COM/IND	35	4.5 (3)	F	10	10	31	40	19	12	<5	<1
BH2 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	73	73	18	18	4	<5	<5	<1
BH2 0.5-0.6 X	4/12/24	COM/IND	35	4.5 (3)	F	7	7	10	28	13	14	<5	<1
BH2 1.0-1.1 X	4/12/24	COM/IND	35	4.5 (3)	F	7	7	18	43	22	16	5	<1
BH3 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	71	71	18	25	5	<5	<5	<1
BH3 0.5-0.6 X	4/12/24	COM/IND	10	4.5 (3)	C	31	31	9	190	10	158	<5	<1
BH3 1.0-1.1 X	4/12/24	COM/IND	35	4.5 (3)	F	<5	<5	20	66	15	17	<5	<1
BH3 1.5-1.6 X	4/12/24	COM/IND	20	4.5 (3)	C	8	8	49	100	8	47	<5	<1
BH3 2.5-2.6	4/12/24	COM/IND	20	4.5 (3)	C	<5	<5	19	82	5	<5	<5	<1
BH4 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	30	30	16	76	16	16	<5	<1
BH4 0.5-0.6 X	4/12/24	COM/IND	10	4.5 (3)	C	45	45	14	39	8	6	<5	<1
BH4 1.0-1.1 X	4/12/24	COM/IND	35	4.5 (3)	F	8	8	17	26	13	36	<5	<1

pH Designation:

- (1) Using 0.01M CaCl<sub>2</sub> extract. Rayment, G.E. and Lyons, D.J. (2011). "Soil Chemical Methods – Australasia". 495+20 pp. CSIRO Publishing, Melbourne.
- (2) pH<sub>F</sub> (1.5). Adjusted by subtracting 0.75 with +/- 0.25 error to calibrate to the CaCl<sub>2</sub> method (per comm. ALS Brisbane Acid Sulphate Soils Laboratory). Methods in accordance with Ahern, C.R., Stone Y., and Blunden B. (1998b). 'Acid Sulfate Soils Assessment Guidelines'. Acid Sulfate Soils Management Advisory Committee, Wollongbar, NSW, Australia.
- (3) Classified in accordance with parent material typical soil pH as per the Tasmanian soils database

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## 8 SOIL HUMAN HEALTH DIRECT CONTACT ASSESSMENT

### 8.1 Guidelines

Guidelines presented herein are based on potential exposure of human receptors to soil impact which may include:

- Trench workers repairing or building services (typically to 1 m bgs). This classification is not dependent on the land use class.
- On Site inhabitants which may be exposed to potential shallow soil impact in non-paved areas of the Site; and
- On Site excavation works which may include potential swimming pools (up to 3 m bgs); basement car parks; and deep foundations.

#### 8.1.1 Land Use Classification

The NEPM ASC 2013 guidelines have been referenced to ensure that the correct land use and density category has been adopted for the site and the surrounding properties (where applicable). As per NEPM ASC 2013 guidelines, the adopted land use class is dependent on the building density and the opportunity for soil access by site occupants (exposure to potentially impacted soil). Aspects needing to be considered include:

- Whether the site is of sensitive land use such as a childcare centre, preschool, primary school or aged care facility in which case land use Class A is applicable;
- The percentage of paved area to determine direct contact exposure risk and therefore classification as low or high density; and
- Classifications are based on residential, recreational or commercial/industrial setting.

#### 8.1.2 Adopted Land Use Classification

The adopted land use class is presented in Table 16. Land use class is based on the opportunity for soil access as per NEPM ASC 2013 guidelines. Soil access is anticipated to include future construction workers during Site redevelopment, future commercial workers, and future trench workers conducting routine maintenance.

**Table 16 Summary of Land Use Setting and Density for Determining Exposure Risk**

Soil Bores	Construction Phase	Location	Land Use	Pathway	Land Use Class
All soil	During	Site	Construction worker and trench workers	ALL	D and trench worker specific
		Off Site	Nearby commercial land users	DI	D
	Post	Site	Future trench workers	ALL	D and trench worker specific
			Future commercial workers	ALL	D

DC – Dermal Contact - Trench Worker Guidelines (CRC CARE 2013)

DI – Dust Inhalation - HIL Guidelines (NEPM ASC 2013)

SI – Soil Ingestion - HIL Guidelines (NEPM ASC 2013)

ALL – All of above

#### 8.1.3 Health Investigation & Screening Levels

The main exposure pathways and methods for assessing health risk from contaminated soils are presented in Table 17.

**Table 17 Summary of Exposure Pathways and Preliminary (Tier 1) Methods for Assessing Human Exposure Risk**

Exposure Scenario	Contaminant Type	Tier 1 Assessment Method	Reference
Vapour Inhalation – Indoor (PVI)	Petroleum Hydrocarbons	HSLs (addressed in PVI sections)	NEPM ASC 2013
Vapour Inhalation – Trench (PVI)		HSLs	CRC CARE (Friebel & Nadebaum, 2011)
Dermal Contact			
Dust Inhalation	Metals PAH's	Health Investigation Levels (HILs)	NEPM ASC 2013
Soil Ingestion			

PVI – Petroleum Vapour Intrusion

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## 8.2 Findings

### 8.2.1 Dermal Contact - Petroleum Hydrocarbons

Laboratory analytical results are presented in Appendix 8. Table 18 presents soil hydrocarbon analytical results compared against CRC CARE (Friebel & Nadebaum, 2011) HSL guidelines for assessing dermal contact risk. Concentrations which exceeded laboratory LOR are highlighted in bold, HSL exceedances would be highlighted with a coloured cell indicating the highest HSL land used class which is exceeded, and samples within potential excavation zones for any future excavations are marked with an X.

A total of five samples had detections of hydrocarbons and there were no exceedances for commercial / industrial land use or trench worker specific guidelines.

### 8.2.2 Dust Inhalation & Soil Ingestion

Laboratory analytical results are presented in Appendix 8. Soil analytical results are compared against combined dust inhalation and soil ingestion risk is assessed through the application of NEPM ASC 2013 Health Investigation Levels (HILs) for exposure to soil contaminants are presented in Table 19.

Concentrations which exceeded laboratory LOR would be highlight in bold (except for the metals), and HIL exceedances would be highlighted with a coloured cell indicating the highest HIL land used class and samples within a potential excavation zone for any future excavations are marked with an X. There were no HIL D, commercial / industrial guideline exceedances for dust inhalation and soil ingestion risk.

**Table 18 Soil Analytical Results Compared Against CRC CARE (Friebel & Nadebaum, 2011) Guidelines for Dermal Contact**

CRC CARE Health Screening Level		EP080: BTEXN					EP080/071: TRH			
		Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction
Dermal Contact Hazard from Soil Hydrocarbons <sup>1</sup>										
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		0.2	0.5	0.5	0.5	1	10	50	100	100
HSL D Commercial/Industrial		430	99000	27000	81000	11000	26000	20000	27000	38000
Intrusive Maintenance Worker		1100	120000	85000	130000	29000	82000	62000	85000	120000
Date	Sample									
4/12/2024	BH1 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<b>360</b>	<b>450</b>
4/12/2024	BH1 0.5-0.6 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<b>260</b>	<b>190</b>	<100
4/12/2024	BH1 1.0-1.1 X	<0.2	<0.5		<0.5	<1	<10	<50	<100	<100
4/12/2024	BH2 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH2 0.5-0.6 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH2 1.0-1.1 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH3 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<b>100</b>	<b>150</b>
4/12/2024	BH3 0.5-0.6 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH3 1.0-1.1 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH3 1.5-1.6 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH3 2.5-2.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH4 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<b>220</b>	<b>340</b>
4/12/2024	BH4 0.5-0.6 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<b>110</b>
4/12/2024	BH4 1.0-1.1 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100

**Table 19 Soil Analytical Results Compared Against NEPM ASC 2013 Health Investigation Levels Guidelines**

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## 9 INDOOR INHABITANT PVI ASSESSMENT – HSL's

This PVI assessment has been conducted in accordance with relevant CRC CARE Technical Documentation and NEPM ASC 2013 guidelines presented in references section of this report. The HSL assessment approach is generally the first (Tier 1) investigation phase adopted for assessing PVI risk at petroleum hydrocarbon (PHC) impacted sites.

HSL guidelines have been applied for samples collected from the site to account for risks that may be associated with volatile hydrocarbon vapour intrusion into confined spaces where there may be an inhalation risk through longer term exposure. This does not constitute a full vapour risk assessment but provides additional information from which to further quantify any risk.

A detailed investigation (Tier 2 to 3) is recommended over an HSL assessment where an acute risk has been identified at the site (CRC CARE 2013) because of:

- Migrating product on surface soils beneath buildings;
- Strong PHC odours;
- Flammable risk in confined spaces; and/or
- Health complaints from occupants.

Based on the site visits, none of the above conditions have been identified at the site. If the outcome of this Tier 1 assessment reveals HSL exceedances for hydrocarbon vapour intrusion, a more detailed (Tier 2) assessment will be required to further evaluate the human health risk.

PVI risk is initially interpreted through the development of HSL threshold limits from the following classifications:

- The geology and or hydrogeology of the investigation point; and
- Land use sensitivity;

The resulting HSL threshold limits are compared with laboratory analytical results.

### 9.1 Selected Media for Assessing PVI Risk

Table 20 presents a summary of the preferred HSL approach to assessing PVI risk. In this case, soil PHC concentrations were assessed.

**Table 20 Preferred Methods for Determining Site PVI Risk**

Media Analysed	Method	Limitations	Order of Preference
Soil Gas	Concentrations of a soil gas through a soil vapor probe	This approach provides the most reliable data in interpreting PVI risk, although direct modelling should be applied if concentrations exceed HSL threshold limits.	Primary
Groundwater	Concentrations of PHC in groundwater through deployment of monitoring wells	More robust and reliable than soil in determining onsite and in particular, offsite risks. Determining PVI risk based on groundwater is inherently conservative when interpreting vapour risk to account for not readily discernible preferential pathways. Reference may be drawn to alternative assessment approaches: <ul style="list-style-type: none"> <li>1) Application of site-specific conditions to the CRC CARE model for assessing PVI risk</li> <li>2) Soil gas interpretation for areas where a PVI risk is identified from groundwater analysis.</li> </ul>	Secondary
Soil	Concentrations of PHC in soil	Concentrations in soil may be subject to variability due to soil moisture, organic content and oxygen ingress all which create significant bias in threshold values. Reliance is placed on utilizing groundwater analysis over soil. Soil results provide localised information.	Tertiary

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## 9.2 Land Use Class

For surrounding properties, the potential PVI risk is characterised through application of CRC CARE HSL's for each individual property based on their existing land use (NEPM ASC 2013; Friebel & Nadebaum 2010). The CRC CARE guidelines have been referenced to ensure that the correct land use and density category has been adopted for surrounding land use to ensure health risks are consistent with the HSL models. Aspects considered include the:

- Sensitivity of the existing or potential land use;
- Percentage of paved area for defining potential vapour migration risk;
- Type of basement garage which may influence the confinement of PHC vapours;
- Presence of a slab or cavity for discerning vapour intrusion risk.

If hydrocarbon impacted soil is discerned at the site, consideration is given to downgradient receptors. Where applicable, land use class therefore considers:

- Downgradient receptors where onsite HSL exceedances have been identified in soil; and
- Variations in land use for different parts of the proposed development.

The following land use classes are applied:

- *HSL D for commercial and industrial land use.*

## 9.3 Findings

Laboratory analytical results are presented in Appendix 8. Table 21 presents the results against a potential indoor vapour risk based on land use setting guidelines. Concentrations which exceeded laboratory LOR are highlighted in bold. HSL exceedances would be highlighted with a coloured cell. There were no exceedances above HSL D guidelines for indoor vapour risk for commercial / industrial land use.

**Table 21 Soil Analytical Results Compared Against HSL D for Indoor Vapour Risk**

Soil Hydrocarbon HSL's for Assessing Indoor Vapour Intrusion (NEPM 2013)					EP080: BTEXN					EP080/071: TRH	
Soil Sample Analysis					Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	F1	F2
Bold - Indicates LOR Exceedances											
Colour Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x											
Sample ID	Sample Date	Depth Class	Grain Class	HSL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
					LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
BH1 0.1-0.2	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH1 0.5-0.6	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	260
BH1 1.0-1.1	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.1-0.2	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.5-0.6	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 1.0-1.1	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.1-0.2	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.5-0.6	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.0-1.1	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.5-1.6	4/12/2024	1 - 2	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 2.5-2.6	4/12/2024	2 - 4	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.1-0.2	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.5-0.6	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 1.0-1.1	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50



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## 10 TRENCH WORKER PVI ASSESSMENT – HSL's

### 10.1 Classification

The following Health Screening Assessment is based on hydrocarbon vapour intrusion risk to subsurface excavation workers within excavations. This is assessed through analysis of vapours from soil and soil vapours. Groundwater is generally not used to assess risk as threshold limits for all depth and grain classes are non-limiting. Land use classes are not applicable when assessing vapour intrusion into trenches.

Soil and soil vapour HSL's for assessing hydrocarbon risk to maintenance workers are based on CRC CARE Technical Report 10 guidelines (Friebel & Nadebaum 2011) and the following variables:

- Dominant grain size class of material at the soil sample depth or based on the dominant grain class of the backfill material based on US Agriculture Soil Classification System (SCS) and partitioning into either sand, silt or clay; and
- Classifying soil according to depth ranges: 0 to 2 m; 2 to 4 m; 4 to 8 m; and greater than 8 m.

### 10.2 Findings

Laboratory analytical results are presented in Appendix 8. Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers are presented in Table 22. Concentrations that exceeded laboratory LOR are highlighted in bold, and if there were any HSL exceedances they would be highlighted with a coloured cell.

There was one detection of volatile hydrocarbons and no guideline exceedances above of the CRC CARE HSL guidelines for Assessing PVI Risk to Trench Workers and no risk identified.

**Table 22 Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers**

CRC CARE Health Screening Level Assessment for PHC Inhalation Risk To Trench Workers From Soil Sample Analysis				EP080: BTEXN					EP080/071: TRH	
Bold - Indicates LOR Exceedances				Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C5 - C10 Fraction	>C10 - C16 Fraction
Dark Grey Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x										
Sample ID	Sample Date	Depth Class	Grain Class	mg/kg LOR 0.2	mg/kg LOR 0.5	mg/kg LOR 0.5	mg/kg LOR 0.5	mg/kg LOR 1	mg/kg LOR 10	mg/kg LOR 50
BH1 0.1-0.2	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH1 0.5-0.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	260
BH1 1.0-1.1	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.1-0.2	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.5-0.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 1.0-1.1	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.1-0.2	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.5-0.6	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.0-1.1	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.5-1.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 2.5-2.6	4/12/2024	2 to 4m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.1-0.2	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.5-0.6	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 1.0-1.1	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

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## 11 SOIL DISPOSAL ASSESSMENT

### 11.1 Guidelines

Soil which is excavated from the site for landfill disposal is to be assessed against Information Bulletin 105 (IB105) for Classification and Management of Contaminated Soil for Disposal. The EPA uses four categories to classify contaminated soil as per Table 23:

- (Level 1) Fill Material;
- (Level 2) Low Level Contaminated Soil;
- (Level 3) Contaminated Soil; and
- (Level 4) Contaminated Soil for Remediation.

Fixed numerical values are presented for soil concentrations and leachable fraction concentrations.

**Table 23 Summary of IB105 Classification Guidelines**

	<b>Classification</b> (with reference to Table 2)	<b>Controlled Waste<sup>1</sup></b>	<b>Comments</b>
<b>Fill Material<sup>2</sup></b> <b>(Level 1)</b>	Soil that exhibits levels of contaminants below the limits defined under <i>Fill Material</i> in Table 2.	Unlikely	Soil classified as <i>Fill Material</i> can still be a 'pollutant' under the <i>Environmental Management and Pollution Control Act 1994</i> and needs to be responsibly managed.
<b>Low Level Contaminated Soil</b> <b>(Level 2)</b>	Soil that exhibits levels of contaminants above the limits defined under <i>Fill Material</i> but below the limits defined under <i>Low Level Contaminated Soil</i> in Table 2.	Likely	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
<b>Contaminated Soil</b> <b>(Level 3)</b>	Soil that exhibits levels of contaminants above the limits defined under <i>Low Level Contaminated Soil</i> but below the limits defined under <i>Contaminated Soil</i> in Table 2.	Yes	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
<b>Contaminated Soil for Remediation</b> <b>(Level 4)</b>	Soil that exhibits levels of contaminants above the limits defined under <i>Contaminated Soil</i> in Table 2 (regardless of the maximum total concentrations) is generally <b>not</b> considered acceptable for off-site disposal without prior treatment.	Yes	Soil that contains contaminants that do not have criteria for leachable concentrations (e.g. petroleum hydrocarbons), and the levels of contaminants exceed the maximum total concentrations listed in <i>Contaminated Soil</i> , are generally classified as <i>Contaminated Soil for Remediation</i> .

<sup>1</sup> Controlled Waste is defined in the *Environmental Management and Pollution Control Act 1994*.  
<sup>2</sup> Criteria for *Fill Material* are the limits set by the Director for the purposes of R.9(2)(a)(ii) in the *Regulations*.

### 11.2 Findings

The soil samples have been compared against IB105 guidelines for potential future soil disposal, see Table 24. For solid waste classification material ranged from Level 1 Material (clean fill) to Level 3 Material (contaminated soil). There were two samples that returned a result above a Level 1 Material (clean fill) classification.

Level 2 Material (low level contaminated soil) classification was applied to BH2 1.0-1.1 for the elevated levels of Barium and BH3 1.5-1.6 for elevated levels of beryllium and manganese.

Level 3 Material (contaminated soil) classification was applied to BH3 1.5-1.6 for elevated levels of cobalt.

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**Table 24 Soil Analytical Results Compared Against IB105 Investigation Limits for Maximum Total Solids in Soil for Disposal (Dry Weight).**

Information Bulletin 105  Classification and Management of Contaminated Soil For Disposal		Arsenic	Barium	Beryllium	Cadmium	Chromium Total	Copper	Cobalt	Lead	Manganese	Mercury	Nickel	Selenium	Zinc	Benzo(a)pyrene	C6 - C9 Fraction	C10 - C36 Fraction (sum)	Sum of polycyclic aromatic hydrocarbons	Total Polychlorinated biphenyls	Benzene	Toluene	Ethylbenzene	Total Xylenes
Unit		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		50	1	2	5	5	2	5	5	5	0.1	2	5	5	0.5	10	50	0.5	0.1	0.2	0.5	0.5	0.5
Investigation Level Selected																							
IB105 Level 1		<20	<300	<2	<3	<50	<100	<100	<300	<500	<1	<60	<10	<200	<0.08	<65	<1000	<20	<2	<1	<1	<3	<14
IB105 Level 2		20	300	2	3	50	100	100	300	500	1	60	10	200	0.08	65	1000	20	2	1	1	3	14
IB105 Level 3		200	3000	40	40	500	2000	200	1200	5000	30	600	50	14000	2	650	5000	40	20	5	100	100	180
IB105 Level 4		750	30000	400	400	5000	7500	1000	3000	25000	110	3000	200	50000	20	1000	10000	200	50	50	1000	1080	1800
4/12/2024	BH1 0.1-0.2 X	<5	30	<1	<1	12	52	8	<5	126	<0.1	22	<5	31	<0.5	<10	450	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH1 0.5-0.6 X	<5	110	<1	<1	9	33	7	118	150	0.4	10	<5	150	<0.5	<10	430	<0.5	<0.1	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH1 1.0-1.1 X	<5	140	2	<1	19	10	25	12	111	<0.1	31	<5	40	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 0.1-0.2 X	<5	20	<1	<1	4	73	8	<5	136	<0.1	18	<5	18	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	Duplicate X	<5	10	<1	<1	3	54	6	<5	126	<0.1	14	<5	20	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 0.5-0.6 X	<5	60	<1	<1	13	7	6	14	55	<0.1	10	<5	28	<0.5	<10	<50	<0.5	<0.1	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 1.0-1.1 X	5	520	1	<1	22	7	11	16	61	<0.1	18	<5	43	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 0.1-0.2 X	<5	20	<1	<1	5	71	8	<5	155	<0.1	18	<5	25	<0.5	<10	140	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 0.5-0.6 X	<5	140	<1	<1	10	31	10	158	218	0.2	9	<5	190	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 1.0-1.1 X	<5	70	1	<1	15	<5	14	17	90	<0.1	20	<5	66	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 1.5-1.6 X	<5	40	6	<1	8	8	316	47	1230	<0.1	49	<5	100	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 2.5-2.6	<5	<10	<1	<1	5	<5	20	<5	318	<0.1	19	<5	82	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 0.1-0.2 X	<5	40	<1	<1	16	30	7	16	181	<0.1	16	<5	76	<0.5	<10	220	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 0.5-0.6 X	<5	20	<1	<1	8	45	6	6	143	<0.1	14	<5	39	<0.5	<10	<50	<0.5	----	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 1.0-1.1 X	<5	230	1	<1	13	8	21	36	223	0.1	17	<5	26	<0.5	<10	<50	<0.5	<0.1	<0.2	<0.5	<0.5	<0.5

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## **12 CONCEPTUAL SITE MODEL**

### **12.1 Overview**

This CSM has been developed based on the current desktop investigation and invasive soil assessment. The site is situated in an urban setting in a landscape that has featured a long history of light industrial activities, therefore the entire site is an area of potential concern. The following activities identified on site may have caused potential contamination; active UPSS infrastructure on site and upgradient decommissioned UPSS, light and heavy vehicle servicing, storage of associated chemicals and waste oils, and use of transformer oils upgradient.

Figure 11 illustrates the Conceptual Site Model (CSM) with potential risks identified during this investigation that may be associated with site contamination. All potential current and future contamination pathways have been considered.

Potential contaminants of potential concern (COPC) that have been considered included Total Petroleum/Recoverable Hydrocarbons (TPH/TRH); Mono Aromatic Hydrocarbons (MAHs): Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN); Polynuclear Aromatic Hydrocarbons (PAHs), Metals, Polychlorinated Biphenyls (PCBs).

### **12.2 Potential Ecological Receptors**

The closest ecological receptor is the River Derwent at Sullivans Cove which is 1.3km southeast of the site. This receptor has been discounted as a possible receptor due to the spatial separation from the site.

### **12.3 Potential Human Receptors**

Potential human receptors considered during this investigation include; current and future commercial site users, trench workers and site workers during the site redevelopment.

### **12.4 Potential Transport Mechanisms and Exposure Pathways**

#### **12.4.1 Ecological Receptors**

The River Derwent at Sullivans Cove has been discounted as a possible receptor due to the spatial separation from the site.

#### **12.4.2 Commercial Site Users**

No risk to commercial site workers has been identified.

#### **12.4.3 Indoor Vapour Risk**

There were no guideline exceedances, and no indoor vapour risk identified.

#### **12.4.4 Trench Workers**

No risk to trench workers was identified in accordance with trench worker specified guidelines.

#### **12.4.5 Groundwater Impact**

Groundwater was not encountered within 3.0m drilled, and no assessment was considered as part of this investigation.

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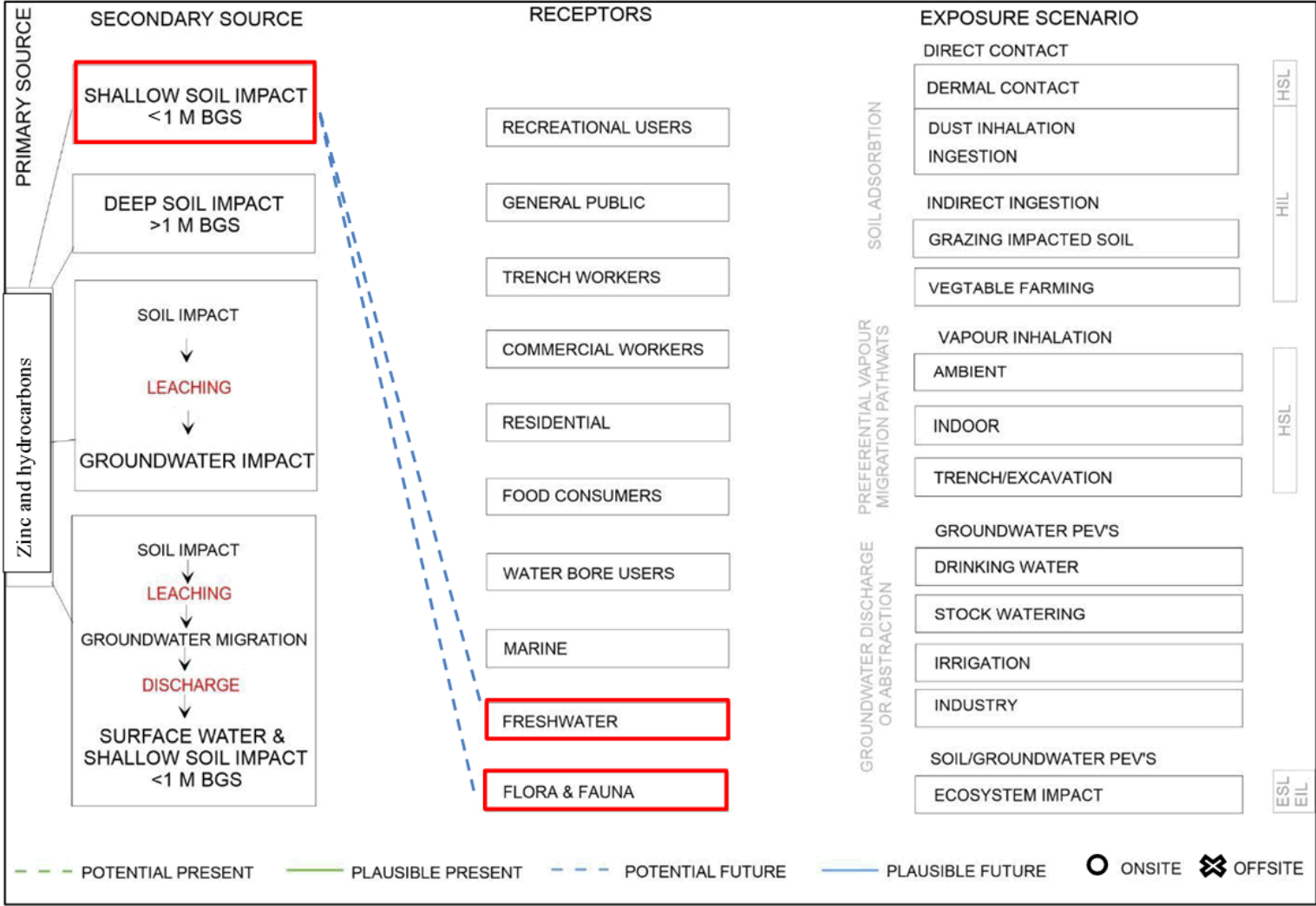


Figure 11 Conceptual Site Model – Flow Chart

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## **13 CONCLUSIONS & RECOMMENDATIONS**

### **13.1 Desktop Assessment**

The following information was gathered during the desktop investigation:

- The site features a large shed with a concrete floor that houses vehicle maintenance and repairs, a multilevel carpark is proposed for this area and the ESA report was requested as part of the planning process for this site redevelopment. From the site visit it was observed that the remainder of the site's surface is sealed by an asphalt surface. Both the concrete and asphalt surfaces appear to be in good condition with minimal damage. There was water observed on the surface of the site from the car washing operation within the existing building.
- The site is zoned *Commercial* land use, and the adjacent properties are zoned *Commercial* and *Utilities*, under the Hobart City Council's *Interim Planning Scheme of 2015*.
- The geology of the site is mapped as being underlain by Triassic/Permian deposits, natural material was encountered in BH1, BH2 and BH4 of weathered pink sandstone. Groundwater was not encountered during this investigation. The elevation is approximately 30m above sea level and the closest downgradient ecosystem receptor is River Derwent which is located approximately 1.3 km from the site. There are no acid sulfate soils mapped at the site.
- The historical aerial photographs confirmed prior to 1946, the site housed six lots. By 1973 the existing shed constructed on the footprint of the investigation area. Site activities appear to be linked to the activities to the west at 222 Campbell Street. By 1982 a small strip of land was added from the west of the site, from the southwestern end of the shed to the south western corner of the title. By 2011 the surface of the site appears to be asphalt with designated car parking spaces. The rear of the site is overgrown with weeds. By 2018, the north area between the northern boundary and the shed appears to have been sealed.
- The WorkSafe Tasmania Dangerous Goods File number 2788 showed that the site houses one underground petrol tank, an aboveground oil tank and an above ground waste oil tank. There are no dangerous goods registered or stored on the footprint of the investigation area.
- The Environment Protection Authority Tasmania layers on the LIST were reviewed and there is an active UPSS at the site, 55m south of the proposed development area at approximately the same elevation.
- Contaminants of potential concern at the site include the following: Total Petroleum/Recoverable Hydrocarbons; Mono Aromatic Hydrocarbons: (Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene); Polynuclear Aromatic Hydrocarbons; Metals; Polychlorinated Biphenyls.

