CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 6 August 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:

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

ORDER OF BUSINESS

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

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Planning Authority Committee Meeting (Open Portion) held Wednesday, 6 August 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).

COMMITTEE MEMBERS
Councillor M S C Dutta (Chairperson)
Lord Mayor Councillor A M 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:

Leave of Absence:
Nil.

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on Wednesday, 23 July 2025, are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

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

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

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

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

7.1.1 65 BRISBANE STREET, HOBART - DEMOLITION AND NEW BUILDING FOR GENERAL RETAIL AND HIRE, BUSINESS AND PROFESSIONAL SERVICES, AND 8 MULTIPLE DWELLINGS AND ASSOICATED WORKS PLN-HOB-2025-0147 - FILE REF: F25/58087

Address:	65 Brisbane Street, Hobart
Proposal:	Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works
Expiry Date:	6 August 2025
Extension of Time:	N/A
Author:	Daniel Burke

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart 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 comprisePLN-HOB-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 - Final Planning Documents except where modified below.

THC - General

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: (8626) dated (30 July 2025), as attached to the permit.

TW - General

The use and/or development must comply with the requirements of

TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2025-0066 dated 24/04/2025 as attached to the permit.

HER 1 - Heritage - Fabric

Original and early fabric is to be protected and conserved. Works are to be undertaken in a manner that protects the Sydney Lodge building and the remnant sandstone wall along the rear north western boundary, in any construction, excavation, carparking and landscaping works.

HER 18 - Heritage - Landscaping and Trees

A landscaping plan must be prepared, submitted and approved as a Condition Endorsement, prior to approval under the *Building Act 2016.* The landscape plan must:

- Have regard to the requirements of the heritage management policies within the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Policy 5, page 107, for the plan to be formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting;
- Incorporate a differentiating surface treatment for the rear parking area within the ‘backyard’ space of Sydney Lodge, as per the recommendations in the *Historic Heritage and Archaeological Management Strategy*, Section 9.2.2, page 114;
- Indicate the Sydney Lodge building and any landscaping and excavation works immediately alongside the building;
- Show species of trees, shrubs or plantings proposed, locations, and other finishes, and structures, for outdoors areas;
- Include details of any in-ground irrigation systems;
- Show how all plantings are to be maintained; and
- Show that if any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction of the planting.

All work required by this condition must be undertaken in accordance with the approved landscaping plan and the site must be landscaped within 6 months of occupancy.

HER 19 - Heritage - Landscaping and Trees

The significant Bhutan cypress at 67 Brisbane Street must be protected throughout excavation, construction and post construction. All recommendations in the report *Impact of development at 65 Brisbane Street on a mature Bhutan cypress at 67 Brisbane Street, Hobart* by Tree Inclined, dated 16 December 2024, must be complied with in full, including engagement of a Project Arborist and development of the documentation required in the report.

HER 20 - Heritage - Archaeological

All onsite excavation and disturbance must be monitored and managed in accordance with the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Section 9.3 Archaeological Method Statement, pages 117-120. This includes but is not limited to:

- Test excavation and excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per pages 117 and 118 of the report;
- Salvage of artefacts for retention and reuse as per page 120 of the report; and
- A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per pages 119 and 120 of the report.

HER 21 - Heritage - Archaeological

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.

HER 22 - Heritage - Archaeological

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 20 and HER 21 are to be incorporated into an on-site interpretation and history. An interpretation plan must be prepared and submitted and approved by Council prior to occupation.

The on-site interpretation must be:

- In accordance with the approved interpretation plan;
- Incorporate the artefacts described above, including but not limited to use of recovered materials in the hard landscaping or facing materials to the street boundary treatment;
- Located in a publicly accessible space visible from Brisbane Street and to the boundary of the landscaped garden of Sydney Lodge; and,
- Installed prior to the issue of a certificate of completion.

HER 23 - Heritage - Archaeological

Prior to approval under the *Building Act 2016*, an interpretation and historical information panel must be submitted and approved as a Condition Endorsement, describing the physical and social history of the site in words, plans and historical pictures and provide information on the process and intention of the archaeological works. Copies of the approved panel must be displayed on all boundaries facing onto the public realm on the commencement and for the length of the archaeological works to the satisfaction of the Council.

ENVHE 1 - Environmental Health - Site Assessment Reports

Recommendations in the report *Environmental Site Assessment, 65 Brisbane Street, Hobart, Tasmania, January 2025*, by GES must be

implemented, for the duration of the demolition and construction phases.

In particular:

Environmental Risk Given exceedances of ESL guideline limits were observed, a Soil and Water Management Plan (SWMP) is required to minimise the movement of soil and sediment off-site during the construction phase. Correct implementation of the SWMP will mitigate the identified environmental risks,
Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil). For any future excavation of soil at the site, future waste classification should be conducted in accordance with EPA Tasmania IB105,
Groundwater If groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.

ENV 2 - Environmental Planning - 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 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/). The SWMP must detail temporary site drainage. 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.

ENG 1 - 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.

Any damage must be immediately reported to 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.

ENG 9 - Development Engineering - Waste Management

Prior to occupancy or the commencement of the use (whichever occurs first), a waste management plan for all (commercial or domestic) waste and recycling must be submitted and approved. The waste management plan must:

1. include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.

The handling, storage, transport and disposal of waste and recycling from the property must be undertaken in accordance with the approved waste management plan for the duration of the use.

ENG sw1 – Stormwater - Design

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 the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first).

Any private or private shared stormwater systems passing through third-party land must have sufficient receiving capacity.

Advice:

Council notes that the development is proposed to be built over an existing easement and potential private infrastructure. Consent of Council and the beneficiaries of the easement would be required under section 73 and 74 of the Building Act 2016 *prior to any building/plumbing approval.*

Any private or private shared pipelines that are discovered during construction should be immediately reported to Council on 6238 2711.

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

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and

3. Photos of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment, then any damage to the City of Hobart's infrastructure identified in the postconstruction condition assessment will be the responsibility of the owner/developer.

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.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,
2. 2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. 3. Photos of any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails

to provide the City of Hobart with an adequate post-construction condition assessment, then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3 - Stormwater - Protection of Hobart City Council Assets

The proposed works (including foundations and overhangs) must be designed to ensure the long-term protection of and access to the Council's stormwater infrastructure.

A detailed design certified by a suitably qualified engineer must be submitted and approved as a Condition Endorsement prior to issue of any consent under *Building Act 2016* or commencement of works (whichever occurs first). The detailed design must:

1. Demonstrate how the design will provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.
2. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
3. Be certified by a suitably qualified engineer

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works within two metres of Council's stormwater main / construction of the retaining wall is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

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

Advice:

Please note that once the condition endorsement and any consent under s13 of Urban Drainage Act 2013 *has been issued, you may need to contact Council's City Infrastructure Division to conduct an inspection as per any hold points mentioned within the issued consent.*

The proposal is generally acceptable. You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 *and s13 of the* Urban Drainage Act 2013 *for the final certified detailed design plans.*

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new or upgraded stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;
2. The size and design of the connection such that it is appropriate to safely service the development;
3. Long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. Connections which are free-flowing gravity driven;
5. Be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from our [website] (https://www.hobartcity.com.au/Development/Planning/Standard-engineering-drawings).

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

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.

SW 8 - Stormwater - Design

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

A revised 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. Show the location of the proposed pit baskets in general accordance with planning documents;
2. Include final estimations of contaminant removal and the supporting MUSIC model; and
3. 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.

SW 9 - Stormwater - Design

Prior to occupancy or the commencement of the approved use (whichever occurs first), the stormwater energy dissipation structure (SW 1/2) or another suitable method proposed by the development such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding must be installed.

A detail 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 detail design must be prepared by a suitably qualified engineer and must:

1. Include detailed design of the proposed infrastructure including both a long-section and a cross-section.
2. Provide details of how the proposed infrastructure prevents damage to public stormwater infrastructure showing reduction in velocity or any other measures proposed to prevent scouring of the pit base e.g. lining the base with suitable material. All assumptions must be clearly stated.
3. Include a brief maintenance plan, detailing all actions and frequencies required to ensure the ongoing effective operation of the system, such as inspection, cleanout and asset replacement.

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.

ENG tr1 - City Transport- On-street Parking

Approval from Council's Strategic and Regulatory Services Network must be obtained prior to the issue of any consent under the *Building Act 2016* (excluding demolition or excavation) for any changes to the existing on-street parking arrangements in Brisbane Street.

Advice:

All works will be at the developer's expense. Please contact Council's City Transport Group Manager with regard to the application process for any changes to the on-street parking arrangements in Brisbane Street.

(https://www.hobartcity.com.au/City-services/Parking/Integrated-Parking-System/Dial-Before-You-Dig-Parking-Sensors)

Reason for condition

To ensure that relevant approvals are obtained.

ENG tr2 - City Transport - Construction Traffic and Parking Management

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG s1 - Development Engineering - Special

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed 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.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first) for each stage, detailed design drawings must be submitted and approved as a Condition Endorsement.

The detailed designs must;

1. be prepared by a suitably qualified person;
2. be designed and constructed 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; and
3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements.

All work required by this condition must be undertaken in accordance with the approved detailed design drawings.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours meets the Council's requirements and standards.