### **13.2 Adopted Guideline Settings**

The following investigation limits were adopted for the site:

- Ecosystem receptor
  - Commercial land use ESL and EILs; River Derwent 1.3km down gradient. Potential impact unlikely to reach this receptor.
- Human Receptors
  - HSL D for soil direct contact risk to dermal contact to construction workers and future onsite users.
  - HIL D for soil ingestion and dust inhalation risk to construction workers and future onsite users soil direct contact risk.
  - HSL D indoor vapour risk to current and future residents and or commercial onsite workers and trench workers.
  - Trench Worker specific guidelines.

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### 13.3 Soil Assessment Conclusions

From the soil assessment, it is concluded that:

- Environment There was one sample, BH1 0.5-0.6 that had an ESL guideline limit exceedance for TRH Fraction F2 C<sub>10</sub>-C<sub>16</sub> for commercial / industrial land use and one sample BH3 0.5-0.6, that had an exceedance above the EILs commercial / industrial land use guideline limits for zinc. However, there is an absence of ecological receptors at this location.
- Human Health For commercial/industrial land use guidelines, there were no human health guideline exceedances for dermal contact, dust inhalation and soil ingestion risk, vapour intrusion or trench worker specific guidelines. Therefore, no risk was identified for human health receptors.
- Excavated Soil Management There were two samples that returned a result above a Level 1 Material (clean fill) classification due to elevated levels of barium, beryllium, cobalt and manganese. GES recommends that any excavated soil is stockpiled and assessed for disposal in accordance with EPA Tasmania IB105.

#### 13.3.1 Current Data Gaps

Current data gap exist which will require further investigation;

- The footprint of the large shed onsite was not sampled due to access limitations. Additional soil testing is recommended either when geotechnical testing is undertaken or post demolition to confirm the findings of this report. If required, this ESA should be updated at that point in time.

### 13.4 Recommendations

The following is recommended at the site

- Environment Although there were exceedances for ecological guidelines, no ecological receptors have been identified. Therefore, there are no further recommendations regarding the site regarding environmental receptors.
- Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil) classification. For any future excavation of soil at the site, we recommend material is stockpiled and tested for classification in accordance with EPA Tasmania IB105.
- Statement of Suitability The findings from this investigation confirm that there is no current risk to Human Health or the Environment as part of the planned works at the site. However, this must be confirmed with additional sampling during geotechnical investigations and/or demolition of the existing building.

Yours faithfully,



Sarah Joyce BSc (Hons)  
Senior Environmental Scientist



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## LIMITATIONS STATEMENT

This *Environmental Site Assessment* Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and Fairbrother Pty Ltd ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible soil and groundwater contaminant over the whole area of the site. Samples collected from the investigation area are assumed to be representative of the areas from where they were collected and indicative of the contamination status of the site at that point in time. The conclusions described within this report are based on these samples, the results of their analysis and an assessment of their contamination status.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

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## **Appendix 1 GES Staff**

Geo-Environmental Solutions (GES) is a specialist geotechnical and environmental consultancy providing advice on all aspects of soils, geology, hydrology, and soil and groundwater contamination across a diverse range of industries.

Geo Environmental Solutions Pty Ltd:

- ACN – 115 004 834
- ABN – 24 115 004 834

### **GES STAFF - ENGAGED IN SITE INVESTIGATION WORKS**

*Dr John Paul Cumming B.Agr.Sc (Hons) Phd CPSS GAICD*

- Principle Author and Principle Environmental Consultant
- PhD in Environmental Soil Chemistry from the University of Tasmania in 2007
- 22 years' experience in environmental contamination assessment and site remediation.

*Ms Sarah Joyce BSc (Hons)*

- Senior Environmental Scientist
- Honours in Geography and Environmental Science at the University of Tasmania in 2003
- 20 years professional work experience and 12 years contaminated site assessment.

*Mr Callum Cooper BSc*

- Field Technician/ Geologist
- 1 year experience in contamination assessment

*Mr Mark Downie B.Agr.Sc*

- Soil Scientist – 20 years' professional work experience
- 12 years' experience in contamination assessment and reporting of soils and groundwater.

### **GES STAFF – CONTAMINATED SITES EXPERIENCE**

*Mr Aaron Plummer (Cert. IV)*

- Senior Geotechnical
- 10 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

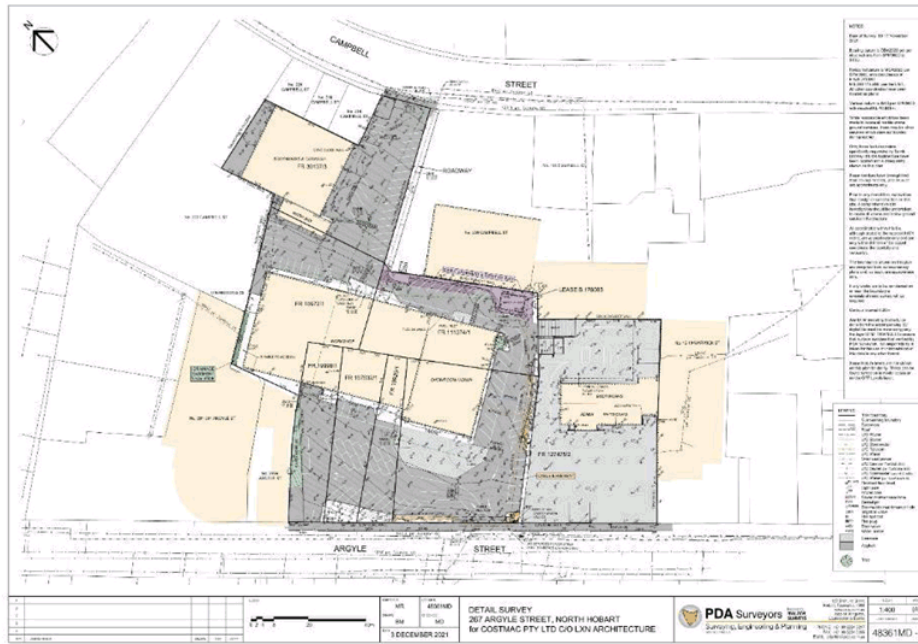
*Mr Grant McDonald (Adv. cert. hort.)*

- Field Technician
- 15 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

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**Appendix 2 Concept Plans**

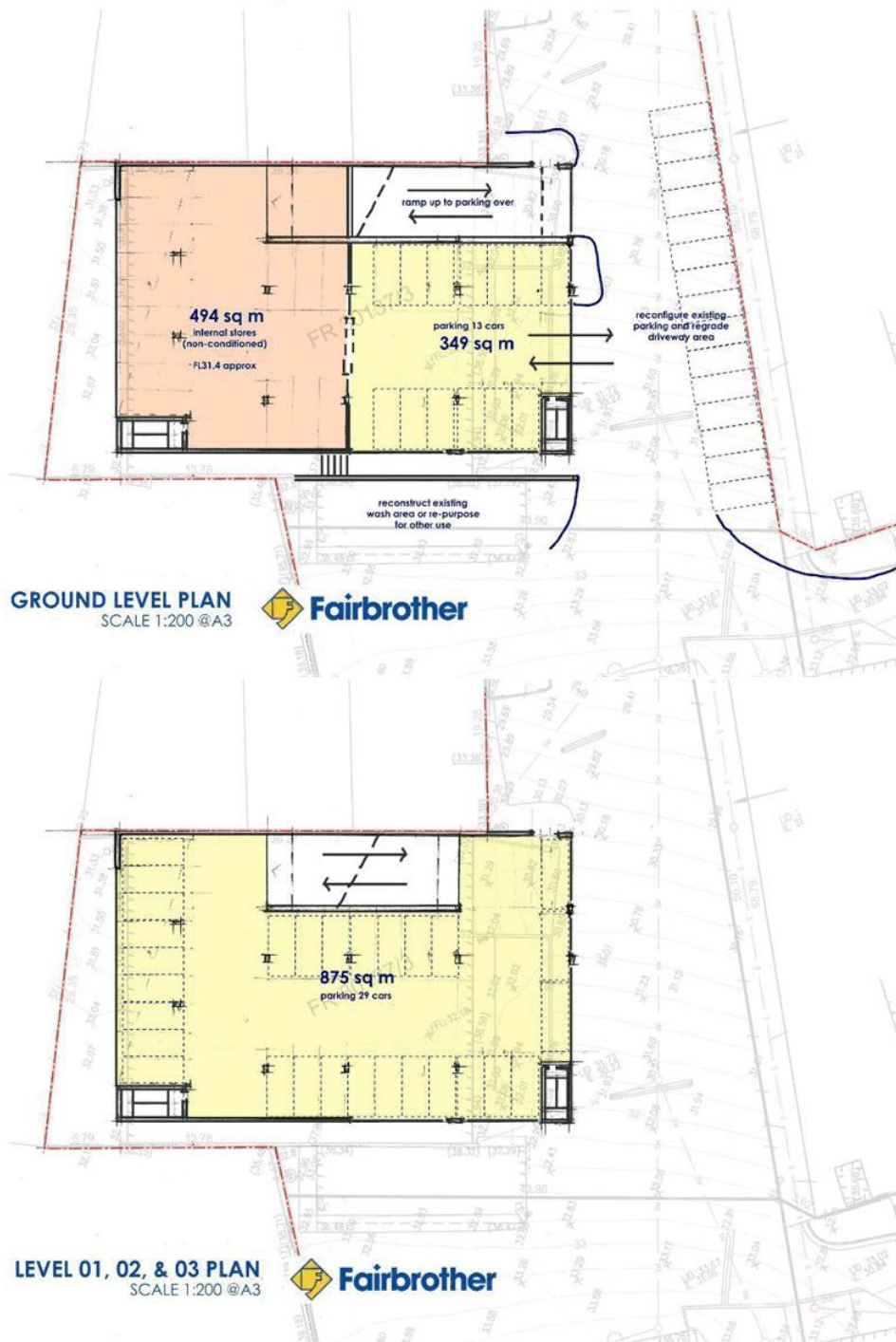
*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*



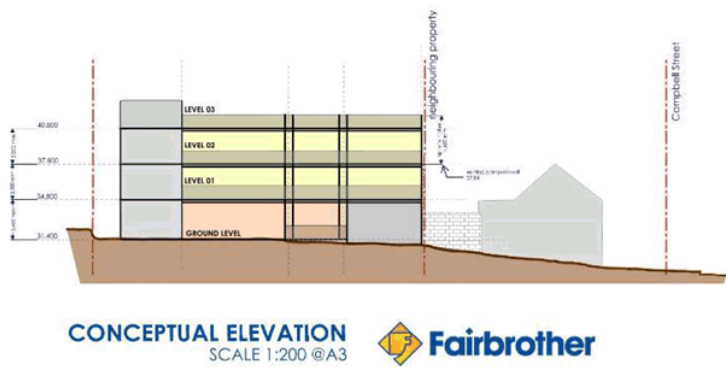
**CONCEPT SITE PLAN**  
 SCALE 1:400 @ A3



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a: Level 1, 125A Elizabeth St nipaluna (Hobart) 7000  
p: (03) 6165 0443  
e: enquiries@eraplanning.com.au  
abn: 67 141 991 004

To Chris Jacobson, Design Manager, Fairbrother  
From Mark O'Brien, Principal Planner, ERA  
Date 14 November 2024  
Reference 2425-049  
Subject Preliminary planning advice memo – 267 Argyle Street, Hobart

1. Introduction

Purpose of memo

ERA Planning and Environment (ERA) has been engaged to provide preliminary planning advice related to the proposed multi storey carpark at 267 Argyle Street, Hobart (the site). This memo will review the proposal concept against the relevant requirements of the Hobart Interim Planning Scheme 2015, and Tasmanian Planning Scheme – Hobart<sup>1</sup>, to highlight matters requiring greater consideration during subsequent planning and design stages.

The proposal

The proposal seeks to develop a new four storey carpark for the storage of vehicles associated with the existing car sales operations on the site. Specifically, the carpark is to be located on the northernmost title (CT 30137/3), as shown in Figure 1. It is understood that the proposal allows the removal of existing carparking on the site to free up other development opportunities at the Argyle Street frontage.

Subject site

The site is at 267 Argyle Street, Hobart, and is comprised of multiple titles used for car sales and servicing. Site details are provided in Table 1 and Figure 1. The site is in a commercial area that also features residential dwellings (Cottages at 216-220 Campbell Street) and utilities (TasNetworks substation at 222 Campbell Street).

Table 1 Site details

Address	267 Argyle Street, Hobart (multiple titles)
Landowner	Costmac Investment Pty Ltd
Title reference	CT 30137/3 (proposed carpark); 16672/1; 19999/1; 197632/1; 19926/1; 127475/2; and 111374/1
Site area	1.4 hectares total (CT 30137/3 is 2302 m²)
Title restrictions	Drainage easement on CT 16672/1 to the benefit of land at 297A Argyle Street.
Frontages	Argyle Street and Campbell Street

<sup>1</sup> The City of Hobart will be transitioning to the Tasmanian Planning Scheme in early 2025. However, as an application is assessed against the planning scheme in effect at the time of lodgement, we have also considered the current interim planning scheme requirements.



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Figure 1 Aerial image of site (black solid outline), showing internal lot boundaries (blue lines) and siting of proposed carpark (black dashed outline) (source: theLIST, accessed 7 November 2024)



Figure 2 Zoning of site and surrounds in HIPS (source: theLIST, accessed 7 November 2024)

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## 2. Planning assessment

### Summary of planning requirements

	Hobart Interim Planning Scheme 2015 (HIPS)	Tasmanian Planning Scheme – Hobart (TPS)
<b>Zoning</b>	Commercial zone	Commercial zone
<b>Overlays</b>	<ul style="list-style-type: none"> <li>Potentially contaminated land</li> <li>Electricity transmission infrastructure (substation buffer area and electricity transmission corridor)</li> <li>Place of archaeological potential</li> </ul>	<ul style="list-style-type: none"> <li>Potentially contaminated land</li> <li>Electricity transmission infrastructure (substation buffer area and electricity transmission corridor)</li> <li>Place of archaeological potential</li> </ul>
<b>Applicable codes</b>	<ul style="list-style-type: none"> <li>Potentially contaminated land code</li> <li>Road and railway assets code</li> <li>Parking and access code</li> <li>Electricity transmission infrastructure protection code</li> <li>Historic heritage code</li> <li>Stormwater management code</li> </ul>	<ul style="list-style-type: none"> <li>Potentially contaminated land code</li> <li>Road and railway assets code</li> <li>Parking and sustainable transport code</li> <li>Electricity transmission infrastructure protection code</li> <li>Local historic heritage code</li> </ul>
<b>Site specific provisions</b>	<ul style="list-style-type: none"> <li>Royal Hobart Hospital Helipad Airspace Specific Area Plan<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Royal Hobart Hospital Helipad Airspace Specific Area Plan<sup>2</sup></li> <li>Hobart Commercial Specific Area Plan<sup>3</sup></li> </ul>
<b>Use class</b>	<p>The potential use class for the proposal is the same in the HIPS and TPS. One of the following uses will apply:</p> <ul style="list-style-type: none"> <li>Bulky goods sales (assuming proposal is ancillary and subservient to car sales); or</li> <li>Service industry (assuming proposal is ancillary and subservient to car servicing); or</li> <li>Vehicle parking (if proposal not ancillary and subservient to car sales or car servicing)</li> </ul> <p>Bulky goods sales is defined as:</p> <p><i>use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.</i></p> <p>Service industry is defined as:</p> <p><i>use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.</i></p> <p>Vehicle parking is defined as:</p> <p><i>use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.</i></p> <p>In my opinion, assuming the carpark is related to the vehicle sales yard, the most likely use class is bulky goods sales.</p>	
<b>Use status</b>	<ul style="list-style-type: none"> <li>Bulky goods sales – permitted (if for car sales)</li> <li>Service industry – permitted (if for car servicing)</li> <li>Vehicle parking – discretionary</li> </ul>	<ul style="list-style-type: none"> <li>Bulky good sales – permitted (if for car sales) or discretionary<sup>4</sup></li> <li>Service industry – permitted or discretionary<sup>4</sup></li> <li>Vehicle parking – discretionary</li> </ul>

<sup>2</sup> The proposal is exempt from assessment against the hospital airspace specific area plan because the proposed building height is below the airspace threshold.

<sup>3</sup> Any relevant requirements of the commercial specific area plan have been included in the below discussion regarding use and development standards.

<sup>4</sup> The draft TPS has assigned a permitted status to bulky goods sales. However, the City of Hobart have expressed a desire for this to be changed to discretionary before the TPS is finalised and enacted.

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	Hobart Interim Planning Scheme 2015 (HIPS)	Tasmanian Planning Scheme – Hobart (TPS)
<b>Zone use standards</b>	<u>Hours of operation – clause 23.3.1</u> The permitted hours of the carpark are 6am to 10pm Mondays to Saturdays, and 7am to 9pm Sundays and public holidays. <u>It is possible for the proposal to achieve this.</u>	<u>Hours of operation – clause 17.3.1 A1</u> The permitted hours of the carpark are 7am to 9pm Mondays to Saturdays, and 8am to 9pm Sundays and public holidays. <u>It is possible for the proposal to achieve this.</u>
	<u>Noise – clause 23.3.2</u> Noise emissions measured at boundary of the nearby inner residential zone at 231 Campbell Street must not exceed 55dBA (LAeq), 5dBA above background level (LA90), and 65dBA (LAmax) to meet the permitted standard. Otherwise, noise emissions at the residential boundary must not cause environmental harm. <u>Input from a suitably qualified noise consultant may be required to address this standard.</u>	<u>Noise</u> <u>No equivalent standard.</u>
	<u>External lighting – clause 23.3.3</u> Any external lighting less than 50m from 231 Campbell Street must be turned off between 11pm and 6am, except for security lighting, which must be baffled. <u>It is possible for the proposal to achieve this.</u>	<u>External lighting – clause 17.3.1 A2</u> <u>Same as HIPS.</u>
	<u>Commercial vehicle movements – clause 23.3.4</u> Commercial vehicle movements for loading or unloading cars, if using the Campbell Street access, must only occur within the permitted hours of operation. <u>It is possible for the proposal to achieve this.</u>	<u>Commercial vehicle movements – clause 17.3.1 A3</u> <u>Same as HIPS.</u>
	<u>Outdoor work areas – clause 23.3.5</u> Any outdoor work areas and noise-emitting services (e.g. air conditioners or ventilation fans) must not be less than 50m from 231 Campbell Street. Otherwise, acoustic screening may be required. <u>It is possible for the proposal to achieve this.</u>	<u>Outdoor work areas</u> <u>No equivalent standard.</u>
	<u>Discretionary use</u> <u>No equivalent standard.</u>	<u>Discretionary use – clause 17.3.2</u> A discretionary use must not compromise or distort the activity centre hierarchy. <u>In my opinion, the proposal achieves this standard.</u>
<b>Zone development standards</b>	<u>Heritage adjacent</u> No equivalent standard.	<u>Heritage adjacent – clause HOB-S6.7.1 A2<sup>1</sup></u> To meet the permitted standard, the proposal must be setback more than 15m from a frontage or be not more than 4m or 1 storey higher than the façade height of the adjoining residential cottages at 216-220 Campbell Street. Otherwise, the building must not unreasonably dominate the heritage buildings. The proposal is setback more than 15m from the Campbell Street frontage. The proposal meets the permitted standard.

<sup>1</sup> The draft Hobart local provisions schedule of the TPS does not include this provision. However, the City of Hobart have expressed a desire for this to be included before the TPS is finalised and enacted.

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Hobart Interim Planning Scheme 2015 (HIPS)	Tasmanian Planning Scheme – Hobart (TPS)
<p><u>Setback – clause 23.4.2</u></p> <p>Building setback must be 0m from the frontage to Campbell Street to meet the permitted standard. Otherwise, the setback must be compatible with the setback of adjoining buildings, and enhance the characteristics of the site, adjoining lots, and the streetscape.</p> <p>In my opinion, the proposed setback is acceptable as it presents no change to the existing setback arrangements.</p>	<p><u>Setbacks – clause 17.4.2</u></p> <p>To meet the permitted standard, building setback must be not less than 5.5m, not less than existing buildings on the site, or not more or less than setbacks of buildings on adjoining properties.</p> <p>The proposal meets the permitted standard.</p>
<p><u>Building design – clause 23.4.3</u></p> <p>The proposal must provide a pedestrian entrance to the carpark building that is visible from publicly accessible areas of the site. Other clause requirements exist, but do not apply to this proposal concept due to the siting of the building and there not being a front facade. It is possible for the proposal to achieve this standard.</p>	<p><u>Building design – clause HOB-S6.7.1 A3<sup>1</sup></u></p> <p>Same as HIPS.</p>
<p><u>Fencing – clause 23.4.7</u></p> <p>Not applicable to proposal concept; no fencing proposed.</p>	<p><u>Fencing – clause 17.4.4</u></p> <p>Same as HIPS</p>
<p><u>Outdoor storage areas – clause 23.4.6</u></p> <p>Not applicable to proposal concept; no outdoor storage proposed.</p>	<p><u>Outdoor storage areas – clause 17.4.5</u></p> <p>Same as HIPS</p>
<p><u>Passive surveillance – clause 23.4.4</u></p> <p>The proposal must provide a pedestrian entrance to the carpark building that is visible from publicly accessible areas of the site. The proposal must also avoid creating entrapment spaces.</p> <p>In my opinion, the use of the leftover space between the carpark building and the adjoining substation lot will require further consideration to address this standard.</p>	<p><u>Passive surveillance</u></p> <p>No equivalent standard.</p>
<p><u>Landscaping – clause 23.4.5</u></p> <p>Landscaping must be provided to enhance the appearance of the development.</p> <p>It is possible for the proposal to achieve this.</p>	<p><u>Landscaping – clause 17.4.6</u></p> <p>Landscaping must be provided along the frontage of a site.</p> <p>It is possible for the proposal to achieve this.</p>
<p><u>Heritage adjacent</u></p> <p>No equivalent standard.</p>	<p><u>Heritage adjacent – clause HOB-S6.7.1 A2<sup>1</sup></u></p> <p>To meet the permitted standard, the proposal must be setback more than 15m from a frontage or be not more than 4m or 1 storey higher than the façade height of the adjoining residential cottages at 216-220 Campbell Street. Otherwise, the building must not unreasonably dominate the heritage buildings.</p> <p>The proposal is setback more than 15m from the Campbell Street frontage. The proposal meets the permitted standard.</p>

<sup>1</sup> The draft Hobart local provisions schedule of the TPS does not include this provision. However, the City of Hobart have expressed a desire for this to be included before the TPS is finalised and enacted.



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	Hobart Interim Planning Scheme 2015 (HIPS)	Tasmanian Planning Scheme – Hobart (TPS)
<b>Potentially contaminated land code</b>	There are no notable differences in how the potentially contaminated land code is applied and assessed between the HIPS and TPS. Council has confirmed that the site is potentially contaminated land. Therefore, the proposal will require assessment against the code because it includes excavation and ground disturbance.	
<b>Traffic codes</b>	There are no notable differences in how the traffic and parking codes are applied and assessed between the HIPS and TPS. The proposal will require assessment against the codes and will require supporting justification through a Traffic Impact Assessment (TIA).	
<b>Electricity infrastructure protection code</b>	There are no notable differences in how the electricity code is applied and assessed between the HIPS and TPS. The proposal will require assessment against the code and advice must be sought from the electricity entity.	
<b>Historic heritage code</b>	There are no notable differences in how the heritage code is applied and assessed between the HIPS and TPS. The proposal will require assessment against the code because it involves excavation in a place of archaeological potential. This is assuming that the site of disturbance has not already been assessed under a previous development application. An archaeological impact assessment will be required to provide an appraisal of the proposal against the relevant code requirements.	
<b>Stormwater management code</b>	The stormwater management code applies to all applications requiring the management of stormwater.  It is an expectation that applications will be accompanied by preliminary drainage drawings and often require a stormwater management plan.	No equivalent code.

### 3. Summary of key issues

Key issues of relevance to the proposal concept for the multi-storey carpark relate to the building height standard in the HIPS and the heritage adjacent clause in the TPS<sup>5</sup>. All other assessment requirements are of lesser significance or are similar between planning schemes.

Regarding building height, the proposal concept does not meet the acceptable solution at clause 23.4.1 A1 of the HIPS because the building is more than 3 storeys. In my opinion, the proposal concept may not be able to achieve the corresponding performance criteria, particularly in context of the adjoining cottages at 216-220 Campbell Street. The proposal concept does not allow for a transition in height to adjoining buildings, which is, based on our experience in Tribunal matters<sup>7,8</sup>, essential where the building is noticeably higher than the scale of nearby buildings. Given the above, the TPS presents an easier approval pathway with respect to building height, where the building must be not more than 12m in height, irrespective of the number of storeys.

Regarding heritage adjacency, the proposal meets the acceptable solution at clause HOB-S6.7.1 A2 of the draft local provisions schedule of the TPS<sup>5</sup>. However, the wording of this draft clause is somewhat ambiguous and is likely to be revised during finalisation of the TPS for Hobart. There is a risk that the interpretation and application of the heritage adjacent clause may change during this final assessment process. Given the above, the HIPS presents a more certain approval pathway with respect to heritage adjacency, because there is no such clause.

The timing of lodgement is also of relevance. The City of Hobart is likely transitioning from the HIPS to the TPS in early 2025. If seeking to lodge under the HIPS, you may need to prepare a simple application with basic supporting documentation, then await further information from Council. Otherwise, it may be difficult

<sup>7</sup> Wandoo Pty Ltd v Hobart City Council and 201 Macquarie Street Pty Ltd [2022] TASCAT 4 (20 January 2022)

<sup>8</sup> B Rees v Hobart City Council and LXN Architecture and Consulting and Anor [2021] TASRMPAT 30 (8 October 2021)

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to attain all the technical supporting documents in time before the planning scheme transitions. The application requirements for a full and partial submission are detailed in Section 4.

#### Other matters

The City of Hobart's urban design and strategic planning department (known as City Futures) has an interest in this landholding, which features as a key development site in the Central Hobart Plan. It is recommended that the City Future's team be consulted with respect to the sites longer term planning and development opportunities.

As the application is in the central Hobart area and is over 3 storeys, the application is one which will be referred to the Council's Urban Design Advisory Panel (UDAP). Given the utilitarian nature of the proposal, we expect that UDAP are likely to raise concerns. UDAP's advice has a significant impact on how elected members view the application should it be presented to a meeting of the Planning Authority, rather than being dealt with under delegation.

## 4. Application requirements

The following documentation must be submitted in support of a planning permit application for the multi-storey carpark. Items marked with an asterisk are essential to a valid application lodgement. The remaining items are still necessary; however, a valid application can be lodged without them. Overall, the application requirements are slightly less onerous under the TPS.

Item	Responsibility	Timeframe/Requirements
Application form*	ERA	ERA to prepare once DA package is finalised. Will require confirmation as to the cost of works.
Title documents*	ERA or Client	Client to provide title documents once DA package is finalised (search date less than 60 days old). This can also be completed by ERA as a disbursement.
Architectural plans*	Client to arrange. ERA to review.	Site, floor, and elevation plans. To be coordinated with civil engineering requirements.
Engineering plans	Client to arrange. ERA to review.	Concept servicing plans showing access, manoeuvring, parking, and site servicing.
Environmental site assessment	Client to arrange. ERA to review	A suitable qualified person to prepare a report addressing the relevant code requirements.
Traffic impact assessment	Client to arrange. ERA to review.	A suitably qualified person to prepare a report addressing the relevant code requirements.
Advice from electricity entity*	Client to do early contact. ERA to review and ensure formal requirements are met.	Advice must be sought from TasNetworks once the architectural plans are finalised. This can also be completed by ERA.
Archaeological impact assessment	Client to arrange. ERA to review.	A suitable qualified person to prepare a report addressing the relevant code requirements. <u>Note: additional heritage advice may be required if application lodged under TPS.</u>
Stormwater management plan	Client to arrange. ERA to review.	A suitable qualified person to prepare documentation addressing the relevant code requirements. <u>Note: only required if lodged under HIPS.</u>
Noise assessment	Client to arrange. ERA to review.	Advice/input may be required from a suitably qualified person to address the requirements of clause 23.3.2. It is recommended that this information only be provided if requested by Council. <u>Note: only required if lodged under HIPS.</u>

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Item	Responsibility	Timeframe/Requirements
Supporting planning report	ERA	ERA finalises this report once the plans and technical reports are completed; this typically takes two to four weeks. The report undertakes an appraisal of the plans and supporting technical reports to confirm they meet the relevant requirements of the planning scheme. The report also provides a written description of the proposal, describing the overall use and development concept. ERA may require addition guidance from the client in this regard.