ENG 2B - Development Engineering - Vehicle Barriers

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

1. Car parking modules

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.

Reason for condition

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

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.

Reason for condition

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

ENG 3A - Development Engineering - Parking and Access Design

The access driveway(s) and parking areas must be constructed in accordance with the following documentation which forms part of this

permit: ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. 2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3C - Development Engineering - Parking and Access Design

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway(s) and parking areas have been constructed in accordance with design drawings approved under this permit.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our website.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4 - Development Engineering - Parking and Access Design

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

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 on the site, for use is seventy two (72). Of these:

1. A minimum of one (1) car parking must be allocated to each dwelling (within the proposed building);
2. two (2) parking spaces
   must be designated for people with disabilities
   (in accordance with AS2890.6:2009); and
3. the remining car parking spaces (within the proposed building) shall be allocated to the use(s) of the building.

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 and AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

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

ENG 6 - Development Engineering - Parking Spaces

The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit.

Advice:

It is noted that Council holds no record of this parking area and parking spaces being approved, and Council has not assessed them as part of this application. Approval of the parking area is not implied or granted as part of this permit.

Reason for condition

To clarify the scope of the permit.

ENG 7 - Development Engineering - Bicycle Parking Spaces

The number of bicycle parking spaces approved on the site is a minimum of eight (8) in accordance with the Hubble Traffic Impact Assessment documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The bicycle parking area(s) must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to first occupation / commencement of use (whichever occurs first).

Advice:

User classes are in accordance with Australian Standard AS/NZS 2890.1:2004. Bicycle parking space class is as defined in the Hobart Interim Planning Scheme 2015 *Table E6.2.*

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

ENG 8 - Development Engineering - Parking Spaces For People With Disabilities

All car parking spaces for people with disabilities must be delineated to

Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

ENG 9 - Development Engineering - Motorcycle Parking

The number of car motorcycle parking spaces approved to be used on the site is four (4) in accordance with the ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The motorcycle parking spaces must be constructed on the site compliant with the Australian Standards AS/NZS 2890.1:2004 prior to the commencement of use.

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 the commencement of use.

Reason for condition

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

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle

bins from the development; and

- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

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.

It is recommended that the developer liaise with the Council's Waste and Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the proposed driveway crossover and driveway crossover reinstatement within the Brisbane Street highway reservation must be designed and constructed generally accordance with the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings:

1. Urban: TSDR09 – Urban Roads Driveways and TSD R14 Type KC vehicular crossing
2. Urban Footpaths TSD R11 and TSD R14 type KC
3. The driveway layback should maintain same dimensions as the internal property driveway i.e. 6.1m and rest should be reinstated as per TSD R14.

4. All the services pits present in the crossover should be adjusted as per the new finalised footpath levels.

Design drawings 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 design drawing must be prepared and certified by a suitably qualified expert and must:

1. show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. if the design deviates from the requirements of the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings, then the drawings must demonstrate that a B85 vehicle or B99 depending on use (Australian Standard AS/NZS 2890.1:2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside;
4. show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1:200.

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

Advice:

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from City of Hobart's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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, bylaws, 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 con dition 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 201 6*. 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 (https://www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications) for more information.

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](http://www.hobartcity.com.au/Council/Legislation)for more information.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

If a new stormwater service connection is required for this development, you may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Council's Infrastructure and Assets Network to initiate the permit process).

NEW SERVICE CONNECTION

If a new stormwater service connection is required for this development, please contact the Hobart City Council's Stormwater and Waterways Group to initiate the application process for your new stormwater connection. The connection design can be approved via a condition endorsement application, A plumbing permit application, or via a [Request to install a stormwater service connection] open form.

STRUCTURES CLOSE TO COUNCIL'S STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's Infrastructure and Assets Network. You may need the General Manager's consent under section 13 of the *Urban Drainage Act 2013* and consent under section 73 or 74 of the *Building Act 2016*.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here] (https://www.hobartcity.com.au/Development/Planning/Engineering-standards-and-guidelines/Standard-drawings)for more information.

WORKS INVOLVING, OR IN PROXIMITY OF EXISTING DRAINS

Section 73 of the *Building Act 2016* requires that a person must not perform any building work over an existing drain or within one metre from

the edge of an existing drain measured horizontally, unless the owner of the building obtains written consent from the general manager of the council for the municipal area where the work is performed.

WORKS INVOLVING, OR IN PROXIMITY OF SERVICE EASEMENTS

For any building work over or within any existing or proposed services easement, the consent of the beneficiaries of the easement will be required in accordance with section 74 of the *Building Act 2016* and/or any plumbing works under section 42 of the *Building Regulations 2016*.

A person must not perform any building work over or within a service easement unless the person obtains written consent to do so from the person on whose behalf the service easement was created.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here] (http://www.foodstandards.gov.au/Pages/default.aspx)for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](https://www.hobartcity.com.au/Business/Food-businesses)for more information.

SINGLE USE PLASTICS

The City of Hobart has a ‘Single-Use Plastics By-Law’ in force, which applies to retailers who provide or sell food to be taken from the retailer’s premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here] (https://www.hobartcity.com.au/Business/Food-and-beverage-businesses/Single-use-plastics-by-law-information)for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click

[here](https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets)for more information.

You may require a road closure permit for construction. Click [here](https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms)for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](https://www.hobartcity.com.au/City-services/Roads-and-footpaths/Roads-and-footpaths)for more information.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here] (https://www.hobartcity.com.au/City-services/Parking/Parking-permits)for more information.

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.

Attachment A:	Planning Committee Agenda Documents - PLN-HOB-2025-0147 - 65 BRISBANE STREET HOBART - PLANNING ASSESSMENT REPORT ⇩
Attachment B:	Planning Committee Agenda Documents - PLN-HOB-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 ⇩
Attachment C:	Planning Committee Agenda Documents - Planning Referral Cultural Heritage Report - PLN-HOB-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 ⇩
Attachment D:	Planning Committee Agenda Documents - Planning Referral Development Engineering Report - PLN-HOB-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 ⇩
Attachment E:	Planning Committee Agenda Documents - PLN-HOB-2025-0147 - 65 BRISBANE STREET, HOBART - Notice of Heritage Decision ⇩

PLANNING ASSESSMENT REPORT

Type of Report:	Delegate
Committee:	6 August 2025
Expiry Date:	6 August 2025
Application No:	PLN-HOB-2025-0147
Address:	65 Brisbane Street, Hobart, Tas, 7000
Applicant:	Brisbane Street Apartments Pty Ltd 17 Bicheno Street, Clifton Beach, Tas, 7020
Proposal:	Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works
Representations:	Zero (0)
Performance criteria:	Commercial Zone; Development Standards – *Building Height – 23.4.1 (P1), Setback – 23.4.2 (P1), Design – 23.4.3 (P1), Landscaping – 23.4.5 (P2), Residential and Visitor Accommodation Amenity – 23.4.8 (P2, P3), Waste Storage and Collection – 23.4.9 (P3)* Discretionary Use or Development – *B8.8.1* Potentially Contaminated Land Code - *Excavation - E2.6.2 (P1)* Parking and Access Code: *Parking number assessment – E6.6 (P1), Design of vehicle accesses – E6.7.2 (P1), Landscaping of parking areas – E6.7.8 (P1)* Stormwater Management Code - *Stormwater Drainage and Disposal – E7.7.1 (P2)* Historic Heritage Code - *Development Standards for Heritage Places; Demolition - 13.7.1 (P1), Buildings and Works other than Demolition - E13.7.2 (P1, P2, P3, P6), Development Standards for Places of Archaeological Potential - E13.10.1 (P1)* Significant Trees Code - *Development Standards; Lopping, pruning, removal or destruction of significant trees - E24.6 (P1)*

1. Executive Summary

1.1. Planning approval is sought for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart.

1.2. More specifically the proposal includes:

- Partial demolition to existing car park signs and fixtures;

Image 1: *The subject site as seen from Brisbane Street. Looking west to illustrate the steep grade of the site. (SOURCE: Google Maps, accessed 2025).*

- Construction of a five storey mixed-use building within the south-eastern of the lot, nearest the Brisbane Street Frontage;

Image 2: *The proposed five storey building as seen from Brisbane Street (SOURCE: Application Plans, 2025).*

- The ground floor is to be is to feature a 248sqm tenancy designated for General Retail and Hire Use;
- To the rear of this tenancy are services including toilets, lifts, internal stairs, waste storage (for all uses and tenancies), storage, bike storage, switchboard, fire panel and utility metres;
- The first floor consists of a 557sqm open-plan office tenancy comprised of boardroom offices, meeting rooms, storage, lobby and reception, kitchen and staff area and toilets;
- The second floor consists of a separate 427sqm open-plan office tenancy which also includes boardrooms, meeting rooms, storage, kitchen and staff area as well as lobby and reception;
- To the rear of the second-floor tenancy are thirteen (13) car parking spaces for the use of the apartment residents;
- The third floor consists of five (5) apartments (4 two-bedroom, 1 three-bedroom). All apartments feature an open plan living/dining/kitchen area leading to a minimum 26sqm deck;

- The fourth-floor features three (3) three-bedroom penthouse apartments which features offices, open plan kitchen/living/dining leading to decks measuring at least 28sqm;

Image 3: *The proposed building as seen from the rear of the site, looking east. On account of the steep topography of the site, the rear of the building is effectively reduced to three storeys (SOURCE: Application Plans, 2025).*

- The maximum building height is 15.785m.
- Construction materials include painted cement sheeting, pre-cast concrete panels, off-form concrete, steel gates and balustrades
- The rear of the lot will continue to be used for commercial car parking, maintaining an existing 59 car parking spaces.
- Existing buildings to the rear of the site, such as Sydney House and the commercial buildings at the south-west boundary will also be retained.
- Vehicular access to both the commercial car park, the existing rear buildings and the proposed residential car parking is via the existing vehicular entry to the site from Brisbane Street.
- Pedestrian access to the site is via a covered lobby area on the south-western side of the building accessed via Brisbane Street.
- Landscaping is proposed around the heritage listed Sydney Lodge which is also located behind the proposed building. The

landscaping is intended to establish a greater curtilage to the historic building, and no works to the building itself are proposed.

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

1.3.1. Commercial Zone; Discretionary Uses – General Retail and Hire and Business and Professional Services (exceeding 300sqm) are discretionary.

1.3.2. Commercial Zone; Development Standards: – Building Height – 23.4.1 (P1), Setback – 23.4.2 (P1), Design – 23.4.3 (P1), Landscaping – 23.4.5 (P2), Residential and Visitor Accommodation Amenity – 23.4.8 (P2, P3), Waste Storage and Collection – 23.4.9 (P3)

1.3.3. Potentially Contaminated Land Code: - Excavation - E2.6.2 (P1)

1.3.4. Parking and Access Code - Parking number assessment – E6.6 (P1), Design of vehicle accesses – E6.7.2 (P1), Landscaping of parking areas – E6.7.8 (P1)

1.3.5. Stormwater Management Code: Development Standards; Stormwater Drainage and Disposal – E7.7.1 (P2)

1.3.6. Historic Heritage Code: Development Standards for Heritage Places; Demolition - 13.7.1 (P1), Buildings and Works other than Demolition - E13.7.2 (P1, P2, P3, P6), Development Standards for Places of Archaeological Potential - E13.10.1 (P1)

1.3.7. Significant Trees Code: Development Standards; Lopping, pruning, removal or destruction of significant trees - E24.6 (P1)

1.4. No representations were received during the statutory advertising period between 8 July 2025 and 22 July 2025.

1.5. The proposal is recommended for approval subject to conditions.

1.6. The final decision is delegated to the Planning Commitee.

2. Site Detail

2.1. The subject site is located on the north-western side of Brisbane Street, approximately 80 metres north-east of its intersection with Elizabeth Street.

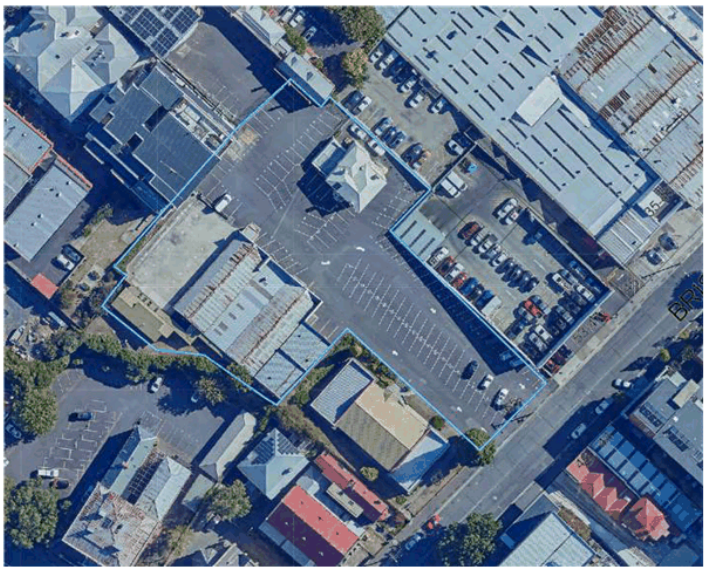


Image 4: *The subject site includes commercial tenancies in the western corner, a commercial car park and Sydney Lodge to the north. (SOURCE: Geocortex Council GIS 2025).*

2.2. The site, which is irregular in shape, is approximately 4775 square metres. It predominantly contains, and is used for, a car park that provides parking spaces for the various commercial uses on site as well as leases of individual spaces on a commercial basis. The north-eastern corner of the site contains Sydney House, and the south-west corner is occupied by commercial buildings that are setback from the frontage. The site is located within the Commercial Zone.

2.3. The proposed works are located entirely within the Commercial Zone and this is the zone which covers the vast majority of the site. However, as shown below, a small portion of the south-west corner of

the site falls within the Central Business Zone. The rear boundary abuts the Inner Residential Zone.

Image 5: *Zone Map under HIPS 2015 (SOURCE: Geocortex Council GIS 2025).*

2.4. The site is an individually listed heritage site under Hobart Interim Planning Scheme 2015, as well as being listed on the Tasmanian Heritage Register. Several nearby and adjacent places are also listed under the Scheme or with THC and as with the majority of the CBD, the site is an area of archaeological potential.

Image 6: *Heritage Map under HIPS 2015 (SOURCE: Geocortex Council GIS 2025).*

2.5. The site is adjacent to potentially contaminated land, 53-47 Brisbane Street. An Environmental Site Assessment has been submitted in support of the application and referred to Council's Environmental Health Unit.

2.6. The adjoining lot at 67 Brisbane Street includes a large Bhutan cypress which is listed as a Significant Tree on Council's Significant Tree Register. Whilst the proposal will not involve the neighbouring property, the arborist report submitted with the application recommends a tree protection zone for this tree that will extend onto the subject site.

3. Proposal

3.1. Planning approval is sought for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart.

3.2. More specifically the proposal is for:

- Construction of a five storey building at the eastern (street-facing) end of the lot.

Image 7: *The subject site with the proposed building, toward the Brisbane Street frontage, highlighted in red. The Sydney Lodge building within the green rectangle will not be altered, but landscaping is proposed to its curtilage. The existing commercial buildings in the blue rectangle will be unchanged by this proposal. (SOURCE: Site plan submitted by applicant 2025, edited to illustrate existing and proposed buildings by Council Officer, 2025).*

- The proposed building is situated on a steep gradient. Five storeys are visible from the Brisbane Street interface, though the structure will ostensibly appear as three storeys from the rear of the site.

Image 8: A generic perspective of the proposed building as would

be seen from the northern boundary. (SOURCE: Submission plans, 2025).

- Pedestrian access is via Brisbane Street and run to the south of the proposed building, separated from the adjacent driveway by landscaping and small structures such as bike storage, service cupboards which are integrated into the design on the south side of the development.

Image 9: *The southern elevation of proposed building showing its interface with the shared existing driveway which will continue to be used for access to the existing tenancies and car park as well as the proposed car parking spaces associated with the new apartments (SOURCE: Submission plans, 2025).*

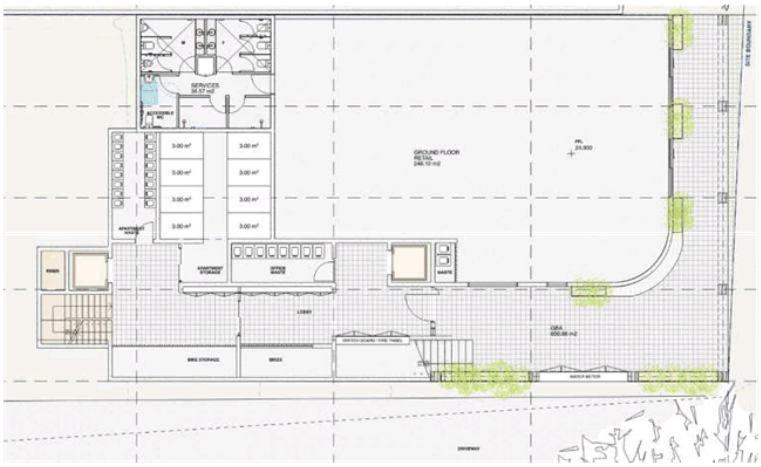


Image 10: *The proposed ground floor plan with commercial tenancy and pedestrian access, bicycle parking, storage and services (SOURCE: Submission plans, 2025).*

- Whilst the office tenancies on the 1st and 2nd floors have similar layouts, the 2nd floor includes car parking to the rear.

Image 11: The proposed 2nd floor office layout with car parking for residential use located to the rear. The office layout on the first floor is similar, albeit approximately 125sqm larger. (SOURCE: Submission plans, 2025).

- The third and fourth floor are to be occupied by residential uses in the form of five apartments (3rd floor) and three penthouses the floor)

Image 12: *The layout of the five proposed 3rd floor apartments which are each two bedrooms (SOURCE: Geocortex Council GIS 2025).*

Image 13: *The layout of the three proposed penthouses, each with three bedrooms (SOURCE: Submission Plans, 2025).*

- Services are to be located on the roof and integrated into the building and lift overrun.

4. Background

4.1. There have been no development applications for this site in recent years, with the below change of use application being the only recent planning approval:

- PLN-23-236 approved 4 July 2023 to allow Partial Change of Use to General Retail and Hire.