5. Next steps

There are risks with lodging this application under both the HIPS (building height discretion) and TPS (heritage adjacency uncertainty). It is possible to seek approval for an identical application under both schemes.

Given the risks involved, a pre-application discussion with Council planners is warranted to seek their views on the building height standard. It may also be useful to seek a pre-lodgement UDAP meeting; however, the need for this can first be discussed with Council planners.

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**Appendix 3 Site Photographs**



**Photograph 1.** The site view from Campbell Street.



**Photograph 2.** Location of BH1.



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**Photograph 3.** BH2 location.



**Photograph 4.** View south towards 200 Campbell St and BH1 location from, western side of the shed, near BH2.

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**Photograph 5.** View of the northern driveway on the site between sample locations BH2 & BH3. TASNETWORKS substation behind the brick wall.

**Photograph 6.** View east towards 220 Campbell St, BH3 location in corner



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Photograph 7. View south towards 200 Campbell St, eastern side of the shed, near BH3






Photograph 8. View east towards Campbell Street BH4 is located outside the further roller door of the blue workshop building.



Photograph 9. BH1 Profile.

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Photograph 10. BH2 Profile.	
	
Photograph 11. BH3 Profile.	
	
Photograph 12. BH4 Profile.	

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**Appendix 4 Historical Aerial Photographs**



**Historical Aerial Photograph 1.** 2018-2019 - Source (TheLIST)



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**Historical Aerial Photograph 2.** 6 March 2011 - Source NRE



**Historical Aerial Photograph 3.** 6 March 2011 - Source NRE – close up

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**Historical Aerial Photograph 4.** 24 March 1982 - Source NRE



**Historical Aerial Photograph 5.** 24 March 1982 - Source NRE – Close Up



*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*



**Historical Aerial Photograph 6.** 11 December 1973 - Source NRE



**Historical Aerial Photograph 7.** 11 December 1973 - Source NRE – Close Up

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**Historical Aerial Photograph 8.** 17 February 1965 - Source NRE –



**Historical Aerial Photograph 9.** 17 February 1965 - Source NRE Close up.

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**Historical Aerial Photograph 10.** 12 February 1957



**Historical Aerial Photograph 11.** 15 April 1946 – Source NRE

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Historical Aerial Photograph 12. c. 1846 – Source - Sprent's Book Mosaic, accessed via The LIST.



Historical Aerial Photograph 13. c. 1846 – Source - Sprent's Book Mosaic, accessed via The LIST.

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**Appendix 5 WorkSafe Tasmania Documentation**



Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

RELEASED UNDER ACTIVE DISCLOSURE BY WORKSAFE TASMANIA

05/06/2013

Wardlaw, Leza (DoJ)

**From:** Wardlaw, Leza (DoJ)  
**Sent:** Thursday, 21 March 2013 3:33 PM  
**To:** 'Norm Handbury'  
**Subject:** Co-Operative Motors Pty Ltd - 267 Argyle St Hobart  
**Attachments:** 20130321151454474.pdf

Hi Norm

Attached is a copy of the Notification application submitted to Workplace Standards on the 24 June 2010 for the above workplace as requested.

Regards

Leza Wardlaw

Workplace Standards  
Department of Justice  
30 Gordons Hill Road (PO Box 56)  
ROSNY PARK TAS 7018

Tele: (03) 6233 8353  
Fax: (03) 6233 8338  
Email: [Leza.Wardlaw@justice.tas.gov.au](mailto:Leza.Wardlaw@justice.tas.gov.au)  
Web: [www.workplacestandards.tas.gov.au](http://www.workplacestandards.tas.gov.au)

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**From:** Norm Handbury [<mailto:Norm.Handbury@co-optoyota.com.au>]  
**Sent:** Thursday, 21 March 2013 12:51 PM  
**To:** Wardlaw, Leza (DoJ)  
**Subject:** Co-OpToyota 267 Argyle St Hobart

Hi Leza

As discussed, could you please forward a copy of our Hazardous Chemicals notification form, site map and manifest of substances.

Thanks

Norm Handbury  
Fixed Operations Manager  
(03)62 301 902

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

Department of Justice  
 WORKPLACE STANDARDS TASMANIA

**PAID**  
 24 JUN 2010  
 BY: 46133



NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDSL)

**Tasmania**  
**SCANNED DOCUMENT**

**SERVICE TASMANIA PRODUCT CODE : 302**

**A. REASON FOR NOTIFICATION**

Notification of New PMHF (Section 34 of the Act) Effective Date: 18/06/2010

☒ Notification of an Existing PMHF (Section 33 of the Act)

Effective Date: / /

Notification of an upgrade of a facility (Section 35 of the Act)

Upgrade of LDSL: Yes No

Notification of a possible LDSL (Section 48 of the Act)

Re-notification of a location previously notified under Section 48 of the Act - NO FEES APPLY

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 dangerous substance(s) handled at the location

WST		
FILE REF.	2788	
24 JUN 2010		
DOC. REF.	584	10
OFFICER	FOR ACTION	FOR INFO
RESUBMIT TO	DATE	
Other		

**B. OCCUPIER DETAILS**

Name of occupier:

CO-OPERATIVE MOTORS PTY. LTD.

Trading Name (if different to above):

CO-OP TOYOTA

Business Entity (tick one) → ☒ Company ☐ Sole trader ☐ Partnership ☐ Trust

ABN 50 072725403 ACN 072725403

Occupier Address

Street Address

267 ARGYLE STREET

Suburb

HOBART

State

TAS 7000

Phone number

62301901

Fax number

62313955

Email address (if any)

office@co-optoyota.com.au

Website address (if any)

www.co-optoyota.com.au

Postal Address (If identical to Street Address write "AS ABOVE")

Box 86 GPO

Suburb

HOBART

State

TAS 7000

GF014 Revised: May 2010

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Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDSL)

**C. FACILITY INFORMATION**

Facility Address If identical to Occupier Street Address (Section B) write "OCCUPIER RESIDENT"

OCCUPIER RESIDENT

Suburb

State

Postcode

**Business Activity**

Description of primary business activity

MOTOR DEALER

Brief description of activities relating to the dangerous substances in this notification

USE OF PETROL & OILS IN VEHICLE SALES & SERVICING

Is this facility staffed

No

Yes → 10 hours per day 6 days per week

100 Maximum number of people present at facility any one time on a normal working day (including contractors)

**D. CONTACT FOR NOTIFICATION INQUIRIES**

This person must be able to provide particulars of the facility if further information is required

☒ Occupier is contact (same as part B) - otherwise

Title

Family Surname

Given name

Middle name/Other name

Job Title

Business Phone

Business Fax Number

Mobile Phone Number

Business Email address (if any)

**Postal Address**

Suburb

State

Postcode

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDSL)

**E. ATTACHMENTS FOR FACILITY**

**ATTACHMENT 1 : SITE MAP**

Refer to Appendix 13 of the National Code of Practice for the Storage and Handling of Workplace Dangerous Goods [NOHSC: 2017(2001)] for an example of an acceptable site map.

**Attached is the Site Map for this facility, which complies with Regulation 22 of the Dangerous Substances (Safe Handling) Regulations 2009.**

**I certify the attached site map addresses the following compulsory features:**

- ☒ is drawn to a scale that adequately demonstrates the details required by the regulations (usually A3 or A4 size, and scale should be shown on map) *1:1000 N.T. To Scale. 15m x 10m. 15m x 10m. 15m x 10m.*
- ☒ specifies place and location of the Facility by reference to the Geocentric Datum of Australia, GDA 94. This information can be obtained from [www.thelist.tas.gov.au/listmap/listmapstart.jsp](http://www.thelist.tas.gov.au/listmap/listmapstart.jsp)
- ☒ contains the 'property identity number' (PID) of the facility. This number is available from either a municipal rates notice or online at [www.thelist.tas.gov.au/listmap/listmapstart.jsp](http://www.thelist.tas.gov.au/listmap/listmapstart.jsp)
- ☒ is easy for emergency services personnel to read under difficult conditions
- ☒ shows the location of essential site services including fire services and isolation points for fuel and power
- ☒ shows the location of the manifest for the facility
- ☒ shows the main entrance/exit and other entry/exit points to the facility
- ☒ shows the location and classes of all dangerous substances storages (including combustible liquids where applicable) and how they are identified
- ☒ shows the nature of adjoining sites or premises
- ☒ includes the location and uses of all buildings, amenities, structures and internal roadways at the facility
- ☒ shows emergency evacuation routes from the facility
- ☒ includes the location of emergency plans at the facility

**And contains the following (must be included if at the location) - tick those relevant, and for any features that do not apply an explanation needs to be supplied below in additional comments section**

- ☒ contains the manufacturing and process areas
- ☒ contains the location of all drains on the site
- ☒ includes the location of fire mains, hydrants, automatic sprinkler systems, hose reels, portable fire extinguishers and other protective devices
- ☒ includes the location and nature of any fences
- ☒ includes areas of public access adjacent to the site and parking

Additional comments to explain any features not applicable as below (eg "no fences at the location")

Signature: \_\_\_\_\_

Date: 18/6/10

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDLS)

**ATTACHMENT 2 : MANIFEST**

Refer to Appendix 12 of the National Code of Practice for the Storage and Handling of Workplace Dangerous Goods [NOHSC: 2017(2001)] for an example of an acceptable Manifest

Attached is the manifest for this facility, which complies with Regulation 23 of the Dangerous Substances (Safe Handling) Regulations 2009.

I certify the manifest shows/meets the following required elements:

- ☒ date when the information was prepared
- ☒ name of the occupier and address of premises
- ☒ contact information for two people who may be contacted in case of emergency
- ☒ location and type of storages of dangerous goods, packaged combustible liquids (aggregate greater than 1,000 kg or L in a storage area), and C1 combustible liquids when stored and handled in isolation from dangerous goods
- ☒ Class and Packing Group of dangerous goods at the premises
- ☒ for bulk containers the number and capacity of each bulk container, excluding intermediate bulk containers (IBCs)
- ☒ for packages, containers and IBCs, the current aggregate quantity of dangerous goods or the maximum average quantities of each class of dangerous goods
- ☒ proper shipping name or product name and UN Number for all bulk storages of dangerous goods other than IBCs
- ☒ proper shipping name or product name and UN Number for all Class 2.3 dangerous goods and Packing Group I dangerous goods
- ☒ corresponds to the site map provided with this notification

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

18/6/12

**ATTACHMENT 3 : PMHF ONLY – BRIEF DETAILS OF DANGEROUS SUBSTANCES EMERGENCIES AND DANGEROUS SITUATIONS THAT HAVE OCCURRED AT THE FACILITY DURING THE PAST 10 YEARS OR FOR THE LIFE OF THE FACILITY WHERE IT IS LESS THAN 10 YEARS**

"dangerous substances emergency" means an incident that exposes persons, property or the environment in the vicinity of the place where the incident occurs to an immediate risk of serious harm from one or more of the following:

- (a) the escape, spillage or leakage of dangerous substances;
- (b) a fire or explosion involving dangerous substances;
- (c) a harmful reaction from dangerous substances;
- (d) the evolution of flammable, corrosive or toxic vapours from dangerous substances

"dangerous situation", at any premises, means that although there is not a dangerous substances emergency at the premises –

- (a) it is likely that there will be a dangerous substances emergency at the premises if appropriate action is not taken; and
- (b) it is reasonable to conclude, at the least, that taking the action should not be indefinitely delayed;

I certify that attached are the brief details of all dangerous substances emergencies and dangerous situations during the previous 10 years at the facility, or for the life of the facility where operations have been in existence for less than 10 years.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

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	
Class 2.2 (subsidiary risk 5.1)	NA	10,000 L	
Class 2.2 (other)	NA	10,000 L	
Class 2.3	NA	500 L	
Aerosols	NA	10,000 L	
Cryogenic Fluids	NA	10,000 L	
Class 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 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	
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	

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NOTIFICATION FOR POSSIBLE MAJOR HAZARD FACILITY (PMHF) OR POSSIBLE LARGE DANGEROUS SUBSTANCES LOCATION (POSSIBLE LDSL)

**H. DECLARATION**

If this notification is given by a Corporation, it must be signed by the Chief Executive Officer of the Corporation or another officer of the Corporation authorised by the Chief Executive Officer.

I (full name):

GRAEME EDWARD COSTELLOE

holding the position of (job title):

MANAGING DIRECTOR

In (registered name of organisation):

CO-OPERATIVE MOTORS PTY LTD

at (business address or location):

267 ARGYLE STREET

HOBART

TASMANIA 7000

Hereby declare that:

- I am 18 years of age or over
- I am aware that it is an offence under section 92 of the Act to provide information in this application knowing it to be false or misleading, or to omit any information knowing that without the information the notification is false or misleading

And that to the best of my knowledge and belief:

- (a) The information contained in this notification is true and correct
- (b) I am authorised to complete this application and make this declaration on behalf of the occupier

Date: 18, 6, 10

**METHOD OF PAYMENT**

Service Tasmania Product Code: 302

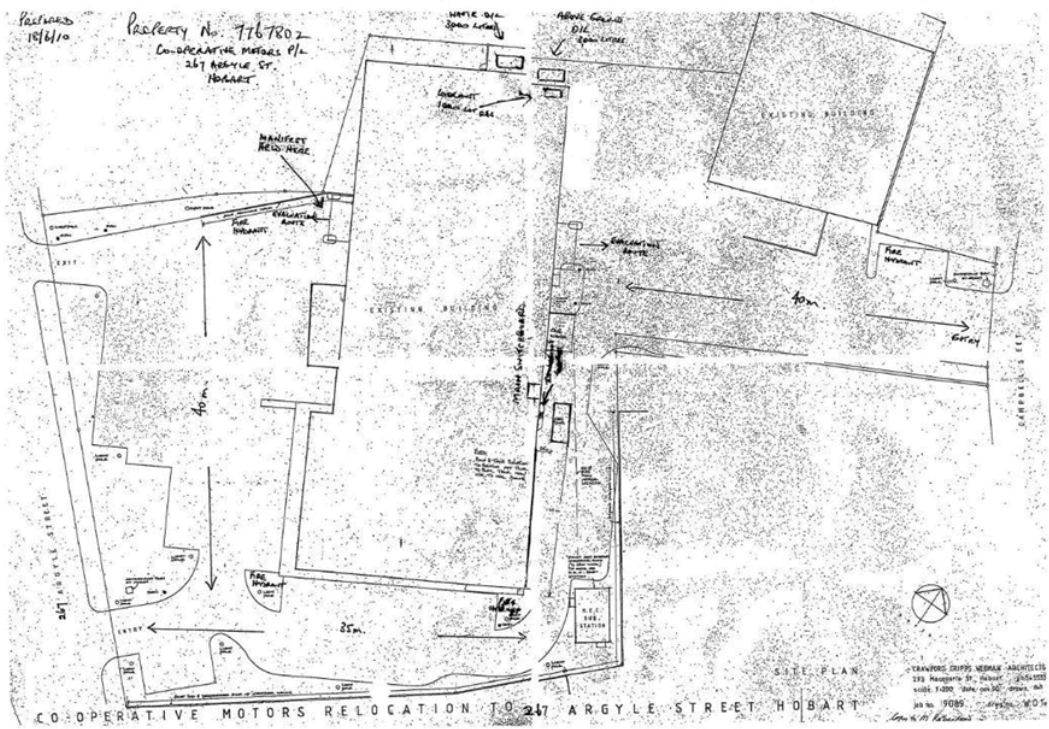
**PAYMENT OF LICENCE FEE CAN BE MADE** in person at any **Service Tasmania** shop  
**Or**

**MAIL PAYMENT (cheque/credit card) to:**

Workplace Standards Tasmania PO Box 56 ROSNY PARK TAS 7018

Credit Card Details:	Mastercard <input checked="" type="checkbox"/>	Visacard <input type="checkbox"/>	Amount Paid: 133.00
Credit Card Number:	5550 [REDACTED] 0021		
Card Expiry Date:	[REDACTED]		
Cardholder's Name: (Block Letters)	Phone No.	Signature:	
GRAEME COSTELLOE	0362301901	[Signature]	

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.



*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

### DANGEROUS GOODS AND COMBUSTIBLE LIQUIDS MANIFEST

Occupier: CO-OPERATIVE MOTORS Pty. Ltd.  
 Address of premises: 267 ARGYLE ST.  
HOBART  
 Date of preparation: 18/6/10  
 Site Plan Number: 7761802

#### Emergency Contacts

NAME	POSITION	TELEPHONE NUMBERS
BRAD COSTELLOE	OPERATIONS MANAGER	B/H 62301901 A/H 0408 431471
STUART HANKESSPOD	SALES MANAGER	B/H 62301901 A/H 0417 589159
NIGEL MILES	SERVICE MANAGER	B/H 62301901 A/H 0403 301927

#### 1. Bulk Storage

Tank Id No	Dangerous Goods					Tank	
	Name	Class	Sub Risk/s	UN No.	PG	Type	Capacity
T1	ULP	3	-	1203	2	UG	20,000 L.
T2	WASTE OIL	C1	-	1268		AG	3,000 L.
T3	OIL	C1	-	1268		AG	3,000 L.

u/g – underground  
 a/g – aboveground  
 n/a – not applicable

#### 2. Package storage areas

##### 2.1 Packaged dangerous goods of Packing Group I or Class 2.3

Storage Area	Dangerous Goods					Quantity	
	Name	Class	Sub Risk	UN No.	PG	Average	Maximum



*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

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](http://www.wst.tas.gov.au)

31834/2010

2/12/2010

CO-OPERATIVE MOTORS PTY LTD  
GPO BOX 86  
HOBART 7000

Dear Licence holder

***Dangerous Substances Act 2005***

**Facility No.** 27888 267 ARGYLE STREET  
HOBART

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](http://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



Peter Davis  
Manager  
Dangerous Substances Unit

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

MANIFEST for FACILITY 2788

WORKPLACE STANDARDS TASMANIA  
A 36 388 980 563

CO-OPERATIVE MOTORS PTY LTD  
267 ARGYLE STREET  
HOBART

Notification issued

Class	Description	Qty in Process	Qty in Storage	Qty in Total	Unit	Packing Group
3	Class 3			20,000.000	KGL	Packing Group Two
	Combustible Liquids with fire risk C1 and C2			3,000.000	KGL	
	Combustible Liquids with fire risk C1 and C2			3,000.000	KGL	

SITE MANIFEST

WORKPLACE STANDARDS TASMANIA  
A 36 388 980 563

2788 - CO-OPERATIVE MOTORS  
267 ARGYLE STREET  
HOBART

Licence 27580 valid from to

Class	Description	Type	Size	L	Unit	Qty	Location
3	PETROL	TAN	20.000	Y	L	1 ???	Unknown storage location code :

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.



Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.



*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*



DEPARTMENT of INFRASTRUCTURE, ENERGY & RESOURCES  
 WORKPLACE STANDARDS TASMANIA  
 13 JUN 2003  
 ROSNY  
 PHONE: 1300 366 322  
 OR (03) 6233 7657  
 FAX (03) 6233 8338

**APPLICATION FOR A LICENCE TO KEEP DANGEROUS GOODS (KEEPER'S LICENCE)**  
**DANGEROUS GOODS ACT 1998**  
**DANGEROUS GOODS (GENERAL) REGULATIONS 1998**

PLEASE READ THE GUIDANCE NOTES ON THE REVERSE SIDE OF THIS PAGE FOR TERMS USED  
 BEFORE COMPLETING THIS APPLICATION FORM

Please print in BLOCK letters

**1. TYPE OF APPLICATION (Please tick a box)**

Renewal of existing licence ☒

New licence ☐

Transfer of a licence ☐

For renewal or transfer please indicate the existing site number (shown on the Notice for Payment) 2788

**2. INTENDED LICENSEE**

Name (Business: incorporated company name, or the position and name of a senior person in the company. Private: the owners name)

CO-OPERATIVE MOTORS PTY. LTD.

ACN (business only)

012725403

ABN (business only)

50 012 725 403

Telephone

63301901

Fax

62313955

Mailing address (Street/PO Box)

610 Box 86

Suburb

HOBART

State & Postcode

7000

Email

office@co-opmotors.com.au

I certify that the information contained on this application is accurate and correct:

Name (if same as above, please write 'as above')

GRAEME COSTELLOE

Position

MANAGING DIRECTOR

Signature of licensee

Date

12/6/03

**3. DEPOT TO BE LICENSED (ADDRESS WHERE THE GOODS ARE STORED)**

Business Trading Name (or the name of the owner of a private depot)

CO-OP TOYOTA

Street address of depot

267 ARGYLE ST

Suburb

HOBART

Postcode

7000

Site telephone

62301901

Site fax

62343955

Name of occupier (or owner of a private store)

CO-OP TOYOTA

**4. CONTACT DETAILS (provide details of the person who should be contacted about information contained in this form, if different to licensee)**

Name

GRAEME COSTELLOE

Position

MANAGING DIRECTOR

Mailing address (Street/PO Box)

610 Box 86

Suburb

HOBART

State & Postcode

7000

Telephone/Mobile

Fax

62313955

Email

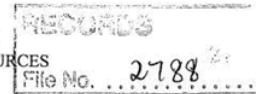
office@co-opmotors.com.au

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.



DEPARTMENT of  
INFRASTRUCTURE  
ENERGY and RESOURCES

WORKPLACE STANDARDS TASMANIA



### FACSIMILE MESSAGE COVER SHEET

**TO:** David Morey / P. Ray  
**ORGANISATION:** Pitt & Sherry  
**FAX NO:** 6223 1299

**FROM:** Peter Davis  
**FAX NO:** (03) 6233 8338  
**TELEPHONE NO:** (03) 6233 8358

**DATE:** 16 February 1999  
**NO. OF PAGES:** 2  
(including cover sheet)

Dear David

#### 267 Argyle Street Hobart – Proposed Oil Storage Enclosure

Further to our conversation, I can confirm the following information regarding the above site:

1. The site is currently licensed to keep dangerous goods (Petrol 20,000 litres - underground).
2. There has been no applications submitted to Workplace Standards Tasmania with respect to the Dangerous Goods (General) Regulations 1998, to alter or add to the present storage of dangerous goods.
3. Where there is any construction taking place on the site that may impact on existing dangerous goods storage, approval should be sought through Workplace Standards Tasmania under the previously mentioned legislation.
4. Oil is classified as a combustible liquid due to its high flash point (it is not classified as a dangerous good).
5. The requirements for the storage and handling of flammable and combustible liquids can be found in the Australian Standard AS 1940:1993

Document 1

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

CONSULTING ENGINEERS  
 ENVIRONMENTAL SCIENTISTS

OUR REF: H224 267 argylestr/98137/30.5dm  
 YOUR REF: 5 February 1999,

Chief Executive Officer  
 Workplace Standards Authority  
 PO Box 56  
 Rosny Park  
 TAS 7018

Attention Mr S Hyam

**267 Argyle Street Hobart Proposed Oil Storage Enclosure.**

Dear Sir,

Enclosed for your information and recommendation is a copy of building plans submitted to the Hobart City Council on 22 December 1998 for building works on the above mentioned property.

Pitt & Sherry are the Hobart City Council's consultant building surveyors and have submitted the plans on behalf of the applicant Cripps Davis & Associates Architects for comment on storage of dangerous goods.

This application is presented in accordance with Building Regulation 1994 Regulation 13 and is subject to comment within 14 days after receiving the documents.

A copy of the building application form is also enclosed showing details of the owner and applicant.

Please contact David Morey at this office if you have any queries on this matter.

Yours faithfully,

*[Signature]*  
**P Ray**  
 Building Surveyor

Encl.

*by fax 16/2*  
*contacted David Morey (p+s)*  
*told him that no application or plans had been received by WSA.*  
 ② Site is currently licensed for Petrol tank  
 ③ WSA would expect application for an alteration to a licensed site.  
 ④ Oil Storage to be in accordance with AS 1940:1993  
*KAD 16/2*

WSA	
FILE REF	2788
DOC REF	0892/99
- 8 FEB 1999 ACTION ONE	
OFFICER	SH.
PD	PD
DATE	16/2/99



**Launceston**  
 1st Floor, Crown Mill Building  
 22 Cameron Street  
 DX 70930  
 PO Box 1409  
 Launceston Tas 7250  
 Phone: (03) 6334 1766  
 Fax: (03) 6334 4651

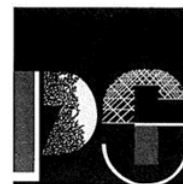
**Hobart**  
 Lower Ground Floor, Surrey House  
 199 Macquarie Street  
 DX 193  
 PO Box 94  
 Hobart Tas 7001  
 Phone: (03) 6223 1800  
 Fax: (03) 6223 1299

**Devonport**  
 1st Floor, Commonwealth Building  
 35 Oldaker Street  
 DX 70368  
 PO Box 836  
 Devonport Tas 7310  
 Phone: (03) 6424 1641  
 Fax: (03) 6424 9215

**Directors:**  
 J.W. Pitt M.I.E. Aust. C.P. Eng.  
 P.J. Holland M.I.E. Aust. C.P. Eng.  
 B.S. Neilsen M.I.E. Aust. C.P. Eng.  
 D.J. Coe M.I.E. Aust. C.P. Eng.  
 Email: info@pittsh.com.au  
 Internet: http://www.pittsh.com.au

Incorporated as Pitt & Sherry Holdings Pty. Ltd. Registered Office: 33 George Street, Launceston Tas 7250 ACN 009 586 083

PROJECT MANAGERS  
 BUILDING SURVEYORS



**PITT  
 &  
 SHERRY**  
 Incorporating  
 Morgan Klok & Neilsen





INSPECTION REPORT - 001  
KEEPING DANGEROUS GOODS

FILE NO: 2788 AREA CODE MR02 DATE 4-4-91

BUSINESS TRADING NAME: Co-operative Motors

OWNER/OCCUPIER: \_\_\_\_\_

POSTAL ADDRESS: 267 ARGYLE ST  
HOBART

LOCATION OF STORAGE: \_\_\_\_\_

APPROVAL DATE: 11-3-91 APPROVAL NO: 096 INSPECTION DATE: 4-4-91

TYPE OF INSPECTION: APPROVAL/FOLLOW-UP/ROUTINE/NEW/ADDITIONAL SUPPLIER: BP

RECOMMENDED FOR LICENSING: YES/NO INSPECTOR: M. ROBERTSON

MARKS: \_\_\_\_\_

MINES

File Ref. 2788

2788

Doc. No. 2788

Inspector RAP Initials CB

CB

Licence No. \_\_\_\_\_ Debtors No. A15220

Name of dangerous goods	Class	No. of tanks	Size of tanks	O/G O/H U/G	No. of and type of pumps	No. of cylinders drums packages	Size of cylinders drums packages
<del>PAS</del> ULP	3.1	1	20KL	UG	1XSE		

RESUBMIT DATE: \_\_\_\_\_

TO: \_\_\_\_\_

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

FORM 4

(Regulation 36 (4))

TASMANIA

096

Rec 103682  
*Dangerous Goods Act 1976*

**Approval of Site and Construction of Premises for Keeping Dangerous Goods  
or the Alteration of the Site and Construction of those Premises**

Fee: \$20  
\$50

GRANTED TO..... Crawford Cripps Wogman Architects.....

GPO Box 544F

HOBART

Approval for the \*site and construction/~~alteration of 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 Regulations* and the *Dangerous Goods Act 1976*, being complied with and subject to the ~~mentioned~~ special conditions, situated at:

Co-operative Motors

267 Argyle Street Hobart

This approval is valid for a period of one year from the date of issue.

Date of issue..... 11. March..... 19.. 91..

  
Chief Inspector of Explosives

**Dangerous Goods:**

Name	Class	Quantity
------	-------	----------

Petrol	3.1	1 x 20 kL tank
--------	-----	----------------

**SPECIAL CONDITIONS**

AS 1940

\*Strike out if inapplicable

OW 450

M. C. REED, Government Printer, Tasmania

1.8.90

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

9089  
 19 February 1991

The Division of Mines and Mineral Resources  
 Gordons Hill Road  
 ROSNY PARK 7018

ATTENTION: MR MORRIS ROBERTSON

Dear Sir


FUEL TANK  
 267 Argyle Street, Hobart

Please find enclosed 3 copies of Drawing W01a, Site Plan at 267 Argyle Street, Hobart.

We submit for approval the location of the proposed 20,000 litre fuel tank and pump required by Co-Operative Motors on this site. The pump and tank are highlighted for your reference.

We would appreciate your prompt attention to this matter.