5. Concerns raised by representors

5.1. No representations were received during the statutory advertising period between 8 July 2025 and 22 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 relied on.

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

6.3. The existing use is vehicle parking. The proposed use is General Retail and Hire, Business and Professional Services and Residential (multiple dwellings). The existing use is a discretionary use in the zone. Two of the proposed uses, General Retail and Hire and Business and Professional Services (>300sqm), are discretionary uses in the zone.

6.4. The proposal has been assessed against

6.4.1. Part D – 23.0 - Commercial Zone; Development Standards

6.4.2. Part E – 2.0 - Potentially Contaminated Land Code

6.4.3. Part E – 5.0 - Road and Railway Assets Code

6.4.4. Part E – 6.0 - Parking and Access Code

6.4.5. Part E – 7.0 - Stormwater Management Code

6.4.6. Part E – 13.0 - Historic Heritage Code

6.4.7. Part E – 24.0 - Significant Trees Code

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

6.5.1. Discretionary Use:

Determining an application for a permit for a discretionary use – 8.10.2

6.5.2. Commercial Zone:

Development Standards –
Building Height – 23.4.1 (P1);
Setback – 23.4.2 (P1);
Design – 23.4.3 (P1);
Landscaping – 23.4.5 (P2);
Residential and Visitor Accommodation Amenity – 23.4.8 (P2, P3); and
Waste Storage and Collection – 23.4.9 (P3)

6.5.3. Potentially Contaminated Land Code:

Excavation - E2.6.2 (P1)

6.5.4. Parking and Access Code:

Parking number assessment – E6.6 (P1);
Design of vehicle accesses – E6.7.2 (P1); and
Landscaping of parking areas – E6.7.8 (P1)

6.5.5. Stormwater Management Code:

Stormwater Drainage and Disposal – E7.7.1 (P2)

6.5.6. Historic Heritage Code:

Development Standards for Heritage Places; Demolition - 13.7.1 (P1);
Buildings and Works other than Demolition - E13.7.2 (P1, P2, P3, P6); and
Development Standards for Places of Archaeological Potential - E13.10.1 (P1)

6.5.7. Significant Trees Code:

Lopping, pruning, removal or destruction of significant trees - E24.6 (P1)

6.6. Each Performance Criteria is assessed below:

6.7. Discretionary Uses – Business and Professional Services and General Retail and Hire.

6.7.1. Pursuant to the Use Table under D23.2, the proposed Business and Professional Services Use is discretionary as the floor area is greater than 300sqm and is not proposed within an existing building.

6.7.2. General Retail and Hire is a discretionary use in the zone.

6.7.3. Clause 8.10.2 provides:

In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:
(a) the purpose of the applicable zone;
(b) any relevant local area objective or desired future character statement for the applicable zone;
(c) the purpose of any applicable code; and
(d) the purpose of any applicable specific area plan, but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

6.7.4. The Zone Purpose Statements of the Commercial Zone, outlined under 23.1.1, specify; large floor area retail, a diversity of generally non-residential uses, reflecting the transition between the Central Business Zone and inner residential areas, the use of quality building stock for less land extensive uses such as offices and to provide for residential use primarily above the ground floor.

6.7.5. The proposal, which allows for a variety of commercial and residential uses is situated between the Central Business

and Inner Residential Zone and allows for a transition between the two zones that is appropriate and compatible with diversity of uses found in the vicinity. The extended office area and provision of eight (8) new dwellings with the upper storeys is reflective of the emerging mixed-use dynamic of this location.

6.7.6. The proposed commercial uses will meet the acceptable solutions in terms of noise, hours of operation etc. Any variation to these circumstances will require further planning approval.

6.7.7. The proposed uses comply with the requirements under B8.8.1.

6.8. Commercial Zone; Development Standards – Building Height – 23.4.1 (P1)

6.8.1. The acceptable solution at clause 23.4.1 (A1) (b) requires buildings that include above ground level residential uses to be no more than 15m and a maximum of 4 storeys.

6.8.2. The proposal includes a five storey building which reaches a maximum height of 15.75 metres.

6.8.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.8.4. The performance criterion at clause 23.4.1 (P1) provides as follows:

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

6.8.5. There are no Desire Future Character Statements for this Zone.

The proposal is considered compatible with the scale of nearby buildings elsewhere in this CBD location, particularly those alongside and opposite the site that are taller or of comparable scale. Specifically, the six-storey University City Apartments which are directly opposite the subject site and comfortably exceed 15.0 metres in height, as do the other towers located on the same site. Likewise, the 40-42 Brisbane Street apartment building is five storeys (15.1 metres) and the rear boundary of the site is shared with 34 Patrick Street which also consists of a five storey apartment building and is 15.2 metres tall. In relation to the heritage listed First Church of Christ Science building, this building's side setback, combined with the retention of the 5.8 metre wide shared driveway, allows for sufficient curtilage and distance so to as to not unreasonably overwhelm or undermine the prominence of the building and its streetscape appeal.

The height and scale of the proposal is an appropriate response to the topographical constraints of the site and allows for a transition in height between buildings, particularly in reference to the existing residences located on higher ground to the rear of the site (fronting Patrick Street).

Image 14: A section plan demonstrating height compatibility with existing buildings on Brisbane Street and Patrick Street, as well as detailing the design response in terms of topography. (SOURCE: Submission Plans 2025).

There are no public places adjacent the site and shadow diagrams submitted in support of the application demonstrate that overshadowing is predominantly limited to the shared driveway and does not materially impact adjoining neighbours for any prolonged period.

6.8.6. The proposal complies with the performance criterion

6.9. Commercial Zone; Development Standards – Setback – 23.4.2 (P1)

6.9.1. The acceptable solution at clause 23.4.2 (A1) requires buildings to be setback no less than 0.0 metres from the frontage.

6.9.2. The upper storeys predominantly maintain a 0.0 metre setback though due to the angle of the frontage, the north-eastern side of the building is setback approximately 0.7m. At ground level, the columns which form the proposed colonnade align with the upper storey setbacks.

6.9.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.9.4. The performance criterion at clause 23.4.2 (P1) provides as follows:

Building setback from frontage must satisfy all of the following:

(a) be consistent with any Desired Future Character Statements provided for the area;

(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;

(c) enhance the characteristics of the site, adjoining lots and the streetscape;

(d) provide adequate opportunity for parking

6.9.5. There are no Desired Future Character Statements for the zone.

There is a pattern of small front setbacks on this side of Brisbane Street, with the church buildings to the south west and car dealerships to the north-east enjoying 3.0-5.0 metre setbacks. The proposal, using the colonnade, responds to this pattern whilst also meeting the strategic intent of the Scheme by aligning the upper storeys within 1.0 metre of the frontage and by creating an undercroft common area which provides a positive connection with the streetscape.

6.9.6. The proposal complies with the performance criterion

6.10. Commercial Zone; Development Standards – Design – 23.4.3 (P1)

6.10.1. The acceptable solution at clause 23.4.3 (A1 (d) and (e)) requires mechanical plant and services to be screened from the view from the street or other public spaces and to be incorporated into the design of the roof.

6.10.2. The proposal includes rooftop mechanical plant, lift overrun and services that are not screened or incorporated into the roof design.

6.10.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.10.4. The performance criterion at clause 23.4.3 (P1) provides as follows:

Building design must enhance the streetscape by satisfying all of the following:

(a) provide the main access to the building in a way that addresses the street or other public space boundary;

(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;

(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;

(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;

(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;

(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;

(g) be consistent with any Desired Future Character Statements provided for the area.

6.10.5. Lift Services and mechanical plant have been co-located in one central area of the roof. This plant area is more than 25.0 metres from the site frontage, more than 10.0 from the rear of the building and a minimum of 5.0 metres from either side of the building. The plant will therefore not be visible from the streetscape or public spaces and any visual impact from adjoining properties is to be limited and distant.

6.10.6. The proposal complies with the performance criterion

6.11. Commercial Zone; Development Standards – Landscaping – 23.4.5 (P2)

6.11.1. The acceptable solution at clause 23.4.5 requires landscaping with a depth of no less than 2.0 metres along a boundary with a residential zone.

6.11.2. The subject site's rear boundary is abutting an Inner Residential Zone but the proposal does not include any landscaping at this interface.

6.11.3. The proposal does not comply with the acceptable solution.

6.11.4. The performance criterion at clause 23.4.5 (P1) provides as follows:

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.

6.11.5. The car park that occupies the rear half of the subject site will not be altered by this proposal and will continue use as a car park. Although this boundary is abutting land within a residential zone, the proposed works are situated more than 40.0 metres from the rear boundary. Landscaping is therefore not considered necessary as the proposal itself will not adversely impact the amenity or characteristics of the adjoining residential land.

6.11.6. The proposal complies with the performance criterion

6.12. Commercial Zone; Development Standards – Residential and Visitor Accommodation Amenity – 23.4.8 (P2, P3)

6.12.1. The acceptable solutions at clause 23.4.8 require dwellings to be setback at least 5.0 metres from a side or rear boundary (A2) and every habitable room within a dwelling to have at least one external window (A3).

6.12.2. The proposal includes residential apartments that are less than 5.0 metres from the north-east side boundary as well as a Study within two of the proposed dwellings which do not have an external window.

6.12.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.12.4. The performance criterion at clause 23.4.8 (P2 & P3) provides as follows:

P2
Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:
(a) proximity to side and rear boundaries;
(b) proximity to other buildings on the same site;
(c) the height and bulk of other buildings on the same site;
(d) the size of any internal courtyard or void;
(e) the use of light wells or air shafts;
(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and
(g) any assessment by a suitably qualified person.

P3
Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:
(a) the orientation of the room;
(b) the size and location of windows;
(c) the size of the room;
(d) the ceiling height;
(e) the opportunity for cross-ventilation;
(f) the proposed use of the room;
(g) overshadowing of the site from existing development;
(h) existing site constraints; and
(i) any assessment by a suitably qualified person.

6.12.5. The proposed apartments have been designed and orientated to capitalise on the northern solar access and are consequently, facing the north-eastern boundary. Balcony balustrades to Units 1, 2 & 3 are less than 2.0 metres from this boundary but are above the roof to the neighbouring non-residential property. The building itself is typically 3.0 metres from the boundary at the third floor and then 4.6 metres from the boundary on the 4th floor. The design is therefore considered to allow for a separation between properties that does not unreasonably limit the future development potential of the adjacent site, particularly noting the commercial zoning

of the site, its CBD location and proximity to other buildings of comparable bulk, siting and scale, meeting the requirements under P2.

In reference to P3, the absence of an external window in two of the proposed study/offices is considered acceptable given the use of the space as workspace rather than a living space and the quality and amenity elsewhere in each unit in terms of solar access, cross ventilation and space.

6.12.6. The proposal complies with the performance criterion

6.13. Commercial Zone; Development Standards –Waste Storage and Collection – 23.4.9 (P3)

6.13.1. The acceptable solution at clause 23.4.9 (A3) requires bulk waste bins to be collected on site by private commercial vehicles.

6.13.2. The proposal includes a Traffic Impact Assessment as well as a response from a private waste management provider which propose that private waste is collected from site and wheeled through the colonnade and then to collection vehicles parked on the street.

6.13.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.13.4. The performance criterion at clause 23.4.9 (P3) provides as follows:

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.

6.13.5. The proposal includes the use of the road for parking of a private collection vehicle and collection of waste positioned at the frontage. This aspect of the proposal was also considered by Council's Development Engineering and Mobility Units, neither of whom objected to the proposal. subject to conditions. A condition will require that a Waste Management Plan is submitted and endorsed by Council prior to occupancy. The Waste Management Plan will ensure waste collection does not adversely impact amenity, particularly in terms of noise traffic, movement and access.

6.13.6. The proposal complies, subject to condition the performance criterion

6.14. Potentially Contaminated Land Code– Excavation - E2.6.2 (P1)

6.14.1. There is no acceptable solution for excavation under E2.6.2.

6.14.2. The proposal includes excavation within potentially contaminated land.

6.14.3. There is no acceptable solution and as such, assessment against the performance criteria is required.

6.14.4. 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;

*(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 environmen*t.

6.14.5. The proposal, which includes an Environmental Site Assessment (ESA) prepared by a suitably qualified person, was referred internally to Councils Environmental Health Unit, who did not object to the proposal, subject to conditions. A condition will ensure the recommendations included within the ESA are adhered to throughout the duration of the demolition and construction phases.

6.14.6. The proposal complies with the performance criterion.

6.15. Parking and Access Code – Parking Number Assessment – E6.6.1 (P1)

6.15.1. The acceptable solution at clause E6.6.1 (A1) requires the number of onsite car parking spaces to comply with the number specified under Table E6.1.

6.15.2. The proposal includes 72 onsite parking spaces which is 15 less than the number required under Table E6.1.

6.15.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

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

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

(a) car parking demand;

(b) the availability of on-street and public car parking in the locality;

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

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

(e) the availability and suitability of alternative arrangements for car parking provision;

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

(g) any car parking deficiency or surplus associated with the existing use of the land;

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

(k) any relevant parking plan for the area adopted by Council;

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

6.15.5. The proposal was referred internally to Council's Development Engineering Unit and the following comments were received:

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.

Council's City Mobility Unit provided the following statements;

"A functional car parking demand analysis determined that the site requires 70 on-site parking spaces. This is a reduction from the 87 spaces required by the planning scheme, justified by factors like the two-bedroom apartments needing only one space each and the existing tenancies continuing to operate with their current 21 spaces. The proposed reduction is acceptable."

"Brisbane Street has sufficient width to support on-street parking. Kerbside restrictions are in place to ensure a high turnover of these spaces, which is beneficial for the retail component of the development."

"Due to its proximity to the Hobart CBD, walking and cycling are considered suitable alternative transport modes. The TIA specifically mentions on-road cycle lanes along Argyle Street. A survey conducted for the report at a similar building indicated that 40% of occupants use alternative transport options like ridesharing, walking, and cycling."

6.15.6. The proposal complies with the performance criterion

6.16. Parking and Access Code – Design of vehicle accesses – E6.7.2 (P1)

6.16.1. The acceptable solution at clause E6.7.2 requires the design of vehicle accesses to comply with the Australian Standards .

6.16.2. The proposal includes obstructions (side boundary fence) within the sight triangle area.

6.16.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.16.4. The performance criterion at clause E6.7.2 provides as follows:

Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

(c) suitability for the type and volume of traffic likely to be generated by the use or development;

(d) ease of accessibility and recognition for users

6.16.5. The proposal was referred internally to Council's Development Engineering Unit and the following comments were received:

Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.

Based on the documentation submitted to date and given the above assessment, the sight lines are accepted as meeting the Performance Criteria P1:E6.7.2 of the Planning Scheme

6.16.6. The proposal complies with the performance criterion

6.17. Parking and Access Code – Landscaping of parking areas – E6.7.8 (P1)

6.17.1. The acceptable solution at clause E6.7.8 requires landscaping of parking areas and circulation areas where more than five (5) spaces are proposed and landscaping must be no less than 5% of the area of the proposed car park.

6.17.2. The proposal includes additional parking with no new landscaping proposed to the proposed car parking or circulation areas

6.17.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.17.4. The performance criterion at clause E6.7.8 provides as follows:

Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:

(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;

(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;

(c) reduce opportunities for crime or antisocial behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.

6.17.5. The proposal was referred internally to Council's Development Engineering Unit and no objections were received, owing to the fact that the access and rear car parking is largely unchanged by the proposal. The new car parking spaces are integrated within the proposed building and located to the rear.

6.17.6. The proposal complies with the performance criterion.

6.18. Stormwater Management Code – Development Standards; Stormwater Drainage and Disposal – E7.7.1 (P2)

6.18.1. The acceptable solution at clause E7.7.1 (A2) requires a new development to incorporate water sensitive urban design principles for the treatment and disposal of stormwater if the development is comprised of new impervious area more than 600sqm, provides more than 6 new car parking spaces or a subdivsion for more than 5 lots.

6.18.2. The proposal is to be assessed under the performance criteria as more than 600sqm of impervious area is being created as a part of this development (although the net impervious on the site is reduced), and more than 6 car parking spaces in the basement carparking (although there is a total net loss of car parking spaces overall on the site).

6.18.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.18.4. The performance criterion at clause E7.7.1 (P2) provides as follows:

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.

6.18.5. The proposal was referred internally to Council's Stormwater Unit and the following comments were provided:

Gandy and Roberts have provided Music model screenshots showing that due to the total reduction in impervious area on the site and the reduction in total car parking spaces, the total amount of pollutants is less than what is already existing on the site. OceanGuard pit baskets are also being provided to also further reduce the pollutant load (including helping capture hydrocarbons as well) The Manager of Stormwater & Waterways accepted that this is sufficient to show that the development achieves the performance solution for P2

6.18.6. The proposal complies with the performance criterion

6.19. Historic Heritage Code – Demolition – E13.7.1 (P1)

6.19.1. There is no acceptable solution for E13.7.1 (A1)

6.19.2. The proposal includes demolition within land individually listed as a Heritage Place.

6.19.3. There is no acceptable solution and as such, assessment against the performance criteria is required.

6.19.4. The performance criterion at clause E13.7.1 provides as follows:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

6.19.5. The application was referred internally to Council's Cultural Heritage Unit and the following assessment was provided:

Demolition of a Heritage Place is proposed and there is no acceptable solution at clause E13.7.1 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.1 P1.

Demolition is limited to the removal of asphalt carparking around the Sydney Lodge building, and for the construction of the proposed new building. No fabric that relates to the

original Sydney Lodge building or setting is proposed for demolition. Figure 1 below shows the site in ca. 1960, with the removal of landscape setting prior to creation of the current carpark.

Figure 1: Photograph of Sydney Lodge taken ca. 1960, with recent landscaping works undertaken prior to the Education Department refurbishment of the site. Source: Tasmanian Archives Office, AB713-1-7284.