Yours faithfully

  
 CRAWFORD CRIPPS WEGMAN  
 ARCHITECTS

<b>MINES</b>	
File Ref.	2788
28 FEB 1991	
Doc. Ref.	9089
Action Officer	CB
Initials	CB
Resubmitted to	Date

Charles W Crawford LFRAIA FRBA FIARbA    Peter E Cripps FRAIA RIBA FIARbA    Cornelis M Wegman BArchHons AWAIT FRAIA  
 Crawford Cripps Wegman Pty Ltd    Richard L Crawford ARAIA

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

**Appendix 6 Chain of Custody (COC) and Sample Receipt Notification (SRN)**

**COC EM2421465**


**SRN EM2421465**

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

ALS USE		SAMPLE DETAILS		CONTAINER INFORMATION		ANALYSIS REQUIRED		Additional Information	
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (code & delay)	TOTAL CONTAINERS	TPH, BTEX, PAH, 15 Metals	PCBs	Other	Comments on heavy contaminant levels, including any samples requiring specific GOC analysis etc.
1	Rinseate	4-12-24	5	2010 19	4	✓	✓		
2	Trip Blank				1	✓			
3	BH1 0.1-0.2				1	✓			
4	1 0.5-0.6				1	✓			
5	1 0-1.1				1	✓			
6	BH2 0.1-0.2				1	✓			
7	Duplicate				1	✓			
8	BH2 0.5-0.6				1	✓			
9	BH2 1.0-1.1				1	✓			
10	BH3 0.1-0.2				1	✓			
11	0.5-0.6				1	✓			
12	1.0-1.1				1	✓			
<b>TOTAL</b>									

**Environmental Division**  
**Melbourne**  
**Work Order Reference**  
**EM2421465**

Telephone : + 61-3-9540 9900



**CHAIN OF CUSTODY**

**CLIENT:** GEOTECHNICAL SOLUTIONS

**OFFICE:** 29 Kicksaway Pl, Battery Point TAS 7004

**PROJECT:** 267 Argyle

**ORDER NUMBER:**

**PROJECT MANAGER:** JP Cumming

**SAMPLER:** JP Cumming

**COC emailed to ALS?** YES / NO

**EDD FORM** (if default):

**RELINQUISHED BY:** [Signature]


**DATE/TIME:** 4-12-24 1500

**RECEIVED BY:** [Signature]

**DATE/TIME:** 5/12 0030

**COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:** accounts JP Sand

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*



**CHAIN OF CUSTODY**  
ALS Laboratory  
please tick ✓

**CLIENT:** GEOTECHNICAL SOLUTIONS

**PROJECT:** 29 Keweenaw Pt. Battery from TWS 7004

**ORDER NUMBER:** 267 Argyle

**PROJECT MANAGER:** JF Cumming

**SAMPLER:** CC / CC

**COC emailed to ALS?** YES / NO

**Email Reports to:** (will default to PM if no other addresses are listed)

**Email Invoice to:** (will default to PM if no other addresses are listed)

**TURNAROUND REQUIREMENTS:**

(Standard TAT may be longer for splits & 9.0% Nitrogen Degrades)

☐ Non Standard or urgent TAT (List date date)

**RECEIVED BY:** [Signature]

**DATE/TIME:** 4-12-24 1500

**FOR LABORATORY USE ONLY (PREP)**

**COC SEQUENCE NUMBER (Check)**

1	2	3	4	5	6	7
---	---	---	---	---	---	---

**Prep and / or test for metals present upon receipt?** Yes No

**Random Sample Temperature on Receipt:** °C

LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (codes below)	TOTAL CONTAINERS	TPH, BTEX, PAH, 15 Metals	Additional Information
13	BH3	1.5-1.6	4-12-24	S	1	✓	Comments on bulk contamination levels, additions or samples requiring specific OC analysis etc.
14	L	2.5-2.6			1	✓	
15	BH4	0.1-0.2			1	✓	
16	L	0.5-0.6			1	✓	
17	L	1.0-1.1			1	✓	
<b>TOTAL</b>							

**ANALYSIS REQUIRED INCLUDING BUT NOT LIMITED TO:** (Refer to container information)

When Metals are required, specify Total (additional bottles required or Dispersed field filled bottle required).

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*



### SAMPLE RECEIPT NOTIFICATION (SRN)

<b>Work Order</b>	<b>: EM2421465</b>		
<b>Client</b>	<b>: GEO-ENVIRONMENTAL SOLUTIONS</b>	<b>Laboratory</b>	<b>: Environmental Division Melbourne</b>
<b>Contact</b>	<b>: DR JOHN PAUL CUMMING</b>	<b>Contact</b>	<b>: Katie Davis</b>
<b>Address</b>	<b>: 29 KIRKSWAY PLACE</b>	<b>Address</b>	<b>: 4 Westall Rd Springvale VIC Australia</b>
	<b>BATTERY POINT TASMANIA,</b>		<b>3171</b>
	<b>AUSTRALIA 7004</b>		
<b>E-mail</b>	<b>: jcumming@geosolutions.net.au</b>	<b>E-mail</b>	<b>: katie.davis@alsglobal.com</b>
<b>Telephone</b>	<b>: +61 03 6223 1839</b>	<b>Telephone</b>	<b>: +61-3-8549 9600</b>
<b>Facsimile</b>	<b>: +61 03 6223 4539</b>	<b>Facsimile</b>	<b>: +61-3-8549 9626</b>
<b>Project</b>	<b>: 267 Argyle</b>	<b>Page</b>	<b>: 1 of 3</b>
<b>Order number</b>	<b>: ----</b>	<b>Quote number</b>	<b>: EB2017GEOENVOL0001 (EN/222)</b>
<b>C-O-C number</b>	<b>: ----</b>	<b>QC Level</b>	<b>: NEPM 2013 B3 &amp; ALS QC Standard</b>
<b>Site</b>	<b>: ----</b>		
<b>Sampler</b>	<b>:</b>		

<b>Dates</b>			
<b>Date Samples Received</b>	<b>: 05-Dec-2024 10:30</b>	<b>Issue Date</b>	<b>: 06-Dec-2024</b>
<b>Client Requested Due</b>	<b>: 12-Dec-2024</b>	<b>Scheduled Reporting Date</b>	<b>: 12-Dec-2024</b>
<b>Date</b>			

<b>Delivery Details</b>			
<b>Mode of Delivery</b>	<b>: Carrier</b>	<b>Security Seal</b>	<b>: Intact.</b>
<b>No. of coolers/boxes</b>	<b>: 1</b>	<b>Temperature</b>	<b>: 7.8°C - Ice Bricks present</b>
<b>Receipt Detail</b>	<b>:</b>	<b>No. of samples received / analysed</b>	<b>: 17 / 17</b>

#### General Comments

- This report contains the following information:
  - Sample Container(s)/Preservation Non-Compliances
  - Summary of Sample(s) and Requested Analysis
  - Proactive Holding Time Report
  - Requested Deliverables
- **Please direct any queries related to sample condition / numbering / breakages to Client Services.**
- Sample Disposal - Aqueous (3 weeks), Solid (2 months) from receipt of samples.
- Unless otherwise stated, analytical work for this work order will be conducted at ALS Melbourne, NATA accreditation no. 825, site no. 13778.
- **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 laboratory will process these samples unless instructions are received from you indicating you do not wish to proceed. The absence of this summary table indicates that all samples have been received within the recommended holding times for the analysis requested.**
- Please be aware that APHA/NEPM recommends water and soil samples be chilled to less than or equal to 6°C for chemical analysis, and less than or equal to 10°C but unfrozen for Microbiological analysis. Where samples are received above this temperature, it should be taken into consideration when interpreting results. Refer to ALS EnviroMail 85 for ALS recommendations of the best practice for chilling samples after sampling and for maintaining a cool temperature during transit.

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*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

Issue Date : 06-Dec-2024  
 Page : 2 of 3  
 Work Order : EM2421465 Amendment 0  
 Client : GEO-ENVIRONMENTAL SOLUTIONS



### Sample Container(s)/Preservation Non-Compliances

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

- No sample container / preservation non-compliance exists.

### Summary of Sample(s) and Requested Analysis

Some items described below may be part of a laboratory process necessary for the execution of client requested tasks. Packages may contain additional analyses, such as the determination of moisture content and preparation tasks, that are included in the package.

If no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component

Matrix: **SOIL**

Laboratory sample ID	Sampling date / time	Sample ID	SOIL - EA055-103 Moisture Content	SOIL - EP066 (fields) Polychlorinated Biphenyls by GC/MS	SOIL - S-03 15 Metals (NEPM 2013 Suite - Incl. Digestion)	SOIL - S-07 TRH/BTEX/PAH (SIM)	SOIL - S-18 TRH/CG-C9/BTEXN
EM2421465-002	04-Dec-2024 00:00	Trip Blank	✓				✓
EM2421465-003	04-Dec-2024 00:00	BH1 0.1-0.2	✓		✓	✓	
EM2421465-004	04-Dec-2024 00:00	BH1 0.5-0.6	✓	✓	✓	✓	
EM2421465-005	04-Dec-2024 00:00	BH1 1.0-1.1	✓		✓	✓	
EM2421465-006	04-Dec-2024 00:00	BH2 0.1-0.2	✓		✓	✓	
EM2421465-007	04-Dec-2024 00:00	Duplicate	✓		✓	✓	
EM2421465-008	04-Dec-2024 00:00	BH2 0.5-0.6	✓		✓	✓	
EM2421465-009	04-Dec-2024 00:00	BH2 1.0-1.1	✓		✓	✓	
EM2421465-010	04-Dec-2024 00:00	BH3 0.1-0.2	✓		✓	✓	
EM2421465-011	04-Dec-2024 00:00	BH3 0.5-0.6	✓		✓	✓	
EM2421465-012	04-Dec-2024 00:00	BH3 1.0-1.1	✓		✓	✓	
EM2421465-013	04-Dec-2024 00:00	BH3 1.5-1.6	✓		✓	✓	
EM2421465-014	04-Dec-2024 00:00	BH3 2.5-2.6	✓		✓	✓	
EM2421465-015	04-Dec-2024 00:00	BH4 0.1-0.2	✓		✓	✓	
EM2421465-016	04-Dec-2024 00:00	BH4 0.5-0.6	✓		✓	✓	
EM2421465-017	04-Dec-2024 00:00	BH4 1.0-1.1	✓	✓	✓	✓	

Matrix: **WATER**

Laboratory sample ID	Sampling date / time	Sample ID	WATER - W-03 15 Metals (NEPM Suite)	WATER - W-07 TRH/BTEX/PAH
EM2421465-001	04-Dec-2024 00:00	Rinsate	✓	✓

### Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

Issue Date : 06-Dec-2024  
 Page : 3 of 3  
 Work Order : EM2421465 Amendment 0  
 Client : GEO-ENVIRONMENTAL SOLUTIONS



#### Requested Deliverables

##### **All Invoices**

- A4 - AU Tax Invoice (INV)

Email accounts@geosolutions.net.au

##### **JOHN PAUL CUMMING**

- \*AU Certificate of Analysis - NATA (COA)
- \*AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)
- \*AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)
- A4 - AU Tax Invoice (INV)
- Chain of Custody (CoC) (COC)
- EDI Format - ENMRG (ENMRG)
- EDI Format - ESDAT (ESDAT)

Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au  
 Email jcumming@geosolutions.net.au

##### **MARK DOWNIE**

- \*AU Certificate of Analysis - NATA (COA)
- \*AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)
- \*AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)
- Chain of Custody (CoC) (COC)
- EDI Format - ENMRG (ENMRG)
- EDI Format - ESDAT (ESDAT)

Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au  
 Email mdownie@geosolutions.net.au

##### **Sarah Joyce**

- \*AU Certificate of Analysis - NATA (COA)
- \*AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)
- \*AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)
- Chain of Custody (CoC) (COC)
- EDI Format - ENMRG (ENMRG)
- EDI Format - ESDAT (ESDAT)

Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au  
 Email sjoyce@geosolutions.net.au

## Appendix 7 Quality Assurance and Quality Control

For BH2 0.1-0.2 and Duplicate pairs, 98% of analytes complied. Non compliances include: an RPD of 67% for Barium where <50% was expected;

For rinsate sample, there were no detections <LOR.

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

QC EM2421465

QCI EM2421465

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.



## QUALITY CONTROL REPORT

Work Order	EM2421465	Page	1 of 15
Client	GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	Environmental Division Melbourne
Contact	DR JOHN PAUL CUMMING	Contact	Katie Davis
Address	29 KIRKSWAY PLACE BATTERY POINT TASMANIA, AUSTRALIA 7004	Address	4 Westall Rd Springvale VIC Australia 3171
Telephone	+61 03 6223 1839	Telephone	+61-3-8549 9600
Project	267 Argyle	Date Samples Received	05-Dec-2024
Order number	----	Date Analysis Commenced	09-Dec-2024
C-O-C number	----	Issue Date	12-Dec-2024
Sampler	----		
Site	----		
Quote number	EN/222		
No. of samples received	17		
No. of samples analysed	17		



Accredited No. 621  
Accredited for compliance with  
ISO/IEC 17023 - 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
Diana Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Niki Szepietowski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Inorganics, Springvale, VIC

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Page	2 of 15
Work Order	EM2421465
Client	GEO-ENVIRONMENTAL SOLUTIONS
Project	267 Argyle



## 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 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.

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

\* = The final LOR has been raised due to dilution or other sample specific cause; adjusted LOR is shown in brackets. The duplicate ranges for Acceptable RPD% are applied to the final LOR where applicable.

## 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 QW-EN38 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: SOL

Sub-Matrix: SOIL		Laboratory Duplicate (DUP) Report							
Laboratory sample ID	Sample ID	Method/Comment	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EQ005(ED093): Total Metals by ICP-AES (QC Lot: 6244354)									
EM2421465-003	BH1 0.1-0.2	EQ005T: Barium	7440-39-3	10	mg/kg	30	70	72.6	No Limit
		EQ005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EQ005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EQ005T: Chromium	7440-47-3	2	mg/kg	12	9	28.0	No Limit
		EQ005T: Cobalt	7440-48-4	2	mg/kg	8	7	0.0	No Limit
		EQ005T: Nickel	7440-02-0	2	mg/kg	22	18	16.7	0% - 50%
		EQ005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EQ005T: Copper	7440-50-8	5	mg/kg	52	58	10.5	0% - 50%
		EQ005T: Lead	7439-92-1	5	mg/kg	<5	<5	0.0	No Limit
		EQ005T: Manganese	7439-96-5	5	mg/kg	126	114	9.7	0% - 20%
		EQ005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EQ005T: Vanadium	7440-62-2	5	mg/kg	26	27	0.0	No Limit
		EQ005T: Zinc	7440-66-6	5	mg/kg	31	33	6.1	No Limit
		EQ005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit
		EM2421465-012	BH3 1.0-1.1	EQ005T: Beryllium	7440-41-7	1	mg/kg	1	1
EQ005T: Cadmium	7440-43-9			1	mg/kg	<1	<1	0.0	No Limit
EQ005T: Barium	7440-39-3			10	mg/kg	70	60	15.5	No Limit
EQ005T: Chromium	7440-47-3			2	mg/kg	15	15	0.0	No Limit
EQ005T: Cobalt	7440-48-4			2	mg/kg	14	13	11.9	No Limit
EQ005T: Nickel	7440-02-0	2	mg/kg	20	18	11.0	0% - 50%		
EQ005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit		

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

Page : 3 of 15  
Work Order : EM2421465  
Client : GEO-ENVIRONMENTAL SOLUTIONS  
Project : 267 Argyle



Sub-Matrix: SOIL		Laboratory Duplicate (DUP) Report									
Laboratory sample ID	Sample ID	Method: Consistent	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)		
EQ005 (EQ003)T: Total Metals by ICP-AES (QC Lot: 6244354) - continued											
EM2421465-012	BH3 1.0-1.1	EQ005T: Copper	7440-50-8	5	mg/kg	<5	<5	0.0	No Limit		
		EQ005T: Lead	7439-92-1	5	mg/kg	17	15	12.7	No Limit		
		EQ005T: Manganese	7439-96-5	5	mg/kg	90	76	16.3	0% - 50%		
		EQ005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit		
		EQ005T: Vanadium	7440-62-2	5	mg/kg	28	26	6.8	No Limit		
		EQ005T: Zinc	7440-66-6	5	mg/kg	66	55	18.0	0% - 50%		
		EQ005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit		
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 6248562)											
EM2421460-007	Anonymous	EA055: Moisture Content	---	0.1 (1.0)°	%	7.5	7.7	2.0	No Limit		
EM2421460-017	Anonymous	EA055: Moisture Content	---	0.1 (1.0)°	%	16.9	15.6	7.9	0% - 50%		
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 6248563)											
EM2421465-008	BH2 0.5-0.6	EA055: Moisture Content	---	0.1 (1.0)°	%	21.6	21.9	0.8	0% - 20%		
EQ031T: Total Recoverable Mercury by FIMS (QC Lot: 6244353)											
EM2421465-003	BH1 0.5-0.6	EQ031T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit		
EM2421465-012	BH3 1.0-1.1	EQ031T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit		
EP066: Polychlorinated Biphenyls (PCB) (QC Lot: 6244183)											
EM2421465-004	BH1 0.5-0.6	EP066: Total Polychlorinated biphenyls	---	0.1	mg/kg	<0.1	<0.1	0.0	No Limit		
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 6244182)											
EM2421465-013	BH3 1.5-1.6	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.0	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	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Phenanthrene	85-01-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Fluoranthene	206-44-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Benz[a]anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Benzo[b]fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Benzo[k]fluoranthene	205-82-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Benzo[a]pyrene	207-08-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Indeno[1,2,3-cd]pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Dibenzo[a,h]anthracene	193-39-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Benzo[g,h,i]perylene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Naphthalene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
		EP075(SIM): Acenaphthylene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit		
EP075(SIM): Acenaphthene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6240989)											
EM2421460-003	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EM2421460-013	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6240991)											
EM2421235-002	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EM2421465-009	BH2 1.0-1.1	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6244024)											
EM2421470-002	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EM2421237-001	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit		
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6240989)											
EM2421465-013	BH3 1.5-1.6	EP071: C15 - C28 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit		
		EP071: C29 - C36 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit		
EM2421465-004	BH1 0.5-0.6	EP071: C10 - C14 Fraction	---	50	mg/kg	<50	<50	0.0	No Limit		
		EP071: C15 - C28 Fraction	---	100	mg/kg	290	260	9.4	No Limit		
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6240991)											
EM2421460-003	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit		
EM2421460-013	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit		
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6244024)											
EM2421470-002	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit		
EM2421237-001	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit		

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Sub-Matrix: SOIL			Method: Consistent		CAS Number	LOR	Unit	Laboratory Duplicate (DUP) Report				RPD (%)	Acceptable RPD (%)
Laboratory sample ID	Sample ID							Original Result	Duplicate Result				
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 6244182) - continued													
EM2421465-004	BH1 0.5-0.6	EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Phenanthrene	85-01-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Fluoranthene	206-44-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Benzo[a]anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Benzo[b]fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Benzo[k]fluoranthene	205-82-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Benzo[a]fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Benzo[a]pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Indeno[1,2,3-cd]pyrene	193-39-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit				
		EP075(SIM): Dibenzo[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	<0.5	<0.5	0.0	No Limit				
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6240989)													
EM2421460-003	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EM2421460-013	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6240991)													
EM2421235-002	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EM2421465-009	BH2 1.0-1.1	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6244024)													
EM2421470-002	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EM2421237-001	Anonymous	EP080: C6 - C9 Fraction	---	10	mg/kg	<10	<10	0.0	No Limit				
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6244181)													
EM2421465-013	BH3 1.5-1.6	EP071: C15 - C28 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit				
		EP071: C29 - C36 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit				
		EP071: C10 - C14 Fraction	---	50	mg/kg	<50	<50	0.0	No Limit				
		EP071: C15 - C28 Fraction	---	100	mg/kg	290	260	9.4	No Limit				
EM2421465-004	BH1 0.5-0.6	EP071: C29 - C36 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit				
		EP071: C10 - C14 Fraction	---	50	mg/kg	140	130	0.0	No Limit				
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6240989)													
EM2421460-003	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit				
EM2421460-013	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit				
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6240991)													
EM2421235-002	Anonymous	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit				
EM2421465-009	BH2 1.0-1.1	EP080: C6 - C10 Fraction	CE, C10	10	mg/kg	<10	<10	0.0	No Limit				



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Sub-Matrix: SOIL				CAS Number	LOR	Unit	Laboratory Duplicate (DUP) Report			
Laboratory sample ID	Sample ID	Method: Cosmochem					Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6244024)										
EM2421470-002	Anonymous	EP080: C6 - C10 Fraction	C6, C10	10	mg/kg	<10	<10	0.0	No Limit	
EM2421237-001	Anonymous	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: 6244181)										
EM2421465-013	BH3 1.5-1.6	EP071: >C16 - C34 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit	
		EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit	
		EP071: >C10 - C16 Fraction	---	50	mg/kg	<50	<50	0.0	No Limit	
EM2421465-004	BH1 0.5-0.6	EP071: >C16 - C34 Fraction	---	100	mg/kg	190	170	12.6	No Limit	
		EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	<100	0.0	No Limit	
		EP071: >C10 - C16 Fraction	---	50	mg/kg	260	250	7.0	No Limit	
EP080: BTEXN (QC Lot: 6240988)										
EM2421460-003	Anonymous	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	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	
EM2421460-013	Anonymous	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	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: 6240991)										
EM2421235-002	Anonymous	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	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	
EM2421465-009	BH2 1.0-1.1	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	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	

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Sub-Matrix: SOIL		Laboratory Duplicate (DUP) Report							
Laboratory sample ID	Sample ID	Method: Cosmochem	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080: BTEXN (QC Lot: 6240991) - continued									
EM2421465-009	BH2 1.0-1.1	EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EP080: BTEXN (QC Lot: 6244024)									
EM2421470-002	Anonymous	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	106-36-3 106-42-5	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
EM2421237-001	Anonymous	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	108-39-3 106-42-5	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
Sub-Matrix: WATER									
Laboratory sample ID	Sample ID	Method: Cosmochem	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG020F: Dissolved Metals by ICP-MS (QC Lot: 6246880)									
EM2421383-005	Anonymous	EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.0	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mg/L	0.002	0.002	0.0	No Limit
		EG020A-F: Beryllium	7440-41-7	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Barium	7440-39-3	0.001	mg/L	0.046	0.046	4.3	0% - 20%
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Cobalt	7440-48-4	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Manganese	7439-96-6	0.001	mg/L	0.098	0.101	3.1	0% - 20%
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	0.002	0.002	0.0	No Limit
		EG020A-F: Zinc	7440-66-6	0.005	mg/L	0.044	0.044	0.0	No Limit
		EG020A-F: Selenium	7782-49-2	0.01	mg/L	<0.01	<0.01	0.0	No Limit
		EG020A-F: Vanadium	7440-62-2	0.01	mg/L	<0.01	<0.01	0.0	No Limit
		EG020A-F: Boron	7440-42-8	0.05	mg/L	<0.05	<0.05	0.0	No Limit
EM2421445-001	Anonymous	EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	0.0006	0.0006	0.0	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mg/L	0.002	0.002	0.0	No Limit
		EG020A-F: Beryllium	7440-41-7	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Barium	7440-39-3	0.001	mg/L	0.006	0.006	0.0	No Limit
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.0	No Limit



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Sub-Matrix: WATER		Method: Consouf		CAS Number	LOR	Unit	Laboratory Duplicate (DUP) Report			
Laboratory sample ID	Sample ID						Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EQ020F: Dissolved Metals by ICP-MS (QC Lot: 6246880) - continued										
EM2421445-001	Anonymous	EQ020A-F: Cobalt	7440-48-4	0.001	mg/L	<0.001	<0.001	<0.001	0.0	No Limit
		EQ020A-F: Copper	7440-50-8	0.001	mg/L	0.004	0.004	0.004	0.0	No Limit
		EQ020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	<0.001	0.0	No Limit
		EQ020A-F: Manganese	7439-96-6	0.001	mg/L	<0.001	<0.001	<0.001	0.0	No Limit
		EQ020A-F: Nickel	7440-02-0	0.001	mg/L	<0.001	<0.001	<0.001	0.0	No Limit
		EQ020A-F: Zinc	7440-66-6	0.005	mg/L	0.440	0.441	0.0	0% - 20%	
		EQ020A-F: Selenium	7782-49-2	0.01	mg/L	<0.01	<0.01	<0.01	0.0	No Limit
		EQ020A-F: Vanadium	7440-62-2	0.01	mg/L	<0.01	<0.01	<0.01	0.0	No Limit
		EQ020A-F: Boron	7440-42-8	0.05	mg/L	<0.05	<0.05	<0.05	0.0	No Limit
EQ035F: Dissolved Mercury by FIMS (QC Lot: 6246882)										
EM2421465-001	Renale	EQ035F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	<0.0001	0.0	No Limit
EM2421436-002	Anonymous	EQ035F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	<0.0001	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6243067)										
EM2421404-019	Anonymous	EP071: C15 - C28 Fraction	---	100	µg/L	<100	<100	<100	0.0	No Limit
		EP071: C10 - C14 Fraction	---	50	µg/L	<50	<50	<50	0.0	No Limit
		EP071: C29 - C36 Fraction	---	50	µg/L	<50	<50	<50	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6248598)										
EM2421514-001	Anonymous	EP080: C6 - C8 Fraction	---	20	µg/L	<20	<20	<20	0.0	No Limit
EM2421665-018	Anonymous	EP080: C6 - C8 Fraction	---	20	µg/L	<20	<20	<20	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6243067)										
EM2421404-019	Anonymous	EP071: >C10 - C16 Fraction	---	100	µg/L	<100	<100	<100	0.0	No Limit
		EP071: >C16 - C34 Fraction	---	100	µg/L	<100	<100	<100	0.0	No Limit
		EP071: >C34 - C40 Fraction	---	100	µg/L	<100	<100	<100	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6248598)										
EM2421514-001	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	<20	0.0	No Limit
		EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	<20	0.0	No Limit
EP080: BTEXN (QC Lot: 6248598)										
EM2421514-001	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	<1	0.0	No Limit
		EP080: Toluene	108-88-3	2	µg/L	3	3	3	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	<2	0.0	No Limit
		EP080: meta- & para-Xylene	106-38-3	2	µg/L	<2	<2	<2	0.0	No Limit
		EP080: ortho-Xylene	106-42-3	2	µg/L	<2	<2	<2	0.0	No Limit
		EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	<5	0.0	No Limit
EM2421665-018	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	<1	0.0	No Limit
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	<2	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	<2	0.0	No Limit

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Sub-Matrix: WATER		Method: Consouf		Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)	
<b>EP080: BTEXN (QC Lot: 6248598) - continued</b>									
EM2421665-018	Anonymous	EP080: meta- & para-Xylene	106-38-3	2	µg/L	<2	<2	0.0	No Limit
		EP080: ortho-Xylene	106-42-3	2	µg/L	<2	<2	0.0	No Limit
		EP080: Naphthalene	91-20-3	5	µg/L	<5	<5	0.0	No Limit

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**Method Blank (MB) and Laboratory Control Sample (LCS) Report**

The quality control term Method 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**

Lab Matrix: SOL				Method Blank (MB)	Laboratory Control Spike (LCS) Report			
Method/Compound	CAS Number	LOR	Unit	Report	Spike	Spike Recovery (%)		
				Concentration	LOR	Low	High	
EQ005(ED093)T: Total Metals by ICP-AES (QCLot: 6244354)								
EQ005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	105	70.0	130
EQ005T: Barium	7440-39-3	10	mg/kg	<10	99.3 mg/kg	97.6	70.0	130
EQ005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	110	70.0	130
EQ005T: Boron	7440-42-8	50	mg/kg	<50	----	----	----	----
EQ005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	70.3	50.0	130
EQ005T: Chromium	7440-47-3	2	mg/kg	<2	20.2 mg/kg	108	70.0	130
EQ005T: Cobalt	7440-48-4	2	mg/kg	<2	11.2 mg/kg	94.9	70.0	130
EQ005T: Copper	7440-50-8	5	mg/kg	<5	55.9 mg/kg	94.4	70.0	130
EQ005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	98.8	70.0	130
EQ005T: Manganese	7439-96-5	5	mg/kg	<5	590 mg/kg	94.6	70.0	130
EQ005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	102	70.0	130
EQ005T: Selenium	7782-49-2	5	mg/kg	<5	-----	-----	-----	-----
EQ005T: Vanadium	7440-62-2	5	mg/kg	<5	61.3 mg/kg	104	70.0	130
EQ005T: Zinc	7440-66-6	5	mg/kg	<5	162 mg/kg	78.4	70.0	130
EQ035T: Total Recoverable Mercury by FIMS (QCLot: 6244353)								
EQ035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	98.4	69.0	128
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 6244183)								
EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	1 mg/kg	98.6	68.0	133
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244182)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	93.3	85.7	123
EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	3 mg/kg	103	81.0	123
EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	3 mg/kg	93.1	83.6	120
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	95.0	81.3	126
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	94.1	79.4	123
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	3 mg/kg	95.4	81.7	127
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	106	78.3	124
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	112	79.9	128
EP075(SIM): Benzo[a]anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	96.8	76.9	123
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	95.7	80.9	130
EP075(SIM): Benzo[b]fluoranthene	205-99-2	0.5	mg/kg	<0.5	3 mg/kg	97.9	70.0	121