6.19.6. The proposal complies with the performance criterion

6.20. Historic Heritage Code; Buildings and Works other than Demolition – 13.7.2 (P1, P2 & P3)

6.20.1. There is no acceptable solution for 13.7.2 (A1, A2 & A3).

6.20.2. The proposal includes buildings and works within a listed Heritage Precinct.

6.20.3. There is no acceptable solution and as such, assessment against the performance criteria is required.

6.20.4. The performance criterion at clause E13.7.2 (P1, P2, P3 & P6) provides as follows:

P1

Development must not result in any of the following:

(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;

(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

P2

Development must be designed to be subservient and complementary to the place through characteristics including:

(a) scale and bulk, materials, built form and fenestration;

(b) setback from frontage;

(c) siting with respect to buildings, structures and listed elements;

(d) using less dominant materials and colours.

P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

P6

The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.

6.20.5. The application was referred internally to Council's Cultural Heritage Unit and the following assessment was provided:

P1

Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P1.

The proposed works do not alter the significant Sydney Lodge or the remnant stone wall and are physically separate to the heritage features. A curtilage is maintained around the heritage building. In this respect, works do not diminish the significance of the place.

With regard to the new form, while it is of a sizeable scale and height, it is noted that the ridge height is below that of the heritage building. This complies with the relevant conservation policy set out in the Historic Heritage and Archaeological Management Strategy by Praxis Environment (Section 8, Policy 11, page 109).

While the overall design of the proposed building is contemporary and does not share noticeable visual cues of the heritage building, it is not considered that the placement, or the selected materials and fenestration pattern, would result in the loss of significance of the place. The location and overall height of the building will, however, obscure views of Sydney Lodge.

Figure 2: Photograph of the subject site taken from Brisbane Street. Sydney Lodge is visible from the street, at the rear of the property. Note the tree to the far left is the identified Significant Tree. Source: Council Officer, July 2025.

Sydney Lodge is currently visible from Brisbane Street, as indicated in Figure 2 above. The proposed works will impact on this view corridor with the new building constructed in this open space. It is likely that this view will be completely lost and thus townscape associations of the site will be lessened. There is only a small separation between the proposed building and the neighbouring commercial building where Sydney Lodge will remain evident (indicated in Figure 3 below). It is noted, however, that it is possible that the building was not designed to be prominent from the street and, as indicated in Figure 4 below, there is historical precedence for built form to the Brisbane Street which boundary likely limited views of the heritage building such that it may have been fully obscured from the street, owing to the two storey height of the former (demolished) terraces and their setting well above street level.

Figure 3: Photograph of the site showing the limited view corridor of Sydney Lodge that will remain with the proposed works. Source: Council Officer, July 2025.

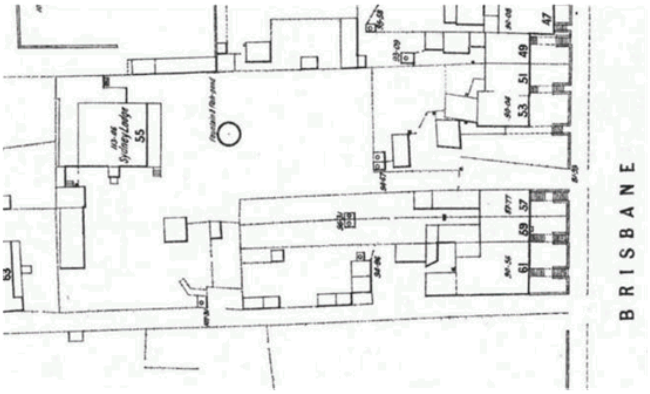


Figure 4: Extract of the Metropolitan Drainage Board Map Hobart 14 from 1906, showing the Sydney Lodge as number 55 at the rear of the lot. The Brisbane Street boundary was populated with multiple residences. Source: Tasmanian Archives Office, https://libraries.tas.gov.au/Record/Library/SD_ILS-1310492.

As identified in the images throughout this assessment, any significant streetscape elements have been removed long ago. The remnant stone wall at the rear of the site appears to be

unaltered, although a condition is recommended to reiterate its protection in the works.

To mitigate for the lessened streetscape presence, it is recommended that a heritage interpretation strategy is developed and incorporates interpretation mechanisms visible from Brisbane Street and in relation to Sydney Lodge.

The proposal satisfies the performance criterion, subject to conditions.

P2

Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A2. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P2.

The proposed built form, fenestration and materials are evidently contemporary, implementing a mix of lightweight and solid materials, with solid and void façade elements to break up the form. The upper floors are stepped in from all side elevations, which also contributes to lessening the perceived bulk. The form can be considered as subservient and complementary through an overall ridge height that is below that of the heritage building, with an established separation between the two forms.

The proposed ground floor footprint is set back from the front boundary by approximately 3.2 m to 3.6 m, although the building cantilevers above this with the first and second floor aligning more closely with the front site boundary. The historical front setback of earlier buildings (evident in the 1845 mapping) is approximately double this at 6.6 m. As the original building is set back approximately 65 m from Brisbane Street, this placement is considered as acceptable.

When viewed in relation to the significant elements, the proposed building is sited such that a sufficient curtilage is maintained around the heritage building. The works are physically separate to the original building and introduce landscaping back to the setting. A condition is recommended

for a more detailed landscaping plan and for subsequent implementation of these works.

It appears that all works are also physically separate from the remnant stone wall at the rear of the property (shown in Figure 5 below), however the Access and Car Park Plan – Sheet 2 by Aldanmark (20/05/2025) indicates that there are works within the vicinity of the wall. A condition is recommended to ensure protection of the wall in any nearby works.

Figure 5: Photograph of the remnant stone wall at the rear of the property. Source: Council Officer, July 2025.

The proposal satisfies the performance criterion, subject to conditions.

P3

Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A3. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P3.

The materials proposed are contemporary in nature, incorporating cement sheet cladding in green, large format glazing, light grey off-form and precast concrete. The use of green can be considered as an indirect link to historical colour schemes, although historically dark greens were employed to emphasise details rather than cover large sections of a façade, as in the current proposal. By utilising it in this nature,

and by using contemporary cladding materials, the building will be evidently new.

The built form responds to the slope of the land, with the bulk at the street frontage. This allows the overall ridge height to remain below that of the original building. The roof form and fenestration pattern also distinguish the form from that of Sydney Lodge, as the fenestration pattern incorporates glazing proportions that are not evident on the original building, and the roof form does not copy the original hipped roof.

The proposal satisfies the performance criterion

P6

The proposed buildings and works other than demolition of a Heritage Place does not comply with the acceptable solution at clause E13.7.2 A6. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P6.

The landscaping area and the wider setting is reduced in the proposal in that a new building is constructed to the street frontage, further forward than the heritage building. The current setting surrounding the building and to the street frontage consists of hardstand for parking and access. The original garden setting has been previously lost and consequently, no original or significant landscape components are lost in the proposal. Introducing a new building in this area is not considered to result in the loss of significance of the place.

Additionally, the proposal reestablishes a garden setting around the heritage building. As identified above, a condition is included for further documentation of landscaping plans and subsequent implementation of the plan.

The proposal satisfies the performance criterion, subject to conditions.

6.20.6. The proposal complies with the performance criteria.

6.21. Historic Heritage Code – Development Standards for Place of Archaeological Potential – E13.10.1 (P1)

6.21.1. The acceptable solution for E13.10.1 (A1) requires that there is no excavation.

6.21.2. The proposal includes buildings and works, including excavation, within a place of archaeological potential.

6.21.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.21.4. The performance criterion at clause (insert clause number) provides as follows:

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

the nature of the archaeological evidence, either known or predicted;

measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;

strategies to avoid, minimise and/or control impacts arising from building, works and demolition;

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;

measures proposed to preserve significant archaeological evidence 'in situ'.

6.21.5. The proposal was referred internally to Council's Cultural Heritage Unit and the following comments were received:

The proposed building works and demolition within a Places of Archaeological Potential do not comply with the acceptable solution at clause E13.10.1 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.10.1 P1.

The archaeological evidence is predicted in the Historic Heritage and Archaeological Management Strategy by Praxis Environment, dated March 2025 (hereafter referred to as the archaeological report), 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 (see Figure 6 below).

Figure 7.8 – Area of high archaeological potential (red). Adapted from www.thelist.tas.gov.au

Figure 6: Aerial image of the site overlaid with areas of high (red), medium (blue) and low (yellow) archaeological potential, as included in the archaeological report. Source: Praxis Environment, page 102.

Briefly, early records indicate occupation of the site from ca. 1820s with subsequent phases of development, including the ca. 1860 construction of Sydney Lodge.
The archaeological report notes that there is a substantial difference in ground level at the front of the site from the 1908 survey, where the ground level of the original terraces (now demolished) was approximately 1600 mm higher than the current ground level (page 94, see Figure 7 below for more detail). This implies substantial ground works undertaken in the demolition of the terraces and development of the carpark, although the report notes that this lessens towards the rear of the early terraces and it is not clear whether this reflects wholesale excavation, nor how deep early footings were.

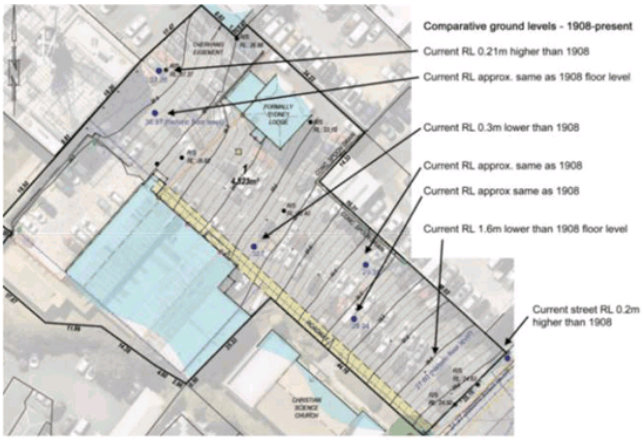


Figure 7.3 – Comparative levels, 1908 and present. Baseplan by Rogerson and Birch Surveyors.