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Sub-Matrix: **SOIL**

Sub-Matrix: SOIL				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method/Compound	CAS Number	LOR	Unit	Result	Spike Concentration	Spike Recovery (%)	Acceptable Limits (%)	
						LCS	Low	High
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244182) - continued								
EP075(SIM): Benzo[k]fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	92.5	80.4	130
EP075(SIM): Benzo[a]pyrene	50-32-8	0.5	mg/kg	<0.5	3 mg/kg	93.3	70.2	123
EP075(SIM): Indeno[1,2,3-cd]pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	82.6	67.9	122
EP075(SIM): Dibenzo[a,h]anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	82.1	65.8	123
EP075(SIM): Benzo[g,h,i]perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	80.7	65.8	127
EP080(07): Total Petroleum Hydrocarbons (QCLot: 6240989)								
EP080: C6 - C9 Fraction	---	10	mg/kg	<10	36 mg/kg	73.5	58.6	131
EP080(07): Total Petroleum Hydrocarbons (QCLot: 6240991)								
EP080: C6 - C9 Fraction	---	10	mg/kg	<10	36 mg/kg	104	58.5	131
EP080(07): Total Petroleum Hydrocarbons (QCLot: 6244024)								
EP080: C6 - C9 Fraction	---	10	mg/kg	<10	36 mg/kg	92.4	58.6	131
EP080(07): Total Petroleum Hydrocarbons (QCLot: 6244181)								
EP071: C10 - C14 Fraction	---	50	mg/kg	<50	790 mg/kg	98.1	75.0	138
EP071: C15 - C28 Fraction	---	100	mg/kg	<100	2730 mg/kg	90.9	82.0	123
EP071: C29 - C36 Fraction	---	100	mg/kg	<100	1410 mg/kg	92.1	82.4	121
EP080(07): Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240989)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	69.4	59.3	128
EP080(07): Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240991)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	99.6	59.3	128
EP080(07): Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244024)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	80.3	59.3	128
EP080(07): Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244181)								
EP071: >C10 - C16 Fraction	---	50	mg/kg	<50	1080 mg/kg	87.7	77.0	130
EP071: >C16 - C34 Fraction	---	100	mg/kg	<100	3640 mg/kg	90.4	81.5	120
EP071: >C34 - C40 Fraction	---	100	mg/kg	<100	270 mg/kg	92.3	73.3	137
EP080: BTEXN (QCLot: 6240989)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	74.3	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	77.7	65.8	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	76.6	65.8	124
EP080: meta- & para-Xylene	106-42-3	0.5	mg/kg	<0.5	4 mg/kg	80.4	64.8	134
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	84.9	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	111	61.8	123
EP080: BTEXN (QCLot: 6240991)								

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Sub-Matrix: <b>SOIL</b>				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method/Compound	CAS Number	LOR	Unit	Result	Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%)	
Low								
High								
<b>EP080: BTEXN (QCLot: 6240991) - continued</b>								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	95.6	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	102	65.8	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	101	65.8	124
EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	4 mg/kg	106	64.8	134
	106-42-3							
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	107	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	91.5	61.8	123
<b>EP080: BTEXN (QCLot: 6244024)</b>								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	90.0	61.6	117
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	86.9	65.8	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	86.4	65.8	124
EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	4 mg/kg	95.5	64.8	134
	106-42-3							
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	87.7	68.7	132
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	94.6	61.8	123
Sub-Matrix: <b>WATER</b>				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method/Compound	CAS Number	LOR	Unit	Result	Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%)	
Low								
High								
<b>EG020F: Dissolved Metals by ICP-MS (QCLot: 6246880)</b>								
EG020A-F: Arsenic	7440-38-2	0.001	mg/L	<0.001	0.1 mg/L	101	89.0	111
EG020A-F: Beryllium	7440-41-7	0.001	mg/L	<0.001	0.1 mg/L	87.2	85.0	112
EG020A-F: Barium	7440-39-3	0.001	mg/L	<0.001	0.1 mg/L	99.9	83.6	113
EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	0.1 mg/L	96.4	83.5	111
EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	0.1 mg/L	91.8	83.2	109
EG020A-F: Cobalt	7440-48-4	0.001	mg/L	<0.001	0.1 mg/L	93.3	84.3	110
EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	0.1 mg/L	93.8	83.1	107
EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	0.1 mg/L	94.2	84.6	109
EG020A-F: Manganese	7439-96-5	0.001	mg/L	<0.001	0.1 mg/L	92.3	84.8	110
EG020A-F: Nickel	7440-02-0	0.001	mg/L	<0.001	0.1 mg/L	97.1	84.3	110
EG020A-F: Selenium	7782-49-2	0.01	mg/L	<0.01	0.1 mg/L	104	82.3	113
EG020A-F: Vanadium	7440-62-2	0.01	mg/L	<0.01	0.1 mg/L	92.3	83.7	110
EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	0.1 mg/L	103	86.3	112
EG020A-F: Boron	7440-42-8	0.05	mg/L	<0.05	0.5 mg/L	95.3	85.4	115
<b>EG030F: Dissolved Mercury by FIMS (QCLot: 6246882)</b>								
EG030F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	0.01 mg/L	99.7	71.6	116

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Sub-Matrix: WATER				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method/Concentration	CAS Number	LOR	Unit	Result	Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%)	
Low								
High								
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6243068)								
EP075(SIM): Naphthalene	91-20-3	1	µg/L	<1.0	5 µg/L	88.8	42.8	114
EP075(SIM): Acenaphthylene	208-96-9	1	µg/L	<1.0	5 µg/L	93.0	48.6	119
EP075(SIM): Acenaphthene	83-32-9	1	µg/L	<1.0	5 µg/L	92.8	47.0	117
EP075(SIM): Fluorene	86-73-7	1	µg/L	<1.0	5 µg/L	96.0	49.5	119
EP075(SIM): Phenanthrene	85-01-6	1	µg/L	<1.0	5 µg/L	101	49.4	121
EP075(SIM): Anthracene	120-12-7	1	µg/L	<1.0	5 µg/L	108	48.4	122
EP075(SIM): Fluoranthene	206-44-0	1	µg/L	<1.0	5 µg/L	102	50.3	124
EP075(SIM): Pyrene	129-00-0	1	µg/L	<1.0	5 µg/L	104	50.0	126
EP075(SIM): Benzo(a)anthracene	56-55-3	1	µg/L	<1.0	5 µg/L	93.4	49.4	127
EP075(SIM): Chrysene	218-01-9	1	µg/L	<1.0	5 µg/L	106	48.7	126
EP075(SIM): Benzo(b)fluoranthene	205-99-2	1	µg/L	<1.0	5 µg/L	78.7	54.5	134
	205-82-3							
EP075(SIM): Benzo(k)fluoranthene	207-08-9	1	µg/L	<1.0	5 µg/L	113	56.1	134
EP075(SIM): Benzo(a)pyrene	50-32-6	0.5	µg/L	<0.5	5 µg/L	101	55.6	135
EP075(SIM): Indeno(1,2,3-cd)pyrene	193-39-5	1	µg/L	<1.0	5 µg/L	102	54.4	126
EP075(SIM): Dibenzo(a,h)anthracene	53-70-3	1	µg/L	<1.0	5 µg/L	99.8	54.5	126
EP075(SIM): Benzo(g,h,i)perylene	191-24-2	1	µg/L	<1.0	5 µg/L	93.7	54.4	126
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6243067)								
EP071: C10 - C14 Fraction	---	50	µg/L	<50	4421 µg/L	72.5	47.2	122
EP071: C15 - C28 Fraction	---	100	µg/L	<100	15219 µg/L	79.5	52.9	131
EP071: C29 - C36 Fraction	---	50	µg/L	<50	7904 µg/L	80.7	50.4	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6243598)								
EP080: C6 - C8 Fraction	---	20	µg/L	<20	360 µg/L	72.3	66.2	134
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6243057)								
EP071: <C10 - C16 Fraction	---	100	µg/L	<100	6055 µg/L	79.8	49.1	125
EP071: <C16 - C34 Fraction	---	100	µg/L	<100	20300 µg/L	78.0	51.6	128
EP071: <C34 - C40 Fraction	---	100	µg/L	<100	1456 µg/L	88.7	47.2	130
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6243598)								
EP080: C6 - C10 Fraction	C6, C10	20	µg/L	<20	450 µg/L	72.2	66.2	132
EP080: BTEXN (QCLot: 6244598)								
EP080: Benzene	71-43-2	1	µg/L	<1	20 µg/L	85.6	68.8	127
EP080: Toluene	108-88-3	2	µg/L	<2	20 µg/L	86.0	72.9	129
EP080: Ethylbenzene	100-41-4	2	µg/L	<2	20 µg/L	86.2	71.7	130
EP080: meta- & para-Xylene	108-38-3	2	µg/L	<2	40 µg/L	86.5	72.3	136
	106-42-3							

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Sub-Matrix: WATER				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
Method Compound	CAS Number	LOB	Unit	Result	Spike Concentration	Spike Recovery (%)	Acceptable Limits (%)	
						Low	High	
<b>EP080: BTEXN (QCLot: 6245598) - continued</b>								
EP080: ortho-Xylene	95-47-6	2	µg/L	<2	20 µg/L	93.3	75.9	134
EP080: Naphthalene	91-20-3	5	µg/L	<5	5 µg/L	99.8	68.3	131

#### 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

Sub-Matrix: SOIL				Matrix Spike (MS) Report			
Laboratory sample ID	Sample ID	Method Compound	CAS Number	Spike Concentration	MS Spike Recovery (%)	Acceptable Limits (%)	
						Low	High
<b>EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6244354)</b>							
EM2421465-004	BH1 0.5-0.6	EG005T: Arsenic	7440-38-2	50 mg/kg	103	78.0	124
		EG005T: Cadmium	7440-43-9	50 mg/kg	99.8	79.7	116
		EG005T: Chromium	7440-47-3	50 mg/kg	97.9	79.0	121
		EG005T: Copper	7440-50-9	250 mg/kg	99.7	80.0	120
		EG005T: Lead	7439-92-1	250 mg/kg	109	80.0	120
		EG005T: Nickel	7440-02-0	50 mg/kg	98.0	78.0	120
		EG005T: Zinc	7440-66-6	250 mg/kg	93.1	80.0	120
<b>EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244353)</b>							
EM2421465-004	BH1 0.5-0.6	EG035T: Mercury	7439-97-6	0.5 mg/kg	101	70.0	130
<b>EP066: Polychlorinated Biphenyls (PCB) (QCLot: 6244183)</b>							
EM2421465-017	BH4 1.0-1.1	EP066: Total Polychlorinated biphenyls	----	1 mg/kg	82.9	63.2	144
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244182)</b>							
EM2421465-004	BH1 0.5-0.6	EP075(SIM): Acenaphthene	83-32-9	3 mg/kg	89.2	77.2	116
		EP075(SIM): Pyrene	129-00-0	3 mg/kg	91.9	65.5	136
<b>EP080/071: Total Petroleum Hydrocarbons (QCLot: 6240989)</b>							
EM2421460-006	Anonymous	EP080: C6 - C9 Fraction	----	28 mg/kg	56.6	33.4	124
<b>EP080/071: Total Petroleum Hydrocarbons (QCLot: 6240991)</b>							
EM2421236-005	Anonymous	EP080: C6 - C9 Fraction	----	28 mg/kg	79.6	33.4	124
<b>EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244024)</b>							
EM2421237-003	Anonymous	EP080: C6 - C9 Fraction	----	28 mg/kg	67.9	33.4	124
<b>EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244181)</b>							
EM2421465-003	BH1 0.1-0.2	EP071: C10 - C14 Fraction	----	790 mg/kg	96.5	71.2	129
		EP071: C15 - C28 Fraction	----	2730 mg/kg	93.2	75.6	122
		EP071: C29 - C36 Fraction	----	1410 mg/kg	85.8	78.0	120
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240989)</b>							

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Sub-Matrix: SOIL				Matrix Spike (MS) Report			
Laboratory sample ID	Sample ID	Method Compound	CAS Number	Spike Concentration	MS Spike Recovery (%)	Acceptable Limits (%)	
						Low	High
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240989) - continued</b>							
EM2421460-004	Anonymous	EP080: C6 - C10 Fraction	C6, C10	33 mg/kg	54.0	30.6	120
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240991)</b>							
EM2421236-005	Anonymous	EP080: C6 - C10 Fraction	C6, C10	33 mg/kg	76.1	30.6	120
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244024)</b>							
EM2421237-003	Anonymous	EP080: C6 - C10 Fraction	C6, C10	33 mg/kg	65.5	30.6	120
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244181)</b>							
EM2421465-003	BH1 0.1-0.2	EP071: >C10 - C16 Fraction	----	1080 mg/kg	94.7	72.2	128
		EP071: >C16 - C34 Fraction	----	3640 mg/kg	90.6	76.5	119
		EP071: >C34 - C40 Fraction	----	270 mg/kg	8 61.5	66.8	138
<b>EP080: BTEXN (QCLot: 6240989)</b>							
EM2421460-004	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	64.3	54.4	127
		EP080: Toluene	108-88-3	2 mg/kg	67.1	57.1	131
<b>EP080: BTEXN (QCLot: 6240991)</b>							
EM2421236-005	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	61.9	54.4	127
		EP080: Toluene	108-88-3	2 mg/kg	90.8	57.1	131
<b>EP080: BTEXN (QCLot: 6244024)</b>							
EM2421237-003	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	91.5	54.4	127
		EP080: Toluene	108-88-3	2 mg/kg	89.7	57.1	131
<b>Sub-Matrix: WATER</b>							
Sub-Matrix: WATER				Matrix Spike (MS) Report			
Laboratory sample ID	Sample ID	Method Compound	CAS Number	Spike Concentration	MS Spike Recovery (%)	Acceptable Limits (%)	
						Low	High
<b>EG020F: Dissolved Metals by ICP-MS (QCLot: 6246880)</b>							
EM2421383-005	Anonymous	EG020A-F: Arsenic	7440-38-2	0.2 mg/L	99.8	76.6	124
		EG020A-F: Barium	7440-41-7	0.2 mg/L	93.1	73.0	120
		EG020A-F: Barium	7440-39-3	0.2 mg/L	100	75.0	127
		EG020A-F: Cadmium	7440-43-9	0.05 mg/L	101	74.6	118
		EG020A-F: Chromium	7440-47-3	0.2 mg/L	95.2	71.0	135
		EG020A-F: Cobalt	7440-48-4	0.2 mg/L	96.4	78.0	132
		EG020A-F: Copper	7440-50-9	0.2 mg/L	93.0	76.0	130
		EG020A-F: Lead	7439-92-1	0.2 mg/L	91.0	75.0	133
		EG020A-F: Manganese	7439-96-5	0.2 mg/L	94.1	64.0	134
		EG020A-F: Nickel	7440-02-0	0.2 mg/L	99.2	73.0	131
		EG020A-F: Vanadium	7440-62-2	0.2 mg/L	90.7	73.0	131
		EG020A-F: Zinc	7440-66-6	0.2 mg/L	102	75.0	131
<b>EG035F: Dissolved Mercury by FIMS (QCLot: 6246882)</b>							
EM2421440-001	Anonymous	EG035F: Mercury	7439-97-6	0.01 mg/L	97.5	70.0	120



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Sub-Matrix: WATER				Matrix Spike (MS) Report			
Laboratory sample ID	Sample ID	Method/Compound	CAS Number	Concentration	Spike Recovery (%)	Acceptable Limit (%)	
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6243067)							
EM2421404-020	Anonymous	EP071: C10 - C14 Fraction	---	4421 µg/L	52.5	48.0	126
		EP071: C15 - C28 Fraction	---	15219 µg/L	67.7	51.7	132
		EP071: C29 - C36 Fraction	---	7904 µg/L	68.3	50.5	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6248598)							
EM2421665-019	Anonymous	EP080: C6 - C9 Fraction	---	290 µg/L	49.9	33.9	126
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6243067)							
EM2421404-020	Anonymous	EP071: >C10 - C16 Fraction	---	6065 µg/L	68.7	48.0	128
		EP071: >C16 - C34 Fraction	---	20300 µg/L	66.3	50.4	130
		EP071: >C34 - C40 Fraction	---	1456 µg/L	74.8	47.4	131
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6248598)							
EM2421665-019	Anonymous	EP080: C6 - C10 Fraction	C6, C10	330 µg/L	49.4	34.0	122
EP080: BTEXN (QCLot: 6248598)							
EM2421665-019	Anonymous	EP080: Benzene	71-43-2	20 µg/L	72.8	56.3	133
		EP080: Toluene	108-88-3	20 µg/L	71.4	60.4	132



#### QA/QC Compliance Assessment to assist with Quality Review

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Client	: GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	: Environmental Division Melbourne
Contact	: DR JOHN PAUL CUMMING	Telephone	: +61-3-8549 9600
Project	: 267 Argyle	Date Samples Received	: 05-Dec-2024
Site	: ---	Issue Date	: 12-Dec-2024
Sampler	: ---	No. of samples received	: 17
Order number	: ---	No. of samples analysed	: 17

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

#### Summary of Outliers

##### Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO** Method Blank value outliers occur.
- **NO** Duplicate outliers occur.
- **NO** Laboratory Control outliers occur.
- Matrix Spike outliers exist - please see following pages for full details.
- For all regular sample matrices, where applicable to the methodology, **NO** surrogate recovery outliers occur.

##### Outliers : Analysis Holding Time Compliance

- **NO** Analysis Holding Time Outliers exist.

##### Outliers : Frequency of Quality Control Samples

- Quality Control Sample Frequency Outliers exist - please see following pages for full details.

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**Outliers : Quality Control Samples**

Duplicates, Method Blanks, Laboratory Control Samples and Matrix Spikes

Matrix: SOIL

Compound Group Name	Laboratory Sample ID	Client Sample ID	Analyte	CAS Number	Date	Limit	Comment
Matrix Spike (MS) Recoveries							
EP080071: Total Recoverable Hydrocarbons - NEPM 2 EM2421465-003		BH1 0.1-0.2	>C34 - C40 Fraction	---	61.5 %	66.8-138%	Recovery less than lower data quality objective

**Outliers : Frequency of Quality Control Samples**

Matrix: WATER

Quality Control Sample Type	Method	QC	Count	Rate (%)	Quality Control Specification
Laboratory Duplicates (DUP)					
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	NEPM 2013 B3 & ALS QC Standard
THM - Semivolatile Fraction	EP071	1	17	5.88	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)					
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	NEPM 2013 B3 & ALS QC Standard

**Analysis Holding Time Compliance**

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report 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 retests. 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 as Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: SOIL

Method	Sample Date	Extraction / Preparation	Analysis
Container / Client Sample ID(s)		Date extracted Due for extraction Evaluation	Date analysed Due for analysis Evaluation
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>			
Soil Glass Jar - Unpreserved (EA055)			
Top Blank			
BH1 0.5-0.6, BH1 1.0-1.1, Duplicate, BH2 0.5-0.6, BH2 1.0-1.1, BH3 0.1-0.2, BH3 0.5-0.6, BH3 1.0-1.1, BH3 1.5-1.6, BH3 2.5-2.6, BH4 0.5-0.6, BH4 1.0-1.1	04-Dec-2024	---	10-Dec-2024
			18-Dec-2024
			✓

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Matrix: SOIL

Method	Sample Date	Extraction / Preparation	Analysis
Container / Client Sample ID(s)		Date extracted Due for extraction Evaluation	Date analysed Due for analysis Evaluation
<b>EG005(EG003)T: Total Metals by ICP-AES</b>			
Soil Glass Jar - Unpreserved (EG005T)			
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 0.5-0.6, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1	04-Dec-2024	11-Dec-2024	02-Jun-2025
			✓
			11-Dec-2024
			02-Jun-2025
			✓
<b>EG035T: Total Recoverable Mercury by FIMS</b>			
Soil Glass Jar - Unpreserved (EG035T)			
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 0.5-0.6, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1	04-Dec-2024	11-Dec-2024	01-Jan-2025
			✓
			11-Dec-2024
			01-Jan-2025
			✓
<b>EP066: Polychlorinated Biphenyls (PCB)</b>			
Soil Glass Jar - Unpreserved (EP066)			
BH1 0.5-0.6, BH1 1.0-1.1	04-Dec-2024	11-Dec-2024	18-Dec-2024
			✓
			11-Dec-2024
			20-Jan-2025
			✓
<b>EP075(SIMB): Polynuclear Aromatic Hydrocarbons</b>			
Soil Glass Jar - Unpreserved (EP075(SIM))			
BH3 0.1-0.2, BH3 2.5-2.6, BH4 0.5-0.6	04-Dec-2024	11-Dec-2024	18-Dec-2024
			✓
			11-Dec-2024
			20-Jan-2025
			✓
Soil Glass Jar - Unpreserved (EP075(SIM))			
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 0.5-0.6, BH2 1.0-1.1, BH3 1.5-1.6, BH4 1.0-1.1	04-Dec-2024	11-Dec-2024	18-Dec-2024
			✓
			11-Dec-2024
			20-Jan-2025
			✓

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Matrix: SOIL		Evaluation: * = Holding time breach; ✓ = Within holding time						
Method	Sample Date	Extraction / Preparation			Analysis			
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation	
Container / Client Sample ID(s)								
EP000/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP000)								
Trip Blank	04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓	
Soil Glass Jar - Unpreserved (EP000)	04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓	
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1	BH1 0.5-0.6, BH2 0.1-0.2, BH2 0.5-0.6, BH3 0.1-0.2, BH3 1.0-1.1, BH3 2.5-2.6, BH4 0.5-0.6							
Soil Glass Jar - Unpreserved (EP071)	04-Dec-2024	11-Dec-2024	18-Dec-2024	✓	11-Dec-2024	20-Jan-2025	✓	
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1	BH1 0.5-0.6, BH2 0.1-0.2, BH2 0.5-0.6, BH3 0.1-0.2, BH3 1.0-1.1, BH3 2.5-2.6, BH4 1.0-1.1							
Soil Glass Jar - Unpreserved (EP071)	04-Dec-2024	11-Dec-2024	18-Dec-2024	✓	12-Dec-2024	20-Jan-2025	✓	
BH4 0.5-0.6								

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Matrix: SOIL		Evaluation: * = Holding time breach; ✓ = Within holding time						
Method	Sample Date	Extraction / Preparation			Analysis			
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation	
Container / Client Sample ID(s)								
EP000/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP000)								
Trip Blank		04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Soil Glass Jar - Unpreserved (EP000)								
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1		04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓
BH1 0.5-0.6, BH2 0.1-0.2, BH2 0.5-0.6, BH3 0.1-0.2, BH3 1.0-1.1, BH3 2.5-2.6, BH4 0.5-0.6								
Soil Glass Jar - Unpreserved (EP071)								
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1		04-Dec-2024	11-Dec-2024	18-Dec-2024	✓	11-Dec-2024	20-Jan-2025	✓
BH1 0.5-0.6, BH2 0.1-0.2, BH2 0.5-0.6, BH3 0.1-0.2, BH3 1.0-1.1, BH3 2.5-2.6, BH4 1.0-1.1								
Soil Glass Jar - Unpreserved (EP071)								
BH4 0.5-0.6		04-Dec-2024	11-Dec-2024	18-Dec-2024	✓	12-Dec-2024	20-Jan-2025	✓
EP000: BTEXN								
Soil Glass Jar - Unpreserved (EP000)								
Trip Blank		04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Soil Glass Jar - Unpreserved (EP000)								
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH3 1.5-1.6, BH4 0.1-0.2, BH4 1.0-1.1		04-Dec-2024	19-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓
BH1 0.5-0.6, BH2 0.1-0.2, BH2 0.5-0.6, BH3 0.1-0.2, BH3 1.0-1.1, BH3 2.5-2.6, BH4 0.5-0.6								
Matrix: WATER								
Method	Sample Date	Extraction / Preparation			Analysis			
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation	
Container / Client Sample ID(s)								
EQ020F: Dissolved Metals by ICP-MS								
Clear Plastic Bottle - Filtered; Lab-acidified (EQ020A-F)								
Rinse		04-Dec-2024	---	---	---	10-Dec-2024	02-Jun-2025	✓



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Matrix: WATER		Evaluation: * = Holding time breach; ✓ = Within holding time												
Method	Sample Date	Extraction / Preparation			Analysis									
		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation							
EQ035F: Dissolved Mercury by FIMS														
Clear Plastic Bottle - Filtered, Lab-acidified (EQ035F)	04-Dec-2024	---	---	---	10-Dec-2024	01-Jan-2025	✓							
Rinse														
EP075(SMB): Polynuclear Aromatic Hydrocarbons														
Amber Glass Bottle - Unpreserved (EP075(SMB))	04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓							
Rinse														
EP080(71): Total Petroleum Hydrocarbons														
Amber Glass Bottle - Unpreserved (EP071)	04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓							
Rinse														
Amber VOC Vial - Sulfuric Acid (EP080)														
Rinse	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓							
EP080(71): Total Recoverable Hydrocarbons - NEPM 2013 Fractions														
Amber Glass Bottle - Unpreserved (EP071)								04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓
Rinse														
Amber VOC Vial - Sulfuric Acid (EP080)														
Rinse	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓							
EP080: BTEX														
Amber VOC Vial - Sulfuric Acid (EP080)								04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Rinse														

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#### Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was/were processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: SOIL		Evaluation: * = Quality Control frequency not within specification; ✓ = Quality Control frequency within specification					
Quality Control Sample Type	Method	Count		Rate (%)		Evaluation	Quality Control Specification
Analytical Methods		QC	Regular	Actual	Expected		
Laboratory Duplicates (DUP)							
Moisture Content	EA055	3	30	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAAHPhenols (SIM)	EP075(SIM)	2	15	13.33	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	2	50.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EQ035T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EQ005T	3	20	15.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	15	13.33	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	6	55	10.91	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
PAAHPhenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EQ035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EQ005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	3	55	5.45	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Basics (MB)							
PAAHPhenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EQ035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EQ005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	3	55	5.45	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
PAAHPhenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	1	2	50.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EQ035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EQ005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	3	55	5.45	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix: WATER							
Quality Control Sample Type	Method	Count		Rate (%)		Evaluation	Quality Control Specification
Analytical Methods		QC	Regular	Actual	Expected		
Laboratory Duplicates (DUP)							
Dissolved Mercury by FIMS	EQ035F	2	13	15.38	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EQ020A-F	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAAHPhenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	10.00	✗	NEPM 2013 B3 & ALS QC Standard

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Matrix: WATER							Evaluation: * = Quality Control frequency not within specification; ✓ = Quality Control frequency within specification.	
Quality Control Sample Type	Method	QC	Count	Actual	Expected	Ratio (%)	Evolution	Quality Control Specification
<b>Analytical Methods</b>								
Laboratory Duplicates (DUP) - Continued								
TRH - Semivolatile Fraction	EP071	1	17	5.88	10.00	58.8	✗	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	11	18.18	10.00	181.8	✗	NEPM 2013 B3 & ALS QC Standard
<b>Laboratory Control Samples (LCS)</b>								
Dissolved Mercury by FIMS	EQ035F	1	13	7.69	5.00	153.8	✗	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EQ020A-F	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	8	12.50	5.00	250.0	✗	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	11	9.09	5.00	181.8	✗	NEPM 2013 B3 & ALS QC Standard
<b>Method Blanks (MB)</b>								
Dissolved Mercury by FIMS	EQ035F	1	13	7.69	5.00	153.8	✗	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EQ020A-F	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	8	12.50	5.00	250.0	✗	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	11	9.09	5.00	181.8	✗	NEPM 2013 B3 & ALS QC Standard
<b>Matrix Spikes (MS)</b>								
Dissolved Mercury by FIMS	EQ035F	1	13	7.69	5.00	153.8	✗	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EQ020A-F	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	5.00	0.0	✗	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	117.6	✗	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	11	9.09	5.00	181.8	✗	NEPM 2013 B3 & ALS QC Standard

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#### Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In-house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EQ005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICP-AES 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	EQ035T	SOIL	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl <sub>2</sub> ) 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 SnCl <sub>2</sub> 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).
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).
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).
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.
Dissolved Metals by ICP-MS - Suite A	EQ020A-F	WATER	In house: Referenced to APHA 3125; USEPA SW846 - 6020, ALS QWI-ENEG020. Samples are 0.45µm filtered prior to analysis. The ICP-MS technique utilizes a highly efficient argon plasma to ionize selected elements. Ions are then passed into a high vacuum mass spectrometer, which separates the analytes based on their distinct mass to charge ratios prior to their measurement by a discrete dynode ion detector.
Dissolved Mercury by FIMS	EQ035F	WATER	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl <sub>2</sub> ) Cold Vapour generation) AAS) Samples are 0.45µm filtered prior to analysis. FIM-AAS is an automated flameless atomic absorption technique. A bromate/bromide reagent is used to oxidise any organic mercury compounds in the filtered sample. The ionic mercury is reduced online to atomic mercury vapour by SnCl <sub>2</sub> 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).
TRH - Semivolatile Fraction	EP071	WATER	In house: Referenced to USEPA SW 846 - 8015. The sample extract is analysed by Capillary GC/FID and quantification is by comparison against an established 5 point calibration curve of n-Alkane standards. This method is compliant with the QC requirements of NEPM Schedule B(3).