Figure 7: Plan included in the archaeological report which indicates the historical degree of change to the RLs across the site. Source: Praxis Environment, page 96.

The archaeological report notes the potential archaeological significance of the site partially derives from how early the site was occupied, being from the early 1820s onwards. To ensure the potential of the site is realised and the archaeological evidence is adequately recorded, a condition is included that all recommendations made in the archaeological report,

section 9.3 Archaeological Method Statement, are to be complied with in full. This includes but is not limited to:

Excavate a test trench 1.0 m wide and 20 m long in the areas of high potential, indicated in Figure 9.2.

Retention of any salvageable materials for reuse elsewhere across the site.

Production of a final report on the excavation outcomes and findings.

It is recommended that a condition be included for an interpretation panel to be displayed for the duration of archaeological works. It is recommended that a condition is included for an interpretation plan to indicate the archaeological results and historical development of the site, to be provided prior to practical completion.

The proposal satisfies the performance criterion, subject to conditions

6.21.6. The proposal complies with the performance criterion.

6.22. Significant Trees Code – Lopping, pruning, removal or destruction of significant trees – 24.6.1 (P1)

6.22.1. The acceptable solution at clause 24.6.1 requires lopping, pruning, removal or destruction of a significant tree, to only to a tree that has been determined by a suitably qualified person, dead from natural causes.

6.22.2. The proposal includes works adjacent the tree that may have an impact on its viability.

6.22.3. The proposal does not comply with the acceptable solution and as such, assessment against the performance criteria is required.

6.22.4. The performance criterion at clause E24.6.1 (P1) provides as follows:

The lopping, pruning, removal or destruction of any tree listed in Table E24.1 may be approved having regard to all of the following:

(a) the impact that the proposed tree removal, lopping or pruning would have on the character of the area or the appearance of development on the site;

(b) whether the removal or destruction of the tree is appropriate due to the tree being near the end of its expected life span or being in poor health;

(c) the proposed means of lopping, pruning, destruction or removal of vegetation;

(d) the need to maintain and protect the amenity value of the tree and the general area and its landscape and heritage significance;

(e) any hazards the tree poses to the health, welfare and safety of persons and to property;

(f) the impact on the appearance or setting of any place of cultural heritage significance;

(g) whether pruning or lopping will adversely affect the health, appearance or significance of the tree;

(h) any proposed replacement plantings.

6.22.5. The proposal was referred internally to Council's Cultural Heritage Unit for assessment and the following comments were received:

The identified significant tree is not dead from natural causes and the proposed works have the potential to impact on the life of the tree. The acceptable solution at clause E24.6 A1 is not met. As such, the proposal relies upon assessment against the performance criteria at clause E24.6 P1.

An arborist's report has been prepared by Tree Inclined which refers to the impact of the development at 65 Brisbane Street upon the significant tree at 67 Brisbane Street.

The report identifies that works may occur within the potential root zone, including: 'i) construction of a large building, ii) driveway renewal and iii) possible trenching for sewer and electrical infrastructure.'

The report indicates that there is already a degree of impact on the tree resulting from the existing asphalt driveway, and should protection measures be implemented during construction, further impacts to the tree can be managed. It is recommended that a condition is included to align with the arborist's recommendations.

The proposal satisfies the performance criterion, subject to conditions.

6.22.6. The proposal complies with the performance criterion

7. Discussion

7.1. Planning approval is sought for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works, at 65 Brisbane Street, Hobart.

7.2. The proposal was referred to Council's Urban Design Advisory Panel (UDAP) but after the application was submitted. As such, the design has not varied since this meeting though comments received suggested greater treatment and recognition of Sydney Lodge should be considered. Conditions included with this recommendation will address some of these concerns, namely; landscaping to the curtilage of the cottage, as well as an on-site interpretation of the site which must be incorporated to the street boundary treatment.

7.3. The application was advertised and no representations were received.

7.4. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and is considered to perform well.

7.5. The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Stormwater, Environmental Health, Roads and City Mobility Units. The officers have raised no objection to the proposal, subject to conditions.

7.6. The proposal is recommended for approval.

8. Conclusion

8.1. The proposed Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the Hobart Interim Planning Scheme, the Council approve the application for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart 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 comprisePLN-HOB-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 - Final Planning Documents except where modified below.

~~THC - General~~

~~The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: (8626) dated (30 July 2025), as attached to the permit.~~

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2025-0066 dated 24/04/2025 as attached to the permit.

HER 1 - Heritage - Fabric

Original and early fabric is to be protected and conserved. Works are to be undertaken in a manner that protects the Sydney Lodge building and the remnant sandstone wall along the rear north western boundary, in any construction, excavation, carparking and landscaping works.

HER 18 - Heritage - Landscaping and Trees

A landscaping plan must be prepared, submitted and approved as a Condition Endorsement, prior to approval under the *Building Act 2016*. The landscape plan must:

* Have regard to the requirements of the heritage management policies within the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Policy 5, page 107, for the plan to be formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting;
* Incorporate a differentiating surface treatment for the rear parking area within the ‘backyard’ space of Sydney Lodge, as per the recommendations in the *Historic Heritage and Archaeological Management Strategy,* Section 9.2.2, page 114;
* Indicate the Sydney Lodge building and any landscaping and excavation works immediately alongside the building;
* Show species of trees, shrubs or plantings proposed, locations, and other finishes, and structures, for outdoors areas;
* Include details of any in-ground irrigation systems;
* Show how all plantings are to be maintained; and
* Show that if any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction of the planting.

All work required by this condition must be undertaken in accordance

with the approved landscaping plan and the site must be landscaped within 6 months of occupancy.

HER 19 - Heritage - Landscaping and Trees

The significant Bhutan cypress at 67 Brisbane Street must be protected throughout excavation, construction and post construction. All recommendations in the report *Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St, Hobart* by Tree Inclined, dated 16 December 2024, must be complied with in full, including engagement of a Project Arborist and development of the documentation required in the report.

HER 20 - Heritage - Archaeological

All onsite excavation and disturbance must be monitored and managed in accordance with the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Section 9.3 Archaeological Method Statement, pages 117-120. This includes but is not limited to:

* Test excavation and excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per pages 117 and 118 of the report;
* Salvage of artefacts for retention and reuse as per page 120 of the report; and
* A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per pages 119 and 120 of the report.

HER 21 - Heritage - Archaeological

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.

HER 22 - Heritage - Archeological

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 20 and HER 21 are to be incorporated into an on-site interpretation and history. An interpretation plan must be prepared and submitted and approved by Council prior to occupation.

The on-site interpretation must be:

* In accordance with the approved interpretation plan;
* Incorporate the artefacts described above, including but not limited to use of recovered materials in the hard landscaping or facing materials to the street boundary treatment;
* Located in a publicly accessible space visible from Brisbane Street and to the boundary of the landscaped garden of Sydney Lodge; and,
* Installed prior to the issue of a certificate of completion.

HER 23 - Heritage - Archaeological

Prior to approval under the *Building Act 2016,* an interpretation and historical information panel must be submitted and approved as a Condition Endorsement, describing the physical and social history of the site in words, plans and historical pictures and provide information on the process and intention of the archaeological works. Copies of the approved panel must be displayed on all boundaries facing onto the public realm on the commencement and for the length of the archaeological works to the satisfaction of the Council.

ENVHE 1 - Environmental Health - Site Assessment Reports

Recommendations in the report **Environmental Site Assessment, 65 Brisbane Street, Hobart, Tasmania, January 2025, by GES** must be implemented, **for the duration of the demolition and construction phases**.

In particular:

* **Environmental Risk** Given exceedances of ESL guideline limits were observed, a Soil and Water Management Plan (SWMP) is required to minimise the movement of soil and sediment off-site during the construction phase. Correct implementation of the SWMP will mitigate the identified environmental risks,
* **Excavated Material** The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil). For any future excavation of soil at the site, future waste classification should be conducted in accordance with EPA Tasmania IB105,
* **Groundwater** If groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.

ENV 2 - Environmental Planning - 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 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/). The SWMP must detail temporary site drainage. 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.

ENG 1 - 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.

Any damage must be immediately reported to 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.

ENG 9 - Development Engineering - Waste Management

Prior to occupancy or the commencement of the use (whichever occurs first), a waste management plan for all **(commercial or domestic)** waste and recycling must be submitted and approved. The waste management plan must:

1. **include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.**

The handling, storage, transport and disposal of waste and recycling from the property must be undertaken in accordance with the approved waste management plan for the duration of the use.

ENG sw1 – Stormwater - Design

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 the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first).

Any private or private shared stormwater systems passing through third-party land must have sufficient receiving capacity.

Advice: Council notes that the development is proposed to be built over an existing easement and potential private infrastructure. Consent of Council and the beneficiaries of the easement would be required under section 73 and 74 of the Building Act 2016 prior to any building/plumbing approval.