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Analytical Methods	Method	Matrix	Method Descriptions
PAH-Phenols (GC/MS - SIM)	EP075(SIM)	WATER	In house: Referenced to USEPA SW 846 - 8270. Sample extracts are analysed by Capillary GC/MS in SIM Mode and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule B(3).
TRH Volatiles/BTEX	EP080	WATER	In house: Referenced to USEPA SW 846 - 8260. Water samples are directly purged prior to analysis by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. Alternatively, a sample is equilibrated in a headspace vial and a portion of the headspace determined by GC/MS analysis. This method is compliant with the QC requirements of NEPM Schedule B(3).
Preparation Methods	Method	Matrix	Method Descriptions
Hot Block Digest for metals in soils, sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion. 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM 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.
Separatory Funnel Extraction of Liquids	ORG14	WATER	In house: Referenced to USEPA SW 846 - 3510. 100 mL to 1L of sample is transferred to a separatory funnel and serially extracted three times using DCM for each extract. The resultant extracts are combined, dehydrated and concentrated for analysis. This method is compliant with NEPM Schedule B(3). ALS default excludes sediment which may be resident in the container.
Volatiles Water Preparation	ORG16-W	WATER	A 5 mL aliquot or 5 mL of a diluted sample is added to a 40 mL VOC vial for purging.

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## **Appendix 8 Certificate of Analysis**

**COA EM2421465**

Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.

**CERTIFICATE OF ANALYSIS**

Work Order : EM2421465  
Client : GEO-ENVIRONMENTAL SOLUTIONS  
Contact : DR JOHN PAUL CUMMING  
Address : 29 KIRKSWAY PLACE  
BATTERY POINT TASMANIA, AUSTRALIA 7004  
Telephone : +61 03 6223 1839  
Project : 267 Argyle  
Order number : ---  
C-O-C number : ---  
Sampler : ---  
Site : ---  
Quote number : EN/222  
No. of samples received : 17  
No. of samples analysed : 17

Page : 1 of 18  
Laboratory : Environmental Division Melbourne  
Contact : Katie Davis  
Address : 4 Westall Rd Springvale VIC Australia 3171  
Telephone : +61-3-8549 9800  
Date Samples Received : 05-Dec-2024 10:30  
Date Analysis Commenced : 09-Dec-2024  
Issue Date : 12-Dec-2024 21:15



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
- 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
Dlani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniwski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

right solutions. right partner.

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**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 extractions/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 Contract 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  
a = ALS is not NATA accredited for these tests  
- = Indicates an estimated value.

- EP075 (SM): Where reported, 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)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero.
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b)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 1/2 LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2 LOR 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.
- EP075(SM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EP071: EM2421465-003 Poor matrix spike recovery due to sample matrix. Confirmed by re-extraction and re-analysis.



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## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		Trip Blank	BH1 0.1-0.2	BH1 0.5-0.6	BH1 1.0-1.1	BH2 0.1-0.2
				Sampling date / time		04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
Compound				CAS Number	LOR	Unit	EM2421465-002	EM2421465-003	EM2421465-004	EM2421465-005
							Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)										
Moisture Content				---	1.0	%	<1.0	6.3	17.1	17.3
EG005(ED093)T: Total Metals by ICP-AES										
Arsenic				7440-38-2	5	mg/kg	---	<5	<5	<5
Barium				7440-39-3	10	mg/kg	---	30	110	20
Beryllium				7440-41-7	1	mg/kg	---	<1	<1	<1
Boron				7440-42-8	50	mg/kg	---	<50	<50	<50
Cadmium				7440-43-9	1	mg/kg	---	<1	<1	<1
Chromium				7440-47-3	2	mg/kg	---	12	9	19
Cobalt				7440-48-4	2	mg/kg	---	8	7	25
Copper				7440-50-8	5	mg/kg	---	52	33	10
Lead				7439-92-1	5	mg/kg	---	<5	118	12
Manganese				7439-96-5	5	mg/kg	---	126	150	111
Nickel				7440-02-0	2	mg/kg	---	22	10	31
Selenium				7782-49-2	5	mg/kg	---	<5	<5	<5
Vanadium				7440-62-2	5	mg/kg	---	26	19	30
Zinc				7440-66-6	5	mg/kg	---	31	150	40
EG055T: Total Recoverable Mercury by FIMS										
Mercury				7439-97-6	0.1	mg/kg	---	<0.1	0.4	<0.1
EP066: Polychlorinated Biphenyls (PCB)										
Total Polychlorinated biphenyls				---	0.1	mg/kg	---	---	<0.1	---
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons										
Naphthalene				91-20-3	0.5	mg/kg	---	<0.5	<0.5	<0.5
Acenaphthylene				208-96-8	0.5	mg/kg	---	<0.5	<0.5	<0.5
Acenaphthene				83-32-9	0.5	mg/kg	---	<0.5	<0.5	<0.5
Fluorene				86-73-7	0.5	mg/kg	---	<0.5	<0.5	<0.5
Phenanthrene				85-01-8	0.5	mg/kg	---	<0.5	<0.5	<0.5
Anthracene				120-12-7	0.5	mg/kg	---	<0.5	<0.5	<0.5

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Project : 267 Argyle

## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		Trip Blank	BH1 0.1-0.2	BH1 0.5-0.6	BH1 1.0-1.1	BH2 0.1-0.2
				Sampling date / time		04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
Compound	CAS Number	LOR	Unit	EM2421465-002	EM2421465-003	EM2421465-004	EM2421465-005	EM2421465-006		
				Result	Result	Result	Result	Result		
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued										
Fluoranthene	206-44-0	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Pyrene	129-00-0	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benz(a)anthracene	56-55-3	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Chrysene	218-01-9	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(b)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(a)pyrene	50-32-8	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
* Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg	---	<0.5	<0.5	<0.5	<0.5	<0.5	
* Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg	---	0.6	0.6	0.6	0.6	0.6	
* Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg	---	1.2	1.2	1.2	1.2	1.2	
EP080/071: Total Petroleum Hydrocarbons										
C8 - C9 Fraction	---	10	mg/kg	<10	<10	<10	<10	<10	<10	
C10 - C14 Fraction	---	50	mg/kg	---	<50	140	<50	<50	<50	
C15 - C28 Fraction	---	100	mg/kg	---	<100	290	<100	<100	<100	
C29 - C36 Fraction	---	100	mg/kg	---	450	<100	<100	<100	<100	
* C10 - C36 Fraction (sum)	---	50	mg/kg	---	450	430	<50	<50	<50	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions										
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	<10	<10	
* C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	<10	<10	
>C10 - C16 Fraction	---	50	mg/kg	---	<50	260	<50	<50	<50	
>C16 - C34 Fraction	---	100	mg/kg	---	360	190	<100	<100	<100	
>C34 - C40 Fraction	---	100	mg/kg	---	450	<100	<100	<100	<100	

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Work Order : EM2421465  
Client : GEO-ENVIRONMENTAL SOLUTIONS  
Project : 267 Argyle

## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		Trip Blank		BH1 0.1-0.2		BH1 0.5-0.6		BH1 1.0-1.1		BH2 0.1-0.2	
				Sampling date / time		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00	
Compound				CAS Number	LOR	Unit	EM2421465-002	EM2421465-003	EM2421465-004	EM2421465-005	EM2421465-006	EM2421465-007	EM2421465-008	EM2421465-009	EM2421465-010
							Result	Result	Result	Result	Result	Result	Result	Result	Result
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Continued															
* >C10 - C40 Fraction (sum)				---	50	mg/kg	---	---	810	450	---	<50	---	<50	---
* >C10 - C16 Fraction minus Naphthalene (F2)				---	50	mg/kg	---	---	<50	260	---	<50	---	<50	---
EP080: BTEXH															
Benzene				71-43-2	0.2	mg/kg	<0.2	---	<0.2	---	<0.2	---	<0.2	---	<0.2
Toluene				108-88-3	0.5	mg/kg	<0.5	---	<0.5	---	<0.5	---	<0.5	---	<0.5
Ethylbenzene				100-41-4	0.5	mg/kg	<0.5	---	<0.5	---	<0.5	---	<0.5	---	<0.5
meta- & para-Xylene				106-38-3 106-42-3	0.5	mg/kg	<0.5	---	<0.5	---	<0.5	---	<0.5	---	<0.5
ortho-Xylene				95-47-6	0.5	mg/kg	<0.5	---	<0.5	---	<0.5	---	<0.5	---	<0.5
* Sum of BTEX				---	0.2	mg/kg	<0.2	---	<0.2	---	<0.2	---	<0.2	---	<0.2
* Total Xylenes				---	0.5	mg/kg	<0.5	---	<0.5	---	<0.5	---	<0.5	---	<0.5
Naphthalene				91-20-3	1	mg/kg	<1	---	<1	---	<1	---	<1	---	<1
EP0665: PCB Surrogate															
Decachlorobiphenyl				2051-24-3	0.1	%	---	---	---	98.8	---	---	---	---	---
EP075(SIMS): Phenolic Compound Surrogates															
Phenol-d6				13127-88-3	0.5	%	---	---	89.7	88.7	---	90.3	---	90.5	---
2-Chlorophenol-d4				93951-73-6	0.5	%	---	---	93.8	93.8	---	96.0	---	93.5	---
2,4,6-Tribromophenol				118-79-6	0.5	%	---	---	67.6	82.1	---	78.1	---	71.5	---
EP075(SIMT): PAH Surrogates															
2-Fluorobiphenyl				321-60-8	0.5	%	---	---	84.6	76.4	---	87.2	---	85.6	---
Anthracene-d10				1719-06-8	0.5	%	---	---	105	96.4	---	99.6	---	100	---
4-Terphenyl-d14				1718-51-0	0.5	%	---	---	83.9	84.5	---	87.6	---	88.0	---
EP0805: TPH(V)/BTEX Surrogates															
1,2-Dichloroethane-d4				17060-07-0	0.2	%	102	---	73.4	78.6	---	84.7	---	89.0	---
Toluene-d8				2037-26-5	0.2	%	94.0	---	70.7	77.2	---	91.1	---	105	---
4-Bromofluorobenzene				460-00-4	0.2	%	96.3	---	88.5	97.0	---	91.2	---	107	---

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Work Order : EM2421465  
Client : GEO-ENVIRONMENTAL SOLUTIONS  
Project : 267 Argyle

## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		Duplicate		BH2 0.5-0.6		BH2 1.0-1.1		BH3 0.1-0.2		BH3 0.5-0.6	
				Sampling date / time		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00		04-Dec-2024 00:00	
Compound				CAS Number	LOR	Unit	EM2421465-007	EM2421465-008	EM2421465-009	EM2421465-010	EM2421465-011	EM2421465-012	EM2421465-013	EM2421465-014	EM2421465-015
							Result	Result	Result	Result	Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)															
Moisture Content				---	1.0	%	6.2	21.6	20.7		2.2			14.8	
EG005(ED093)T: Total Metals by ICP-AES															
Arsenic				7440-38-2	5	mg/kg	<5	<5	5		<5			<5	
Barium				7440-39-3	10	mg/kg	10	60	520	20	140				
Beryllium				7440-41-7	1	mg/kg	<1	<1	1		<1			<1	
Boron				7440-42-8	50	mg/kg	<50	<50	<50		<50			<50	
Cadmium				7440-43-9	1	mg/kg	<1	<1	<1		<1			<1	
Chromium				7440-47-3	2	mg/kg	3	13	22		5			19	
Cobalt				7440-48-4	2	mg/kg	6	6	11		8			10	
Copper				7440-50-8	5	mg/kg	54	7	7		71			31	
Lead				7439-92-1	5	mg/kg	<5	14	16		<5			158	
Manganese				7439-96-5	5	mg/kg	126	55	61		155			218	
Nickel				7440-02-0	2	mg/kg	14	10	18		18			9	
Selenium				7782-49-2	5	mg/kg	<5	<5	<5		<5			<5	
Vanadium				7440-62-2	5	mg/kg	27	22	31		37			36	
Zinc				7440-66-6	5	mg/kg	20		43		25			190	
EG025T: Total Recoverable Mercury by FIMS															
Mercury				7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1		<0.1			0.2	
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons															
Naphthalene				91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Acenaphthylene				208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Acenaphthene				83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Fluorene				86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Phenanthrene				85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Anthracene				120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Fluoranthene				206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	
Pyrene				129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5		<0.5			<0.5	



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## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	Duplicate	BH2 0.5-0.6	BH2 1.0-1.1	BH3 0.1-0.2	BH3 0.5-0.6
Sampling date / time				04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
Compound	CAS Number	LOR	Unit	EM2421465-007	EM2421465-008	EM2421465-009	EM2421465-010	EM2421465-011	EM2421465-011
				Result	Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benzo(a)anthracene	56-56-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b)fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-06-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dibenzo(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg	0.6	0.6	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg	1.2	1.2	1.2	1.2	1.2	1.2
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	---	10	mg/kg	<10	<10	<10	<10	<10	<10
C10 - C14 Fraction	---	50	mg/kg	<50	<50	<50	<50	<50	<50
C15 - C28 Fraction	---	100	mg/kg	<100	<100	<100	<100	<100	<100
C29 - C36 Fraction	---	100	mg/kg	<100	<100	<100	140	<100	<100
C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	<50	140	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	<10	<10
C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	<10	<10
>C10 - C16 Fraction	---	50	mg/kg	<50	<50	<50	<50	<50	<50
>C16 - C34 Fraction	---	100	mg/kg	<100	<100	<100	100	<100	<100
>C34 - C40 Fraction	---	100	mg/kg	<100	<100	<100	150	<100	<100
>C10 - C40 Fraction (sum)	---	50	mg/kg	<50	<50	<50	250	<50	<50
>C10 - C16 Fraction minus Naphthalene (F2)	---	50	mg/kg	<50	<50	<50	<50	<50	<50

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## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	Duplicate	BH2 0.5-0.6	BH2 1.0-1.1	BH3 0.1-0.2	BH3 0.5-0.6
Sampling date / time				04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
Compound	CAS Number	LOR	Unit	EM2421465-007	EM2421465-008	EM2421465-009	EM2421465-010	EM2421465-011	
				Result	Result	Result	Result	Result	
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	
meta- & para-Xylene	106-38-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	
Sum of BTEX	---	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Total Xylenes	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	
Naphthalene	91-20-3	1	mg/kg	<1	<1	<1	<1	<1	
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%	94.3	93.6	90.2	96.0	95.4	
2-Chlorophenol-D4	93951-73-6	0.5	%	99.0	97.2	93.9	95.6	97.9	
2,4,6-Tribromophenol	116-78-6	0.5	%	76.3	77.9	74.4	81.1	76.4	
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%	89.6	88.8	85.3	86.1	86.5	
Anthracene-d10	1719-06-8	0.5	%	107	107	104	105	105	
4-Terphenyl-d14	1718-51-0	0.5	%	96.8	97.2	92.4	92.1	94.4	
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2	%	89.3	89.2	87.9	91.8	76.4	
Toluene-D8	2037-26-5	0.2	%	101	98.8	99.7	112	87.5	
4-Bromofluorobenzene	460-00-4	0.2	%	99.7	99.8	97.9	103	91.9	

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**Analytical Results**

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		BH3 1.0-1.1	BH3 1.5-1.6	BH3 2.5-2.6	BH4 0.1-0.2	BH4 0.5-0.6
				Sampling date / time		04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
Compound				CAS Number	LOR	Unit	EM2421465-012	EM2421465-013	EM2421465-014	EM2421465-015
							Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)										
Moisture Content				---	1.0	%	21.4	13.1	10.6	11.7
EG005(ED093)T: Total Metals by ICP-AES										
Arsenic				7440-38-2	5	mg/kg	<5	<5	<5	<5
Barium				7440-39-3	10	mg/kg	70	40	<10	20
Beryllium				7440-41-7	1	mg/kg	1	6	<1	<1
Boron				7440-42-8	50	mg/kg	<50	<50	<50	<50
Cadmium				7440-43-9	1	mg/kg	<1	<1	<1	<1
Chromium				7440-47-3	2	mg/kg	15	8	5	16
Cobalt				7440-48-4	2	mg/kg	14	316	20	7
Copper				7440-50-8	5	mg/kg	<5	8	<5	30
Lead				7439-92-1	5	mg/kg	17	47	<5	16
Manganese				7439-96-5	5	mg/kg	90	1230	318	161
Nickel				7440-02-0	2	mg/kg	20	49	19	16
Selenium				7782-49-2	5	mg/kg	<5	<5	<5	<5
Vanadium				7440-62-2	5	mg/kg	28	10	6	33
Zinc				7440-66-6	5	mg/kg	66	100	82	76
EG035T: Total Recoverable Mercury by FIMS										
Mercury				7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons										
Naphthalene				91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Acenaphthylene				208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Acenaphthene				83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Fluorene				86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Phenanthrene				85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Anthracene				120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Fluoranthene				206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5
Pyrene				129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5

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**Analytical Results**

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		BH3 1.0-1.1	BH3 1.5-1.6	BH3 2.5-2.6	BH4 0.1-0.2	BH4 0.5-0.6	
				Sampling date / time		04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	
Compound				CAS Number	LOR	Unit	EM2421465-012	EM2421465-013	EM2421465-014	EM2421465-015	EM2421465-016
							Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued											
Benz(a)anthracene				56-56-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene				218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b)+jfluoranthene				205-99-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene				207-06-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene				50-32-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1,2,3,cd)pyrene				193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a,h)anthracene				53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h,i)perylene				191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Sum of polycyclic aromatic hydrocarbons				---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (zero)				---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (half LOR)				---	0.5	mg/kg	0.6	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (LOR)				---	0.5	mg/kg	1.2	1.2	1.2	1.2	1.2
EP080/071: Total Petroleum Hydrocarbons											
C6 - C9 Fraction				---	10	mg/kg	<10	<10	<10	<10	<10
C10 - C14 Fraction				---	50	mg/kg	<50	<50	<50	<50	<50
C15 - C28 Fraction				---	100	mg/kg	<100	<100	<100	<100	<100
C29 - C36 Fraction				---	100	mg/kg	<100	<100	<100	220	<100
C10 - C36 Fraction (sum)				---	50	mg/kg	<50	<50	<50	220	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions											
C6 - C10 Fraction				C6_C10	10	mg/kg	<10	<10	<10	<10	<10
C6 - C10 Fraction minus BTEX (F1)				C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	<10
>C10 - C16 Fraction				---	50	mg/kg	<50	<50	<50	<50	<50
>C16 - C34 Fraction				---	100	mg/kg	<100	<100	<100	220	<100
>C34 - C40 Fraction				---	100	mg/kg	<100	<100	<100	340	110
>C10 - C40 Fraction (sum)				---	50	mg/kg	<50	<50	<50	560	110
>C10 - C16 Fraction minus Naphthalene (F2)				---	50	mg/kg	<50	<50	<50	<50	<50

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## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID		BH3 1.0-1.1	BH3 1.5-1.6	BH3 2.5-2.6	BH4 0.1-0.2	BH4 0.5-0.6
				Sampling date / time		04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00	04-Dec-2024 00:00
						EM2421465-012	EM2421465-013	EM2421465-014	EM2421465-015	EM2421465-016
Compound	CAS Number	LOR	Unit			Result	Result	Result	Result	Result
EP080: BTEXN										
Benzene	71-43-2	0.2	mg/kg			<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg			<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg			<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	106-38-3 106-42-3	0.5	mg/kg			<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg			<0.5	<0.5	<0.5	<0.5	<0.5
* Sum of BTEX	---	0.2	mg/kg			<0.2	<0.2	<0.2	<0.2	<0.2
* Total Xylenes	---	0.5	mg/kg			<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg			<1	<1	<1	<1	<1
EP075(SIMS): Phenolic Compound Surrogates										
Phenol-d6	13127-88-3	0.5	%			93.3	92.6	92.0	77.7	77.7
2-Chlorophenol-D4	93951-73-6	0.5	%			96.4	94.9	94.2	85.6	87.9
2,4,6-Tribromophenol	116-79-6	0.5	%			76.4	63.1	61.6	51.9	62.0
EP075(SIM): PAH Surrogates										
2-Fluorobiphenyl	321-60-8	0.5	%			84.6	92.2	92.1	93.8	92.5
Anthracene-d10	1719-06-8	0.5	%			104	104	104	104	106
4-Terphenyl-d14	1718-81-0	0.5	%			92.5	93.7	93.6	93.9	93.8
EP0805: TPH(V)/BTEX Surrogates										
1,2-Dichloroethane-D4	17060-07-0	0.2	%			83.5	82.1	83.6	85.4	83.2
Toluene-D8	2037-26-5	0.2	%			98.0	93.9	96.3	98.3	92.0
4-Bromofluorobenzene	460-00-4	0.2	%			98.6	95.1	95.6	93.4	96.9

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## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH4 1.0-1.1	---	---	---	---
			Sampling date / time	04-Dec-2024 00:00	---	---	---	---
Compound	CAS Number	LOR	Unit	EM2421465-017	---	---	---	---
				Result	---	---	---	---
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	---	1.0	%	15.1	---	---	---	---
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	---	---	---	---
Barium	7440-39-3	10	mg/kg	230	---	---	---	---
Beryllium	7440-41-7	1	mg/kg	1	---	---	---	---
Boron	7440-42-8	50	mg/kg	<50	---	---	---	---
Cadmium	7440-43-9	1	mg/kg	<1	---	---	---	---
Chromium	7440-47-3	2	mg/kg	13	---	---	---	---
Cobalt	7440-48-4	2	mg/kg	21	---	---	---	---
Copper	7440-50-8	5	mg/kg	8	---	---	---	---
Lead	7439-92-1	5	mg/kg	36	---	---	---	---
Manganese	7439-96-5	5	mg/kg	223	---	---	---	---
Nickel	7440-02-0	2	mg/kg	17	---	---	---	---
Selenium	7782-49-2	5	mg/kg	<5	---	---	---	---
Vanadium	7440-62-2	5	mg/kg	24	---	---	---	---
Zinc	7440-66-6	5	mg/kg	26	---	---	---	---
EG025T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	0.1	---	---	---	---
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	---	0.1	mg/kg	<0.1	---	---	---	---
EP075(SIMB): Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	---	---	---	---
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	---	---	---	---
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	---	---	---	---
Fluorene	86-73-7	0.5	mg/kg	<0.5	---	---	---	---
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	---	---	---	---
Anthracene	120-12-7	0.5	mg/kg	<0.5	---	---	---	---

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#### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH4 1.0-1.1				
				Sampling date / time	04-Dec-2024 00:00				
Compound				CAS Number	LOR	Unit	EM2421465-017		
							Result		
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>									
Fluoranthene	206-44-0	0.5	mg/kg	<0.5					
Pyrene	129-00-0	0.5	mg/kg	<0.5					
Benzo(a)anthracene	56-55-3	0.5	mg/kg	<0.5					
Chrysene	218-01-9	0.5	mg/kg	<0.5					
Benzo(b)fluoranthene	205-99-2	0.5	mg/kg	<0.5					
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5					
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5					
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5					
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5					
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5					
<sup>a</sup> Sum of polycyclic aromatic hydrocarbons			mg/kg	<0.5					
<sup>a</sup> Benzo(a)pyrene TEQ (zero)			mg/kg	<0.5					
<sup>a</sup> Benzo(a)pyrene TEQ (half LOR)			mg/kg	0.6					
<sup>a</sup> Benzo(a)pyrene TEQ (LOR)			mg/kg	1.2					
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C6 - C9 Fraction		10	mg/kg	<10					
C10 - C14 Fraction		50	mg/kg	<50					
C15 - C28 Fraction		100	mg/kg	<100					
C29 - C36 Fraction		100	mg/kg	<100					
<sup>a</sup> C10 - C36 Fraction (sum)		50	mg/kg	<50					
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6, C10	10	mg/kg	<10					
<sup>a</sup> C6 - C10 Fraction minus BTEX (F1)	C6, C10-BTEX	10	mg/kg	<10					
>C10 - C16 Fraction		50	mg/kg	<50					
>C16 - C34 Fraction		100	mg/kg	<100					
>C34 - C40 Fraction		100	mg/kg	<100					

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#### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH4 1.0-1.1				
				Sampling date / time	04-Dec-2024 00:00				
Compound				CAS Number	LOR	Unit	EM2421465-017		
							Result		
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Continued</b>									
<sup>a</sup> >C10 - C40 Fraction (sum)		50	mg/kg	<50					
<sup>a</sup> >C10 - C16 Fraction minus Naphthalene (F2)		50	mg/kg	<50					
<b>EP080: BTEXN</b>									
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	106-38-3	0.5	mg/kg	<0.5					
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5					
<sup>a</sup> Sum of BTEX		0.2	mg/kg	<0.2					
<sup>a</sup> Total Xylenes		0.5	mg/kg	<0.5					
Naphthalene	91-20-3	1	mg/kg	<1					
<b>EP0665: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%	91.9					
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%	85.3					
2-Chlorophenol-d4	53951-73-6	0.5	%	96.9					
2,4,6-Tribromophenol	118-79-6	0.5	%	70.5					
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%	93.2					
Anthracene-d10	1719-06-8	0.5	%	109					
4-Terphenyl-d14	1718-91-0	0.5	%	96.9					
<b>EP0805: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-d4	17060-07-0	0.2	%	87.9					
Toluene-d8	2037-26-5	0.2	%	105					
4-Bromofluorobenzene	460-00-4	0.2	%	97.3					



*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

Page : 15 of 18  
 Work Order : EM2421465  
 Client : GEO-ENVIRONMENTAL SOLUTIONS  
 Project : 267 Argyle



#### Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate				
				Sampling date / time	04-Dec-2024 00:00				
Compound	CAS Number	LOR	Unit		EM2421465-001				
					Result				
<b>EQ020F: Dissolved Metals by ICP-MS</b>									
Arsenic	7440-38-2	0.001	mg/L		<0.001				
Boron	7440-42-8	0.05	mg/L		<0.05				
Barium	7440-39-3	0.001	mg/L		<0.001				
Beryllium	7440-41-7	0.001	mg/L		<0.001				
Cadmium	7440-43-9	0.0001	mg/L		<0.0001				
Cobalt	7440-48-4	0.001	mg/L		<0.001				
Chromium	7440-47-3	0.001	mg/L		<0.001				
Copper	7440-50-8	0.001	mg/L		<0.001				
Manganese	7439-96-5	0.001	mg/L		<0.001				
Nickel	7440-02-0	0.001	mg/L		<0.001				
Lead	7439-92-1	0.001	mg/L		<0.001				
Selenium	7782-49-2	0.01	mg/L		<0.01				
Vanadium	7440-62-2	0.01	mg/L		<0.01				
Zinc	7440-66-6	0.005	mg/L		<0.005				
<b>EQ035F: Dissolved Mercury by FIMS</b>									
Mercury	7439-97-8	0.0001	mg/L		<0.0001				
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>									
Naphthalene	81-20-3	1.0	µg/L		<1.0				
Acenaphthylene	208-96-8	1.0	µg/L		<1.0				
Acenaphthene	83-32-9	1.0	µg/L		<1.0				
Fluorene	86-73-7	1.0	µg/L		<1.0				
Phenanthrene	85-01-8	1.0	µg/L		<1.0				
Anthracene	120-12-7	1.0	µg/L		<1.0				
Fluoranthene	206-44-0	1.0	µg/L		<1.0				
Pyrene	129-00-0	1.0	µg/L		<1.0				
Benzo(a)anthracene	56-55-3	1.0	µg/L		<1.0				
Chrysene	218-01-9	1.0	µg/L		<1.0				

Page : 16 of 18  
 Work Order : EM2421465  
 Client : GEO-ENVIRONMENTAL SOLUTIONS  
 Project : 267 Argyle



#### Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate				
				Sampling date / time	04-Dec-2024 00:00				
Compound	CAS Number	LOR	Unit		EM2421465-001				
					Result				
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>									
Benzo(b)fluoranthene	205-99-2	1.0	µg/L		<1.0				
Benzo(k)fluoranthene	207-08-9	1.0	µg/L		<1.0				
Benzo(a)pyrene	50-32-8	0.5	µg/L		<0.5				
Indeno(1,2,3-cd)pyrene	193-39-5	1.0	µg/L		<1.0				
Dibenzo(a,h)anthracene	53-70-3	1.0	µg/L		<1.0				
Benzo(g,h,i)perylene	191-24-2	1.0	µg/L		<1.0				
<sup>a</sup> Sum of polycyclic aromatic hydrocarbons		0.5	µg/L		<0.5				
<sup>a</sup> Benzo(a)pyrene TEQ (zero)		0.5	µg/L		<0.5				
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C8 - C9 Fraction		20	µg/L		<20				
C10 - C14 Fraction		50	µg/L		<50				
C15 - C28 Fraction		100	µg/L		<100				
C29 - C36 Fraction		50	µg/L		<50				
<sup>a</sup> C10 - C36 Fraction (sum)		50	µg/L		<50				
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6, C10	20	µg/L		<20				
<sup>a</sup> C6 - C10 Fraction minus BTEX (F1)	C6, C10-BTEX	20	µg/L		<20				
>C10 - C16 Fraction		100	µg/L		<100				
>C16 - C34 Fraction		100	µg/L		<100				
>C34 - C40 Fraction		100	µg/L		<100				
<sup>a</sup> >C10 - C40 Fraction (sum)		100	µg/L		<100				
<sup>a</sup> >C10 - C16 Fraction minus Naphthalene (F2)		100	µg/L		<100				
<b>EP080: BTEXN</b>									
Benzene	71-43-2	1	µg/L		<1				
Toluene	108-88-3	2	µg/L		<2				
Ethylbenzene	100-41-4	2	µg/L		<2				

*Environmental Site Assessment: 267 Argyle Street, North Hobart, Tasmania. December 2024.*

Page : 17 of 18  
Work Order : EM2421465  
Client : GEO-ENVIRONMENTAL SOLUTIONS  
Project : 267 Argyle

**Analytical Results**

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate	---	---	---	---
				Sampling date / time	04-Dec-2024 00:00	---	---	---	---
Compound	CAS Number	LOR	Unit		EM2421465-001	---	---	---	---
				Result	---	---	---	---	---
EP080: BTEXN - Continued									
meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	---	---	---	---	---
ortho-Xylene	95-47-6	2	µg/L	<2	---	---	---	---	---
* Total Xylenes	---	2	µg/L	<2	---	---	---	---	---
* Sum of BTEX	---	1	µg/L	<1	---	---	---	---	---
Naphthalene	91-20-3	5	µg/L	<5	---	---	---	---	---
EP075(SIMS): Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	1.0	%	27.0	---	---	---	---	---
2-Chlorophenol-D4	93951-73-6	1.0	%	41.4	---	---	---	---	---
2,4,6-Tribromophenol	118-79-6	1.0	%	56.5	---	---	---	---	---
EP075(SIMT): PAH Surrogates									
2-Fluorobiphenyl	321-60-8	1.0	%	87.3	---	---	---	---	---
Anthracene-d10	1719-06-8	1.0	%	155	---	---	---	---	---
4-Terphenyl-d14	1718-51-0	1.0	%	82.7	---	---	---	---	---
EP0805: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	2	%	111	---	---	---	---	---
Toluene-D8	2037-26-5	2	%	96.9	---	---	---	---	---
4-Bromofluorobenzene	460-00-4	2	%	93.6	---	---	---	---	---

**From:** Anita Bourn <Anita.Bourn@tasnetworks.com.au>  
**Sent:** Tuesday, 24 December 2024 2:17 PM  
**To:** Libby Espie  
**Cc:** Chris Jacobson; Paul Ransley  
**Subject:** RE: Planning & Developments - request for written advice - 267 Argyle Street, North Hobart TAS 7000 (CT 30137/3)

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Hi Libby

Thank you for your email on 4th December 2024 referring the proposed multi-storey car park at 267 Argyle Street, North Hobart.

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations. Therefore, we have no concerns with the proposed development.

Kind regards,




**Anita Bourn**  
Land Use Planner – Strategic Growth  
Governance

**P** 03 6271 6413 | **M** 0458 015 441  
1 – 7 Maria Street, Lenah Valley 7008  
PO Box 606, Moonah TAS 7009

[www.tasnetworks.com.au](http://www.tasnetworks.com.au)

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In the spirit of giving, TasNetworks is donating \$10,000 to the **Backpack Bed for Homeless** program. This donation will provide up to 150 people across our state with essential backpack beds or sleeping bags, bringing warmth and comfort to those in need.

Wishing you a joyful holiday season and a bright new year filled with kindness.



---

**From:** Libby Espie <[lespie@fairbrother.com.au](mailto:lespie@fairbrother.com.au)>  
**Sent:** Wednesday, 4 December 2024 11:14 AM  
**To:** Land Use Planning TasNetworks <[LandUsePlanning@tasnetworks.com.au](mailto:LandUsePlanning@tasnetworks.com.au)>  
**Cc:** Chris Jacobson <[cjacobson@fairbrother.com.au](mailto:cjacobson@fairbrother.com.au)>; Paul Ransley <[pransley@fairbrother.com.au](mailto:pransley@fairbrother.com.au)>  
**Subject:** Planning & Developments - request for written advice - 267 Argyle Street, North Hobart TAS 7000 (CT 30137/3)

**WARNING: This Message Is From an External Sender**

Emails from this user are not from within TasNetworks. Be careful with links and requests for information or action and consider reporting it via the "Report Suspicious" button to be extra safe!

Report Suspicious

To whom it may concern,

Please see attached Land Use Planning Application Form, cover letter and appendices in relation to a proposed redevelopment at 267 Argyle Street, North Hobart.

As the site is subject to the **Electricity Transmission Infrastructure Protection** overlay, we seek written advice from TasNetworks in preparation for submitting a development application in early January 2025.

Please don't hesitate to contact me with any questions.

Thank you kindly for your time.

**Libby Espie**  
Design Coordinator



59 Sandy Bay Road, Battery Point TAS 7004

Phone: 03 6220 9000 | Mobile: 0474 584 293

Email: [lespie@fairbrother.com.au](mailto:lespie@fairbrother.com.au) | Web: [www.fairbrother.com.au](http://www.fairbrother.com.au) [[fairbrother.com.au](http://fairbrother.com.au)]



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**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 16672	FOLIO 1
EDITION 6	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.21 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 16672

Derivation : Part of 17 Perches, Gtd. to J. Roberts, Whole of  
11 Perches, Gtd. to W. Fisher, Part of 2A-3R-28Ps. Gtd. to J.  
Solomon, and Part of 0A-3R-12Ps. Gtd. to H. Addison and Anor.  
Prior CT 3936/70

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.  
Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BURDENING EASEMENT: Right of Drainage [appurtenant to Lot 1 on  
Deeds Office Diagram No. 80/70) over the Drainage  
Easement shown on Plan No. 16672

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



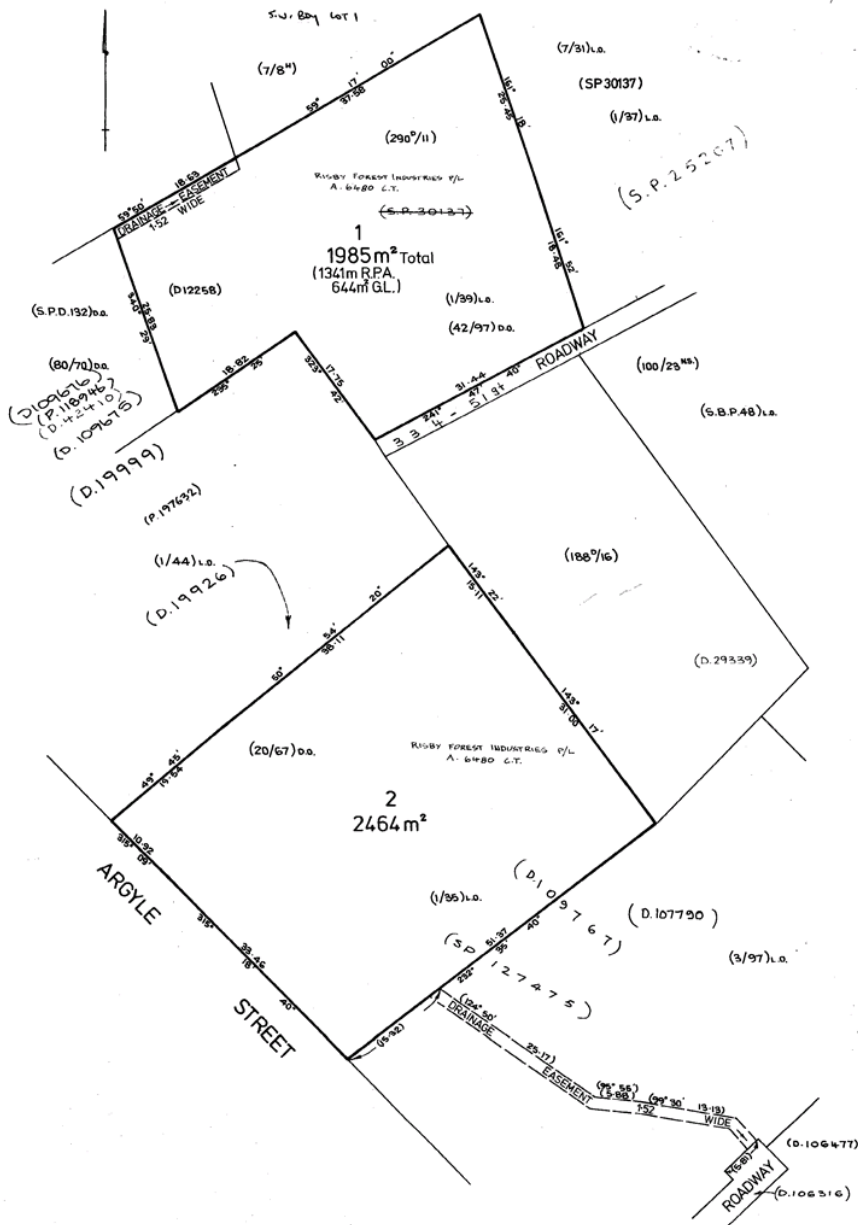
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: Risby Forest Industries Pty. Ltd.		PLAN OF SURVEY by Surveyor A.C. Peacock of land situated in the  CITY OF HOBBART  Scale 1:400 Measurements in Metres	Registered Number: <b>16672</b>
Title Reference: 3759-70 C.T. 2667-8, C.T. 3147-55 & Conv 56-2471			Effective from: 14 JAN 1982 <i>Brown</i> ACTING DEPUTY Recorder of Titles
Grantee: Whole of 0-0-17 Gtd. to James Roberts, whole of 0-0-11 Gtd. to William Fisher, part of 2-3-28 Gtd. to Judah Solomon, part of 0-3-7 Gtd. to William Jones, part of 0-3-12 Gtd. to Hugh Addison & John Elliott Addison & part of 2-3-36 Gtd. to John Thomas Jones.			

SEE SURVEY NOTES  
FOR RE-MARK PLAN

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 127475	FOLIO 2
EDITION 5	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.23 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Sealed Plan 127475  
Derivation : Part of 1 Acre 15 Perches Section C.Z. Granted to  
William Bellamy., Part of 0A-3R-7Ps Granted to William  
Jones  
Prior CTs 106316/1 and 109767/1

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.  
Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 127475 FENCING COVENANT in Schedule of Easements  
B178063 LEASE to THE HYDRO-ELECTRIC COMMISSION of a leasehold  
estate for the term of 99 years from 1-Jan-1985 of  
Lot 1 on Diagram No. 29339 together with a right of  
carriageway and a right to lay and maintain power  
cables therein mentioned Registered 21-Oct-1988 at  
12.01 PM  
Leasehold Title(s) issued: 29339/1

UNREGISTERED DEALINGS AND NOTATIONS

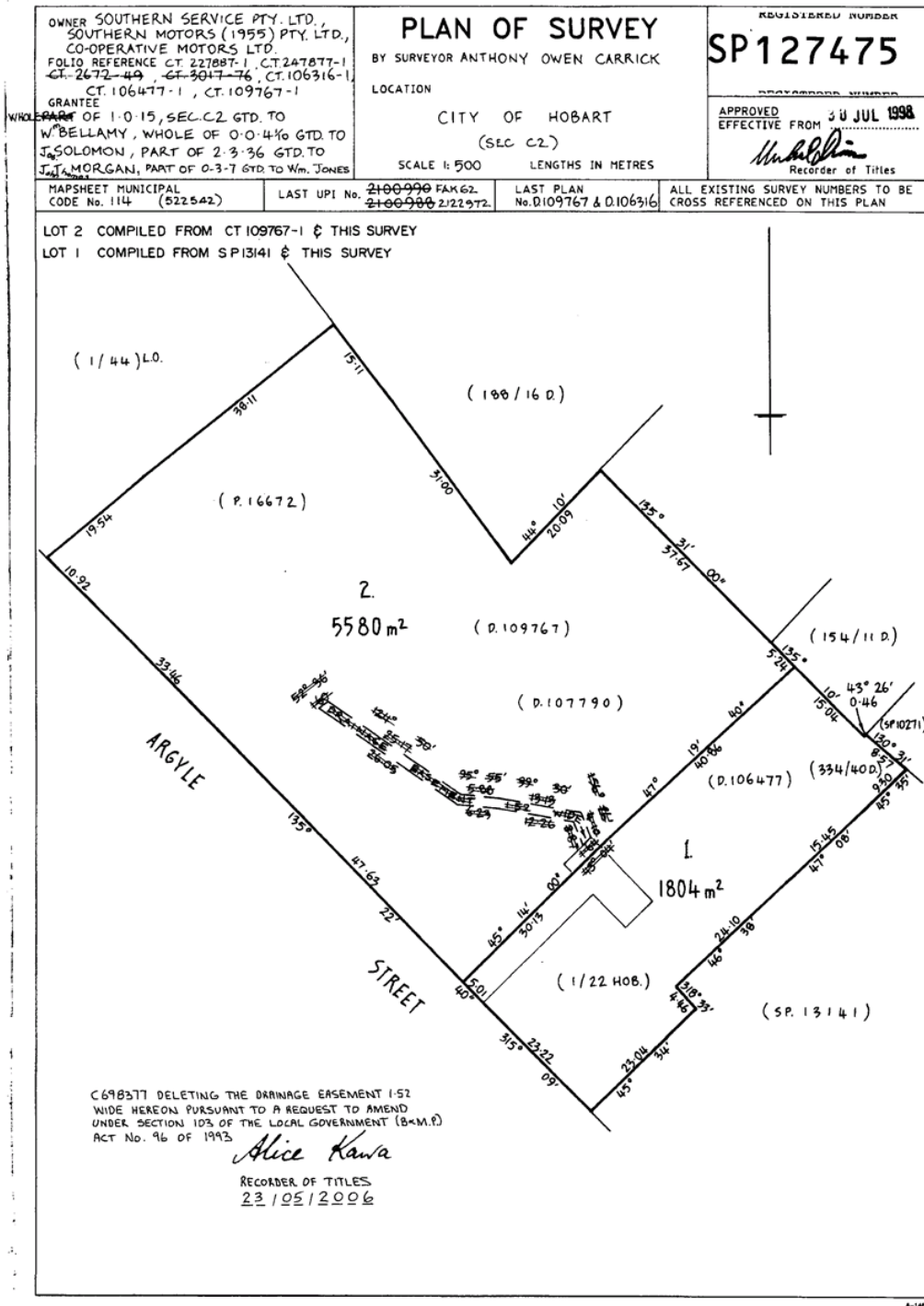
NOTICE: This folio is affected as to deleted easements  
pursuant to Request to Amend No. C698377 made under  
Section 103 of the Local Government (Building and  
Miscellaneous Provisions) Act 1993. Search Sealed  
Plan No. 127475 Lodged by HOBART COUNCIL(SURV) on  
10-Apr-2006 BP: C698377



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b> NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.		REGISTERED NUMBER <b>SP127475</b>	
<b>EASEMENTS AND PROFITS</b> PAGE 1 OF 3 PAGE/5 <p>Each lot on the plan is together with:-          (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and          (2) any easements or profits a prendre described hereunder.          Each lot on the plan is subject to:-          (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and          (2) any easements or profits a prendre described hereunder.          The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.</p> <p><del>DRAINAGE EASEMENT</del></p> <p><del>Lot 2 on the Plan is subject to a right of drainage (appurtenant to the land comprised in Indenture No 7/3837 owned by The Cascade Brewery Company Limited) over the strip of land marked "DRAINAGE EASEMENT 1.52 WIDE" passing through Lot 2 on the Plan.</del></p> <p><b>FENCING COVENANT</b></p> <p>The owner of each Lot on the Plan covenants with Southern Service Pty Ltd ACN 009 478 335, Southern Motors (1955) Pty Ltd ACN 009 479 047 and Co-Operative Motors Ltd ACN 009 476 153 that Southern Service Pty Ltd, Southern Motors (1955) Pty Ltd and Co-Operative Motors Ltd shall not be required to fence.</p> <p><b>THE COMMON SEAL OF SOUTHERN SERVICE PTY LTD</b>          ACN 009 478 335 the Registered Proprietor of          the land comprised in Folios of the Register          Volume 247877 Folio 1, Volume 106477 Folio 1,          Volume 227887 Folio 1 and Volume 106316 Folio 1          was hereunto affixed in the presence of:-</p> <p>Right of Drainage hereon deleted by me pursuant          to Request to Amend No. C698377 made under          Section 103 of Local Government (Building &amp;          Miscellaneous Provisions) Act 1993</p> <p><i>Alice Kawa</i> DIRECTOR          23 / 5 / 2006 Recorder of Titles</p> <p><i>[Signature]</i> DIRECTOR/SECRETARY</p> <p>( USE ANNEXURE PAGES FOR CONTINUATION )</p> <table border="1"> <tr> <td>           SUBDIVIDER : Southern Service Pty Ltd &amp;            Co-Operative Motors Ltd            FOLIO REF : 107790/1, 3936/71, 106316/1, 106477/1,            227887/1 &amp; 247877/1            SOLICITOR            &amp; REFERENCE : Murdoch Clarke Cosgrove &amp; Drake RSR         </td> <td>           PLAN            SEALED BY : THE HOBART CITY COUNCIL            DATE : 28 JULY 1997            902.3            REF No. <i>[Signature]</i>            Council Delegate            MANAGER SURVEYING SERVICES         </td> </tr> </table> <p>NOTE: THE COUNCIL DELEGATE MUST SIGN THE CERTIFICATE FOR THE PURPOSE          OF IDENTIFICATION.</p>		SUBDIVIDER : Southern Service Pty Ltd & Co-Operative Motors Ltd FOLIO REF : 107790/1, 3936/71, 106316/1, 106477/1, 227887/1 & 247877/1 SOLICITOR & REFERENCE : Murdoch Clarke Cosgrove & Drake RSR	PLAN SEALED BY : THE HOBART CITY COUNCIL DATE : 28 JULY 1997 902.3 REF No. <i>[Signature]</i> Council Delegate MANAGER SURVEYING SERVICES
SUBDIVIDER : Southern Service Pty Ltd & Co-Operative Motors Ltd FOLIO REF : 107790/1, 3936/71, 106316/1, 106477/1, 227887/1 & 247877/1 SOLICITOR & REFERENCE : Murdoch Clarke Cosgrove & Drake RSR	PLAN SEALED BY : THE HOBART CITY COUNCIL DATE : 28 JULY 1997 902.3 REF No. <i>[Signature]</i> Council Delegate MANAGER SURVEYING SERVICES		



**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 3 PAGES	Registered Number  <b>SP 127475</b>
SUBDIVIDER:- Southern Service Pty Ltd & Co-Operative Motors Ltd FOLIO REFERENCE:- 107790/1, 3936/71, 106316/1, 106477/1, 227887/1 & 247877/1	
<p><b>THE COMMON SEAL of SOUTHERN MOTORS (1955) PTY LTD ACN 009 479 047</b> as the Registered Proprietor of the land comprised in Folio of the Register Volume 106316 Folio 1 was hereunto affixed in the presence of:-</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">         ..... DIRECTOR     </div> <div style="text-align: center;">         ..... DIRECTOR/SECRETARY     </div> </div> <p><b>THE COMMON SEAL of CO-OPERATIVE MOTORS LTD ACN 009 476 153</b> as the Registered Proprietor of the land comprised in Folios of the Register Volume 107790 Folio 1 and Volume 3936 Folio 71 was hereunto affixed in the presence of:-</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">         ..... DIRECTOR     </div> <div style="text-align: center;">         ..... DIRECTOR/SECRETARY     </div> </div> <p>Pursuant to Memorandum of Mortgage B650465 and B420906 <b>TOYOTA FINANCE AUSTRALIA LTD</b> consents to the within Schedule of Easements</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">         WARWICK F. GOTTEE        COMPANY SECRETARY     </div> <div style="text-align: center;">         NOBUKAZU TSURUMI        DIRECTOR     </div> <div style="text-align: center;">         .....     </div> </div> <p>Pursuant to Memorandum of Mortgage B420905 <b>TRUST BANK</b> consents to the within Schedule of Easements</p>	
NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.	

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 3 OF 3 PAGES	Registered Number  <b>SP 127475</b>
SUBDIVIDER:- Southern Service Pty Ltd & Co-Operative Motors Ltd FOLIO REFERENCE:- 107790/1, 3936/71, 106316/1, 106477/1, 227887/1 & 247877/1	
<p>Pursuant to Memorandum of Mortgage B667307 and B670199 <b>FORD CREDIT AUSTRALIA LTD</b> consents to the within Schedule of Easements</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 40%;"> <p><i>[Signature]</i></p> <p><i>[Signature]</i></p> <p><b>STEPHANIE MORRIS</b> <i>[Signature]</i></p> </div> <div style="width: 20%; text-align: center;">    </div> </div>	
<p><small>NOTE:- Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</small></p>	

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
111374	1
EDITION	DATE OF ISSUE
6	04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.22 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 111374

Derivation : Part of 2A-3R-36Ps, Section C.2 Gtd to J T Morgan  
and Whole of Lot 39625 Gtd to Risby Forest Industries Pty Ltd  
Prior CT 4230/12

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.  
Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B6032 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 07-Jan-1986 at noon

B218440 PARTIAL DISCHARGE of Adhesion Order No. B6032 as relates to Lot 1 on Diagram No. 29339 Registered 21-Oct-1988 at noon

B178063 LEASE to THE HYDRO-ELECTRIC COMMISSION of a leasehold estate for the term of 99 years from 1-Jan-1985 of Lot 1 on Diagram No. 29339 together with a right of carriageway and a right to lay and maintain power cables therein mentioned Registered 21-Oct-1988 at 12.01 PM

Leasehold Title(s) issued: 29339/1

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER  FOLIO REFERENCE CT. 4230/12.  GRANTEE		<b>PLAN OF TITLE</b> LOCATION CITY OF HOBART FIRST SURVEY PLAN No. 188/16 D COMPILED BY LTO SCALE 1: 400 LENGTHS IN METRES		REGISTERED NUMBER <b>P111374</b> APPROVED 6 MAY 1994 <i>Michael Stan</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 21	LAST UPI No	LAST PLAN No. 188/16 D	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**BALANCE PLAN**

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 19926	FOLIO 1
EDITION 6	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.23 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 19926

Being the land described in Assent No. 52/5154

Derivation : Part of 0A-3R-7Ps. Section C.2. Gtd. to William Jones

Prior CT 4010/96

SCHEDULE 1E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.  
Registered 04-Sep-2019 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



APPROVED: 25 MAR 1983 <i>Broule</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D. 19926
FILE NUMBER Z. 2108	GRANTEE PART OF O-3-7, SEC. C2 GTD. TO WILLIAM JONES	DRAWN f 18-3-83

05 \* 2082

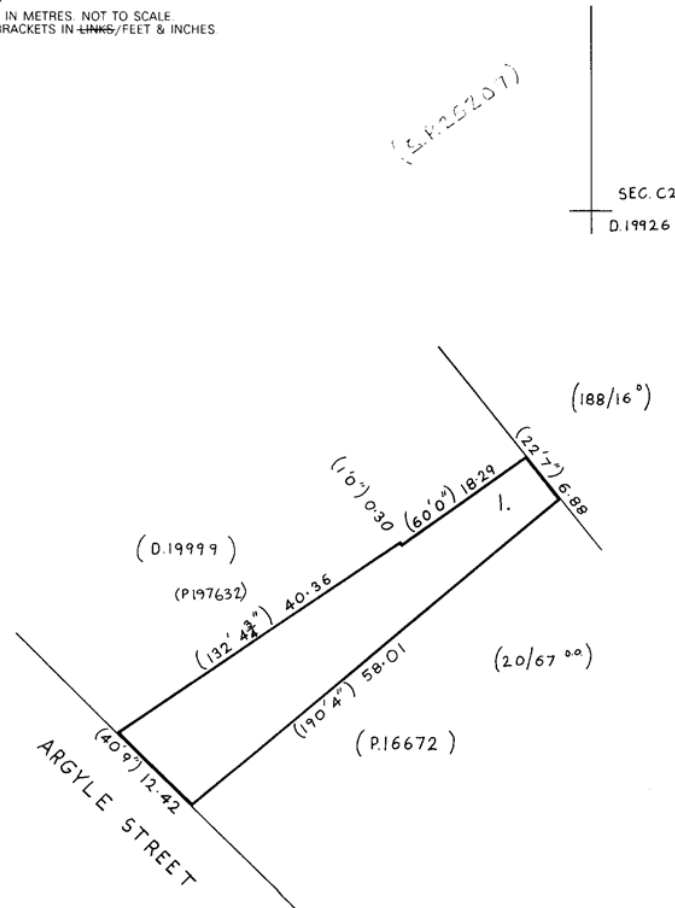
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART

LAND-DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 197632	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.24 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 197632

Derivation : Part of 1A-3R-6Ps. Gtd. to J. Thompson

Prior CT 3556/86

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.

Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

CAUTION: THIS TITLE IS A QUALIFIED TITLE: that is to say: the registered proprietor holds his estate subject to all estates and interests in the land created before the date of issue hereof

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





OWNER  FOLIO REFERENCE CT 3556/86  GRANTEE		<h2 style="margin: 0;">PLAN OF TITLE</h2> LOCATION CITY OF HOBART (SECTION C2)  FIRST SURVEY PLAN No. COMPILED BY LTO  SCALE 1:1000 LENGTHS IN METRES		Registered Number <h1 style="margin: 0;">P.197632</h1>  APPROVED 29 SEP 1995  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No 2100986	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

### SKETCH BY WAY OF ILLUSTRATION ONLY

### BALANCE PLAN

C.G.W

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 19999	FOLIO 1
EDITION 6	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 01.25 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 19999

Being the land described in Conveyance No. 18/5811

Derivation : Part of 0A-3R-12Ps. Section C.2. Gtd. to Hugh

Addison and John Elliott Addison

Prior CT 4010/95

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.

Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

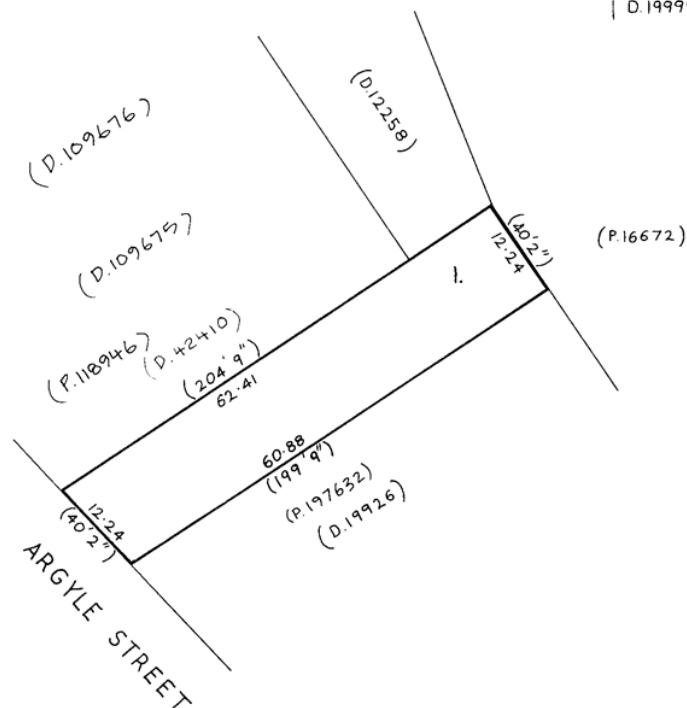


APPROVED ..... 25 MAR 1983 <i>[Signature]</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.19999
FILE NUMBER Z. 2107	GRANTEE: PART OF (D-3-12) SEC. C2 GTD. TO HUGH & JOHN ELLIOTT ADDISON	DRAWN 18-3-83

OS # 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART

~~LAND-DISTRICT OF~~~~PARISH OF~~LENGTHS ARE IN METRES, NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 30137	FOLIO 3
EDITION 7	DATE OF ISSUE 04-Sep-2019

SEARCH DATE : 25-Mar-2025

SEARCH TIME : 12.48 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 3 on Sealed Plan 30137  
(formerly Lots 1 and 2 on Sealed Plan No.30137  
Derivation : Part of 2A 3R 28P Granted to J.Solomon  
Prior CTs 4173/17 and 3107/88

SCHEDULE 1

E109582 TRANSFER to COSTMAC INVESTMENTS PTY. LTD.  
Registered 04-Sep-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



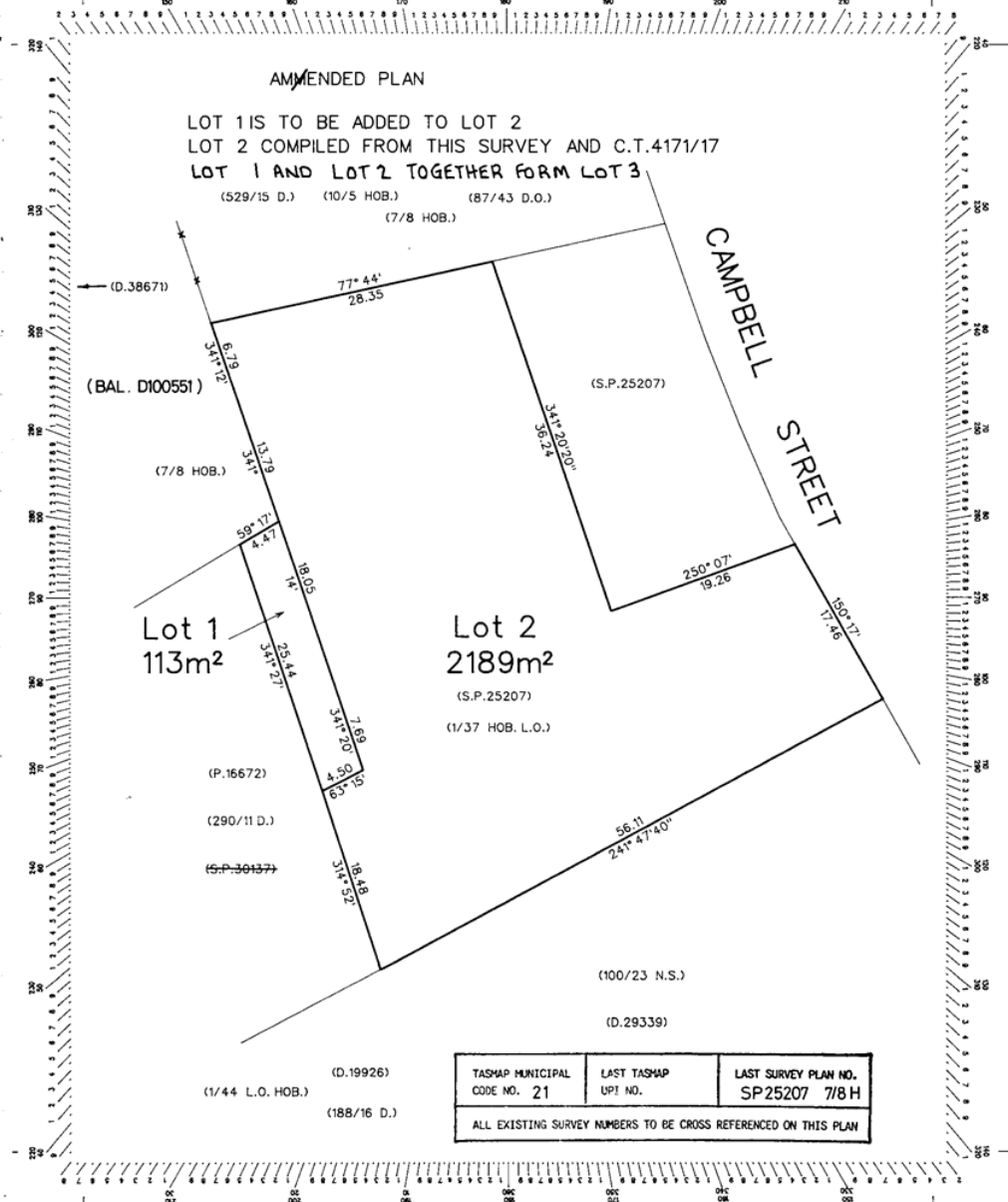
## FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



Owner: 1) HYDRO - ELECTRIC COMMISSION 2) CO-OPERATIVE MOTORS LIMITED	<b>PLAN OF SURVEY</b> by Surveyor G.F. JAKINS of land situated in the  <b>CITY OF HOBART</b> <b>SEC. C2.</b>	Registered Number:  <b>SP30137</b> Approved: _____ Effective from: _____ Recorder of Titles
Title Reference: 1) C.T. 3107/88 2) C.T. 4173/17	SCALE 1: 400      MEASUREMENTS IN METRES	
Grantee: Part of 2A 3R 28 gtd to Judah Solomon, Whole of 0A 0R 11P granted to William Fisher, Part of 0A 3R 12P gtd to Hugh & John Elliott Addison, Part of 0A 0R 17P granted to James Roberts and Whole 0A 0R 35.5P granted to John George Briggs		



**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

**SCHEDULE OF EASEMENTS****PLAN NO.**

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

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

**SP30137****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.

**EASEMENTS**

No easements or profits à prendre are created to benefit or burden Lot 1 on the said plan.

THE COMMON SEAL of THE HYDRO )  
ELECTRIC COMMISSION was hereunto )  
affixed in the presence of: )

COMMISSIONER

SECRETARY



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



30137

This is the schedule of easements attached to the plan of The Hydro-Electric Commission  
(Insert Subdivider's Full Name)

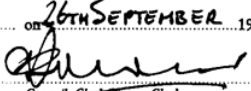
..... affecting land in

Folio of the Register volume 3107 folio 88  
(Insert Title Reference)

Sealed by HOBART CITY COUNCIL

on 26th SEPTEMBER 1986

Solicitor's Reference

  
Council Clerk/Town Clerk

60905



## **8. REPORTS**

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### **8.1 Planning Advertising Report** **File Ref: F25/52338**

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Report of the Director Strategic and Regulatory Services of 16 July 2025  
and attachments.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: PLANNING AUTHORITY COMMITTEE**

**Planning Advertising Report**

Attached is the Planning Advertising Report for the period 17 June 2025 to 14 July 2025.

**RECOMMENDATION**

***That the information contained in “Planning Advertising Report” be received and noted.***

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

Neil Noye  
**DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 16 July 2025  
File Reference: F25/52338

Attachment A: Planning Advertising Report ↴ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0035	Change of Use to Visitor Accommodation	UNIT 5 601 SANDY BAY RD SANDY BAY	\$ -	29/7/2025	Director	25/06/2025	09/07/2025
2	CVO-HOB-2025-0042	Change of Use to Visitor Accommodation	15 LEFROY ST NORTH HOBART	\$ -	1/08/2025	Director	08/07/2025	22/07/2025
3	PLN-HOB-2024-0233	Outbuilding and Tree Removal	2A BRAMBLE ST RIDGEWAY	\$ 80,000	1/08/2025	Director	10/07/2025	24/07/2025
4	PLN-HOB-2024-0392	Partial Demolition and Alterations (including to Carparking)	UNIT 1 9 FIELDING DR WEST HOBART	\$ 11,500	29/07/2025	Director	20/06/2025	04/07/2025
5	PLN-HOB-2024-0545	Partial Demolition, Alterations and Subdivision (Lot Consolidation) including 137 Liverpool Street and the Murray Street Road Reservation	139 LIVERPOOL ST HOBART	\$ 750,000	5/08/2025	Director	09/07/2025	23/07/2025
6	PLN-HOB-2024-0595	Alterations and Extension (Swimming Pool and Carport)	21B GRAYLING AV SOUTH HOBART	\$ 200,000	9/07/2025	Director	10/07/2025	24/07/2025
7	PLN-HOB-2024-0668	Alterations, Outdoor Dining and Changes to Parking and Access	131-133 MURRAY ST HOBART	\$ 10,000	1/08/2025	Director	03/07/2025	17/07/2025
8	PLN-HOB-2024-0690	Outbuilding	8 FORDHAM ST MOUNT STUART	\$ 40,000	24/07/2025	Director	03/07/2025	17/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-HOB-2025-0033	Partial Demolition, Alterations and Partial Change of Use to Food Services and Business and Professional Services	89 SALAMANCA PL BATTERY POINT	\$ 350,000	30/07/2025	Director	01/07/2025	15/07/2025
10	PLN-HOB-2025-0128	Partial Demolition, Alterations and Extension	33 GORDON AV MOUNT STUART	\$ 200,000	25/07/2025	Director	07/07/2025	21/07/2025
11	PLN-HOB-2025-0140	Partial Demolition and New Building for Vehicle Parking	267 ARGYLE ST NORTH HOBART	\$ 4,475,509	25/07/2025	Committee (Major Development)	19/06/2025	03/07/2025
12	PLN-HOB-2025-0147	Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works	65 BRISBANE ST HOBART	\$ 10,000,000	6/08/2025	Committee (Major Development)	08/07/2025	22/07/2025
13	PLN-HOB-2025-0153	Signage	156 NEW TOWN RD NEW TOWN	\$ 2,000	22/07/2025	Director	01/07/2025	15/07/2025
14	PLN-HOB-2025-0160	Demolition (Removal of Underground Storage Tanks)	377 MACQUARIE ST SOUTH HOBART	\$ 8,000	15/07/2025	Director	01/07/2025	15/07/2025
15	PLN-HOB-2025-0201	Partial Demolition, Alterations, Extension and Ancillary Dwelling	474A NELSON RD MOUNT NELSON	\$ 300,000	22/07/2025	Director	03/07/2025	17/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
16	PLN-HOB-2025-0221	Partial Demolition, Alterations, Extension, Swimming Pool and New Outbuilding (Studio)	8 SUNNYSIDE RD NEW TOWN	\$ 550,000	28/7/2025	Director	30/06/2025	14/07/2025
17	PLN-HOB-2025-0226	Dwelling	25 FISHER AV SANDY BAY	\$ 992,705	12/08/2025	Director	07/07/2025	21/07/2025
18	PLN-HOB-2025-0246	Partial Demolition, Alterations and Partial Change of Use to Hotel Industry (Bottleshop)	189 ELIZABETH ST HOBART	\$ 50,000	8/07/2025	Director	04/07/2025	18/07/2025
19	PLN-HOB-2025-0248	Partial Demolition, Alterations and Extension	11 FORSTER ST NEW TOWN	\$ 200,000	30/07/2025	Director	03/07/2025	17/07/2025
20	PLN-HOB-2025-0250	Partial Demolition, Alterations and Extension	UNIT 2 11 KIRBY CT WEST HOBART	\$ 250,000	1/08/2025	Director	07/07/2025	21/07/2025
21	PLN-HOB-2025-0251	Partial Demolition, Alterations and Extension	578A NELSON RD MOUNT NELSON	\$ 300,000	1/08/2025	Director	30/06/2025	14/07/2025
22	PLN-HOB-2025-0253	Partial Demolition, Alterations and Extension	2 MELLIFONT ST WEST HOBART	\$ 250,000	29/07/2025	Director	07/07/2025	21/07/2025
23	PLN-HOB-2025-0269	Partial Demolition, Ancillary Dwelling and Carport	3 SAYER CR SANDY BAY	\$ 511,000	31/07/2025	Director	03/07/2025	17/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
24	PLN-HOB-2025-0271	Partial Demolition, Alterations, Extension, and Swimming Pool	72 HAMPDEN RD BATTERY POINT	\$ 500,000	5/08/2025	Director	15/07/2025	29/07/2025
25	PLN-HOB-2025-0273	Partial Demolition, Alterations and Ancillary Dwelling	76 NAPOLEON ST BATTERY POINT	\$ 100,000	24/07/2025	Director	02/07/2025	16/07/2025
26	PLN-HOB-2025-0275	Partial Demolition, Alterations, Extension and Garage	4 PEDDER ST NEW TOWN	\$ 65,000	1/08/2025	Director	08/07/2025	22/07/2025
27	PLN-HOB-2025-0276	Partial Demolition, Alterations and Pergola	17 CARLTON ST NEW TOWN	\$ 180,000	1/08/2025	Director	02/07/2025	16/07/2025
28	PLN-HOB-2025-0281	Outbuilding (Studio) and Landscaping	24 BEDFORD ST NEW TOWN	\$ 5,000	25/08/2025	Director	30/06/2025	14/07/2025
29	PLN-HOB-2025-0288	Retaining Wall	10 ST GEORGES TCE BATTERY POINT	\$ 45,000	8/08/2025	Director	09/07/2025	23/07/2025
30	PLN-HOB-2025-0305	Outbuilding (Shed)	20 BYRON ST SANDY BAY	\$ 18,500	5/08/2025	Director	10/07/2025	24/07/2025
31	PLN-HOB-2025-0306	Partial Demolition, Alterations, Extension and Front Fencing	1 BUTTERWORTH ST WEST HOBART	\$ 170,000	1/08/2025	Director	14/07/2025	28/07/2025
32	PLN-HOB-2025-0312	Partial Demolition and Extension to Garage	18 NUTGROVE AV SANDY BAY	\$ 50,000	28/07/2025	Director	07/07/2025	21/07/2025
33	PLN-HOB-2025-0317	Change of Use to Sport and Recreation (Gym)	140-150 LIVERPOOL ST HOBART	\$ 420,000	06/08/205	Director	07/07/2025	21/07/2025
34	PLN-HOB-2025-0331	Alterations (Solar Panels)	5 STAR ST SANDY BAY	\$ 29,720	5/08/2025	Director	10/07/2025	24/07/2025

**8.2 Delegated Decisions Report (Planning)**  
**File Ref: F25/52360**

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Report of the Director Strategic and Regulatory Services of 15 July 2025  
and attachments.

Delegation: Committee





City of **HOBART**

## MEMORANDUM: PLANNING AUTHORITY COMMITTEE

### Delegated Decisions Report (Planning)

Attached is the “Delegated Decisions Report (Planning)” for the period 17 June 2025 to 14 July 2025.

#### **RECOMMENDATION**

***That the information contained in the “Delegated Decisions Report (Planning)” be received and noted.***

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

Neil Noye  
**DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 15 July 2025  
File Reference: F25/52360

Attachment A: Delegated Decisions Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0392	Partial Demolition and Alterations (including to Carparking)	UNIT 1 9 FIELDING DR WEST HOBART	\$ 11,500	Approved	10/07/2025
2	PLN-HOB-2024-0441	New Outbuildings, Carport, and Front Fencing	51 DOYLE AV LENAH VALLEY	\$ 11,300	Approved	19/06/2025
3	PLN-HOB-2024-0684	Partial Demolition, Alterations and Extension	205 WARWICK ST WEST HOBART	\$ 630,000	Approved	26/06/2025
4	PLN-HOB-2025-0061	Partial Demolition, Alterations and Extension	49 DERWENTWATER AV SANDY BAY	\$ 500,000	Approved	27/06/2025
5	PLN-HOB-2025-0075	Multiple Dwellings (Two New)	19 HEARTWOOD RD LENAH VALLEY	\$ 698,000	Approved	07/07/2025
6	PLN-HOB-2025-0099	Partial Demolition and Alterations to Retaining Wall	6 ROMILLY ST SOUTH HOBART	\$ 200,000	Approved	26/06/2025
7	PLN-HOB-2025-0123	Boundary Wall	6 SHELDON PL WEST HOBART	\$ 15,000	Approved	19/06/2025
8	PLN-HOB-2025-0125	Outbuilding	65 WELLESLEY ST SOUTH HOBART	\$ 30,000	Approved	19/06/2025
9	PLN-HOB-2025-0127	Partial Demolition, Alterations and Extension	3 FARADAY ST WEST HOBART	\$ 125,000	Approved	30/06/2025
10	PLN-HOB-2025-0130	Partial Demolition, Alterations, Extension and Signage	1A BRISBANE ST HOBART	\$ 600,000	Approved	23/06/2025
11	PLN-HOB-2025-0143	Partial Demolition, Alterations and Extension	80 PRINCES ST SANDY BAY	\$ 495,000	Approved	02/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
12	PLN-HOB-2025-0154	Change of Use to 15 Multiple Dwellings (13 existing and 2 new), Partial Demolition, Alterations and Extension, New Outbuilding (Laundry) Retaining Walls and Front Fencing	63 GOULBURN ST HOBART	\$ 175,000	Approved	26/06/2025
13	PLN-HOB-2025-0158	Partial Demolition, Alterations and Fence	15 FITZROY PL SANDY BAY	\$ 40,000	Approved	02/07/2025
14	PLN-HOB-2025-0159	Signage	72 ELIZABETH ST HOBART	\$ 400,000	Approved	23/06/2025
15	PLN-HOB-2025-0179	Partial Demolition, New Buildings, Extension to Visitor Accommodation Use, Extension to Operating Hours, and Subdivision (Boundary Adjustment)	46 SWANSTON ST NEW TOWN	\$ 1,200,000	Approved	10/07/2025
16	PLN-HOB-2025-0189	Dwelling	23 DUKE ST SANDY BAY	\$ 531,535	Approved	26/06/2025
17	PLN-HOB-2025-0193	Partial Demolition, Alterations and Extension	91B FOREST RD WEST HOBART	\$ 450,000	Approved	23/06/2025
18	PLN-HOB-2025-0209	Alterations, Signage and Partial Change of Use to Food Services	6 LEFROY ST NORTH HOBART	\$ 5,000	Approved	26/06/2025
19	PLN-HOB-2025-0213	Partial Demolition, Alterations, Extension and Carport	111 FOREST RD WEST HOBART	\$ 400,000	Approved	25/06/2025
20	PLN-HOB-2025-0216	Landscape works and installation of a playground	15 PIRIE ST NEW TOWN	\$ 30,000	Approved	27/06/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
21	PLN-HOB-2025-0233	Partial Demolition, Alterations and Extension	20 LANSDOWNE CR WEST HOBART	\$ 190,000	Approved	07/07/2025
22	PLN-HOB-2025-0237	Garage	27 HILLSIDE CR WEST HOBART	\$ 10,000	Approved	19/06/2025
23	PLN-HOB-2025-0240	Pylon Sign	116-138 CAMPBELL ST HOBART	\$ -	Approved	03/07/2025
24	PLN-HOB-2025-0252	Partial Demolition and Alterations	UNIT 1 1 FLINDERS LANE SANDY BAY	\$ 4,000	Approved	10/07/2025
25	PLN-HOB-2025-0257	Signage	265-269 ELIZABETH ST NORTH HOBART	\$ 3,000	Approved	02/07/2025
26	PLN-HOB-2025-0258	Partial Demolition, Alterations and Extension	16 KELLY ST BATTERY POINT	\$ 300,000	Approved	09/07/2025
27	PLN-HOB-2025-0272	Signage	50A MURRAY ST HOBART	\$ 3,000	Approved	10/07/2025
28	PLN-HOB-2025-0298	Alterations (Deck)	78 ALEXANDER ST SANDY BAY	\$ 1,000	Approved	07/07/2025
29	PLN-HOB-2025-0321	Partial Demolition and Alterations	UNIT 2 10 RED CHAPEL AV SANDY BAY	\$ 50,000	Approved	07/07/2025
30	PLN-HOB-2025-0323	Partial Demolition, Alterations and Extension	25 LILLIE ST GLEBE	\$ 90,000	Approved	04/07/2025



**9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

---

Regulation 34(3) *Local Government (Meeting Procedures) Regulations 2025*.  
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 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response."

***RECOMMENDATION***

*That the following responses to questions without notice be received and noted.*

**9.1 Acknowledgement of Country**

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Memorandum of the Director Community and Economic  
Development of 7 May 2025

**9.2 Timeline for Mount Nelson / Sandy Bay Neighbourhood Plan  
directions paper**

---

Memorandum of the Deputy Director Strategic and Regulatory  
Services of 21 May 2025

**9.3 Correction of Population Projection**

---

Memorandum of the Deputy Director Strategic and Regulatory  
Services of 21 May 2025



City of **HOBART**

**MEMORANDUM: LORD MAYOR  
DEPUTY LORD MAYOR  
ELECTED MEMBERS**

## **ACKNOWLEDGEMENT OF COUNTRY**

**Meeting: Planning Authority Committee**

**Meeting date: 7 May 2025**

**Raised by: Councillor Harvey**

**Question:**

Are we over using the acknowledgement of country? Should we have a review based on what we learnt at the recent workshop? Can a review consider how often we do an acknowledgement of country, should it be something that we do yearly rather than at the start of every meeting?

**Response:**

### **Acknowledgement of Country at Council meetings and workshops**

There does not appear to be a formal policy position requiring an Acknowledgment of Country to be delivered by the chair at the commencement of a Council meeting or workshop.

Officers have undertaken research of Council reports and minutes and have determined that Lord Mayor Hickey commenced the delivery of Acknowledgment of Country at Council meetings ten (10) years ago with the first one being on 7 September 2015. It does not appear that there was any full Council decision to do this, but it may have been the Lord Mayor using her discretion and it was introduced that way.

Acknowledgement of Country at Council meetings have continued to be delivered at Council meetings since that time.

It is noted that when undertaking this research, it is recorded that Lord Mayor Valentine was delivering an Acknowledgment of Country consistently in his speeches from 2003.



There was a motion presented at the Council meeting on 24 April 2004 “That verbal acknowledgement of the Tasmanian Aboriginal people’s prior custodianship of the land by the Lord Mayor, at the commencement of each Annual General Meeting of the Hobart City Council, be approved.” This motion was carried unanimously.

### **Acknowledgement of Country – Other Councils**

Officers have undertaken desk top research on other Tasmanian Councils and other Capital Cities to determine whether they are including Acknowledgment of Country at the commencement of their Council meetings.

This research indicates that all 29 Tasmanian councils commence their Council meetings with an Acknowledgement of Country.

In relation to other capital cities, all capital cities across Australia include an Acknowledgement of Country at the start of their Council meetings.

It is noted that several councils (not capital cities), particularly in South Australia and Queensland, have recently decided to discontinue the practice of including an Acknowledgement of Country at their meetings. Examples include the City of Gold Coast, Naracoorte Lucindale Council, and the City of Playford.

At a Council meeting in May 2025, Flinders Island councillors rejected a motion to cease Welcome to Country and Acknowledgement of Country at events the Flinders Council is involved in. The motion was put forward, however it failed to get a seconder.

### **Protocol for Acknowledgement of Country**

The City of Hobart’s *Respectful Language Guide: Aboriginal Language and Protocols* (2020) (the Guide) was developed based on an extensive engagement process during the development of the Aboriginal Commitment and Action Plan 2020-22 (ACAP).

During this process, members of the Tasmanian Aboriginal community and Elected Members both highlighted a desire for increased respectful communications, use of Aboriginal language and improved recognition and use of Aboriginal cultural protocols. In addition, City of Hobart staff expressed a need for tools and guidance to support them in developing respectful communications with and about Aboriginal people.

In response, the City created the *Respectful Language Guide: Aboriginal Language and Protocols* in 2020. The development of the Guide was directly aligned to Deliverables 10.1 and 10.2 in the ACAP. This guide was distributed to Elected Members via a memorandum on 5 November 2020.

The Guide was reviewed and updated in 2024 by Mina Nina and Cooee Tunapri Pty Ltd, the consultants engaged to review the ACAP. The revised Guide is shown at Attachment A to this report.

It is noted that this document is a Guide and not a formal Council policy document. The Guide includes information on preferred language, background on key terms, including those to avoid when referencing Tasmanian Aboriginal people in written or spoken contexts. Also included is background on the language of palawa kani, word histories and uses. In addition, the Guide provides background, templates and protocols for an Acknowledgment of and Welcome to Country.

The Guide includes a section specifically on Acknowledgement of Country (shown below). The Guide states that it is appropriate to have an acknowledgement at the start of an event, significant meeting or gathering. The Guide further clarifies 'It is appropriate to provide an Acknowledgement of Country at public events such as meetings, community forums, launches and workshops'.

#### ACKNOWLEDGEMENT OF COUNTRY

*A verbal Acknowledgement of Country can be provided by an Aboriginal or Torres Strait Islander or non-Aboriginal person at the start of an event or significant meeting or gathering. If there is a known Aboriginal person at the event or meeting, it may be appropriate, prior to the commencement, to ask whether they would like to provide either a Welcome or Acknowledgement. However, it is not appropriate to expect Aboriginal people to always take on the role of providing an Acknowledgement. It is appropriate to provide an Acknowledgement of Country at public events such as meetings, community forums, launches and workshops. It is particularly important to provide an Acknowledgement when there may be Aboriginal people participating, or the topics being discussed relate to or affect Aboriginal people. In the event that a Welcome or Acknowledgement has already been given at an event, subsequent speakers may like to offer a word of thanks to the person who provided the Welcome and a personal reflection or response. This is preferable to providing another standard Acknowledgement. Similarly, it's important to consider the general tone of the messages you are seeking to convey, not just the specific words chosen. Words are important however delivery, attitude and context are equally so. A short guide and a number of example Acknowledgements are provided on pages 6 and 7, in addition to the Acknowledgement at the start of this document. These have been considered carefully and can be used in part, in whole or in combination. The guide has been provided to encourage creation of tailored, contextual Acknowledgements, so long as it is culturally appropriate and respectful. This will ensure your acknowledgement remains relevant and has meaning.*

#### **Tailoring Acknowledgement of Country**

In terms of the Acknowledgement of Country provided at Council meetings, the information provided in the Guide would have the same application. It is noted that,

as stated in the Guide, the creation of tailored, contextual Acknowledgements that are culturally appropriate and respectful are recommended.

Feedback from Tasmanian Aboriginal people is that Acknowledgements should avoid being so scripted that they come across as lacking authenticity or meaning.

This narrative is aligned nationally as demonstrated in the following articles:

<https://www.sbs.com.au/nitv/article/a-guide-on-how-to-acknowledge-country-in-a-meaningful-way/v1595i7in>

<https://www.acknowledgethis.com.au/>

<https://study.unimelb.edu.au/study-with-us/professional-development/blog/be-brave.-there-is-no-script-for-acknowledgment-of-country-according-to-tiriki-onus>

*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 Artup  
**DIRECTOR COMMUNITY AND  
ECONOMIC DEVELOPMENT**

Date: 15 July 2025  
File Reference: F25/37543; 13-1-10



**MEMORANDUM:** LORD MAYOR  
DEPUTY LORD MAYOR  
ELECTED MEMBERS

## **TIMELINE FOR MOUNT NELSON / SANDY BAY NEIGHBOURHOOD PLAN DIRECTIONS PAPER**

**Meeting:** Planning Authority Committee

**Meeting date:** 21 May 2025

**Raised by:** Councillor Lohberger

**Question:**

Can we get an update on the timeline for the directions paper on the Mount Nelson Sandy Bay neighbourhood Plan?

**Response:**

Work on the Directions Paper has been progressing; however, we had been awaiting the tabling of the University of Tasmania (Protection of Land) Bill 2024 in the Legislative Council.

Due to the recent suspension of Parliament ahead of the upcoming State Election, the timeline for the Bill has been significantly delayed, and it remains uncertain when it will be reintroduced.

In light of this, we are now aiming to present the Directions Paper to Council in September for their consideration.

*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.*

A handwritten signature in blue ink, appearing to read 'Karen'.

Karen Abey  
**DEPUTY DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 15 July 2025  
File Reference: F25/39316; 13-1-10



**MEMORANDUM: LORD MAYOR  
DEPUTY LORD MAYOR  
ELECTED MEMBERS**

## **CORRECTION OF POPULATION PROJECTION**

**Meeting: Planning Authority Committee**

**Meeting date: 21 May 2025**

**Raised by: Councillor Lohberger**

**Question:**

Is Council aware that the population projection in the Mount Nelson / Sandy Bay Plan is being quoted by the University in support of its Plan to sell off parts of the campus?

**Response:**

Thank you for bringing this matter to our attention. To the best of our knowledge, we are not aware that any population forecasts from the Mount Nelson/ Sandy Bay Neighbourhood Plan Discussion Paper are being quoted by the university.

*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  
**DEPUTY DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 15 July 2025  
File Reference: F25/39320; 1-1-10

## 10. QUESTIONS WITHOUT NOTICE

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Regulations 33 and 34 of the *Local Government (Meeting Procedures) Regulations 2025*.  
File Ref: 13-1-10

33(2) A question asked at a meeting is to, as far as practicable –

- (a) be concise; and
- (b) be clear; and
- (c) not be a statement; and
- (d) have minimal pre-amble

34. Questions without notice by a councillor

1. A councillor at a meeting may ask a question without notice –
  - (a) of the chairperson; or
  - (b) through the chairperson, of –
    - (i) another councillor; or
    - (ii) the chief executive officer.
2. In asking a question without notice at a meeting, a councillor must not –
  - (a) offer an argument or opinion; or
  - (b) draw any inferences or make any imputations – except so far as maybe necessary to explain the question.
3. The chairperson of a meeting must not permit any debate of a question without notice or its answer.
4. The chairperson, councillor or chief executive officer who is asked a question without notice at a meeting may decline to answer the question.
5. The chairperson of a meeting may require a councillor to put a question without notice in writing.



## 11. CLOSED PORTION OF THE MEETING

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That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025* because the items included on the closed agenda contain the following matters:

- Minutes of a closed Planning Committee Meeting

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 conflicts of interest                                       |
| Item No. 4 | Questions Without Notice.  |