Any private or private shared pipelines that are discovered during construction should be immediately reported to Council on 6238 2711.

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

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (e.g.

video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. Photos of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the postconstruction condition assessment will be the responsibility of the owner/developer.

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.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,
2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. Photos of any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3 - Stormwater - Protection of Hobart City Council Assets

The proposed works (including foundations and overhangs) must be designed to ensure the long-term protection of and access to the Council's stormwater infrastructure.

A detailed design certified by a suitably qualified engineer must be submitted and approved as a Condition Endorsement prior to issue of any consent under Building Act or commencement of works (whichever occurs first). The detailed design must:

1. Demonstrate how the design will provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.
2. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
3. Be certified by a suitably qualified engineer

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works within two metres of

Council's stormwater main / construction of the retaining wall is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

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

Advice: Please note that once the condition endorsement and any consent under s13 of Urban Drainage Act 2013 has been issued, you may need to contact Council's City Infrastructure Division to conduct an inspection as per any hold points mentioned within the issued consent.

The proposal is generally acceptable. You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 and s13 of the Urban Drainage Act for the final certified detailed design plans.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new or upgraded stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;
2. The size and design of the connection such that it is appropriate to safely service the development;
3. Long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. Connections which are free-flowing gravity driven;
5. Be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from our [website](https://www.hobartcity.com.au/Development/Planning/Standar

d-engineering-drawings).

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

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.

SW 8 - Stormwater - Design

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

A revised 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. Show the location of the proposed pit baskets in general accordance with planning documents;
2. Include final estimations of contaminant removal and the supporting MUSIC model; and
3. 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.

SW 9 - Stormwater - Design

Prior to occupancy or the commencement of the approved use (whichever occurs first), the stormwater energy dissipation structure (SW 1/2) or another suitable method proposed by the development such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding must be installed.

A detail 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 detail design must be prepared by a suitably qualified engineer and must:

1. Include detailed design of the proposed infrastructure including both a long-section and a cross-section.
2. Provide details of how the proposed infrastructure prevents damage to public stormwater infrastructure showing reduction in velocity or any other measures proposed to prevent scouring of the pit base e.g. lining the base with suitable material. All assumptions must be clearly stated.
3. Include a brief maintenance plan, detailing all actions and frequencies required to ensure the ongoing effective operation of the system, such as inspection, cleanout and asset replacement.

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.

ENG tr1 - City Transport- On-street Parking

Approval from Council's Strategic and Regulatory Services Network must be obtained prior to the issue of any consent under the Building Act 2016 (excluding demolition or excavation) for any changes to the existing on-street parking arrangements in Brisbane Street.

Advice:

All works will be at the developer's expense. Please contact Council's City Transport Group Manager with regard to the application process for any changes to the on-street parking arrangements in Brisbane Street.

(https://www.hobartcity.com.au/City-services/Parking/Integrated-Parking-System/Dial-Before-You-Dig-Parking-Sensors)

Reason for condition

To ensure that relevant approvals are obtained.

ENG tr2 - City Transport - Construction Traffic and Parking Management

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).
The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Advice:
*This condition requires further information to be submitted as a

Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.*

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG s1 - Development Engineering - Special

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed 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.

Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first) for each stage, detailed design drawings must be submitted and approved as a Condition Endorsement.

The detailed designs must;

1. be prepared by a suitably qualified person;
2. be designed and constructed 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; and
3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements.

All work required by this condition must be undertaken in accordance with the approved detailed design drawings.

Advice:
This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours meets the Council's requirements and standards.

ENG 2B - Development Engineering - Vehicle Barriers

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

1. Car parking modules

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 & 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.

Reason for condition

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

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.

Reason for condition

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

ENG 3A - Development Engineering - Parking and Access Design

The access driveway(s) and parking areas must be constructed in accordance with the following documentation which forms part of this permit: ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3C - Development Engineering - Parking and Access Design

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway(s) and parking areas have been constructed in accordance with design drawings approved under this permit.

Advice:

*We strongly encourage you to speak to your engineer before works

begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.*
The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our website.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4 - Development Engineering - Parking and Access Design

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

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 on the site, for use is seventy two (72). Of these:

1. A minimum of one (1) car parking must be allocated to each dwelling (within the proposed building);
2. two (2) parking spaces must be designated for people with disabilities

(in accordance with AS2890.6:2009); and
3. the remining car parking spaces (within the proposed building) shall be allocated to the use(s) of the building.

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 and AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

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

ENG 6 - Development Engineering - Parking Spaces

The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit.

Advice: It is noted that Council holds no record of this parking area and parking spaces being approved, and Council has not assessed them as part of this application. Approval of the parking area is not implied or granted as part of this permit.

Reason for condition

To clarify the scope of the permit.

ENG 7 - Development Engineering - Bicycle Parking Spaces

The number of bicycle parking spaces approved on the site is a minimum of eight (8) in accordance with the Hubble Traffic Impact Assessment documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The bicycle parking area(s) must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to first occupation / commencement of use (whichever occurs first).

Advice:
User classes are in accordance with Australian Standard AS/NZS 2890.1:2004. Bicycle parking space class is as defined in the Hobart Interim Planning Scheme 2015 Table E6.2.

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

ENG 8 - Development Engineering - Parking Spaces For People With Disabilities

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

ENG 9 - Development Engineering - Motorcycle Parking

The number of car motorcycle parking spaces approved to be used on the site is four (4) in accordance with the ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The motorcycle parking spaces must be constructed on the site compliant with the Australian Standards AS/NZS 2890.1:2004 prior to the commencement of use.

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 the commencement of use.

Reason for condition

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

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

* Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
* Provisions for the handling, transport and disposal of demolition material, including any contaminated waste andrecycling opportunities, to satisfy the above requirement.

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

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.

It is recommended that the developer liaise with the Council's Waste & Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the proposed driveway crossover and driveway crossover reinstatement within the Brisbane Street highway reservation must be designed and constructed generally accordance with the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings:

1. Urban: TSDR09 – Urban Roads Driveways and TSD R14 Type KC vehicular crossing
2. Urban Footpaths TSD R11 and TSD R14 type KC
3. The driveway layback should maintain same dimensions as the internal property driveway i.e. 6.1m and rest should be reinstated as per TSD R14.
4. All the services pits present in the crossover should be adjusted as per the new finalised footpath levels.

Design drawings 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 design drawing must be prepared and certified by a suitably qualified expert and must:

1. show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. if the design deviates from the requirements of the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings, then the drawings must demonstrate that a B85 vehicle or B99 depending on use (Australian Standard AS/NZS 2890.1:2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside;
4. show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1:2004;

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

Advice:

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from City of Hobart's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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, bylaws, 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 co ndition 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 20 16*. Click here for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Ac*t 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) for more information.

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click
[here](http://www.hobartcity.com.au/Council/Legislation)for more information.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

If a new stormwater service connection is required for this development, you may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Council's Infrastructure and Assets Network to initiate the permit process).

NEW SERVICE CONNECTION

If a new stormwater service connection is required for this development, please contact the Hobart City Council's Stormwater & Waterways Group to initiate the application process for your new stormwater

connection. The connection design can be approved via a condition endorsement application, A plumbing permit application, or via a [Request to install a stormwater service connection](https://au.openforms.com/Form/544dbff8-958d-42da-b989-912a44e155e2 "Click to open the online form") form.

STRUCTURES CLOSE TO COUNCIL'S STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's Infrastructure and Assets Network. You may need the General Manager's consent under section 13 of the *Urban Drainage Act 2013* and consent under section 73 or 74 of the *Building Act 2016*.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](https://www.hobartcity.com.au/Development/Planning/Engineering-standards-and-guidelines/Standard-drawings)for more information.

WORKS INVOLVING, OR IN PROXIMITY OF EXISTING DRAINS

Section 73 of the Building Act 2016 requires that a person must not perform any building work over an existing drain or within one metre from the edge of an existing drain measured horizontally, unless the owner of the building obtains written consent from the general manager of the council for the municipal area where the work is performed.

WORKS INVOLVING, OR IN PROXIMITY OF SERVICE EASEMENTS

For any building work over or within any existing or proposed services easement, the consent of the beneficiaries of the easement will be required in accordance with section 74 of the Building Act 2016 and/or any plumbing works under section 42 of the Building Regulations 2016.

*A person must not perform any building work over or within a service

easement unless the person obtains written consent to do so from the person on whose behalf the service easement was created.*

PUBLIC HEALTH
You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](http://www.foodstandards.gov.au/Pages/default.aspx)for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](https://www.hobartcity.com.au/Business/Food-businesses)for more information.

SINGLE USE PLASTICS

The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here](https://www.hobartcity.com.au/Business/Food-and-beverage-businesses/Single-use-plastics-by-law-information)for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets)for more information.

You may require a road closure permit for construction. Click [here](https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms)for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click

[here](https://www.hobartcity.com.au/City-services/Roads-and-footpaths/Roads-and-footpaths)for more information.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](https://www.hobartcity.com.au/City-services/Parking/Parking-permits)for more information.

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.

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: 31 July 2025

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2025-0147

Address
65 BRISBANE ST HOBART TAS 7000

Titles
174045/1

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?

- [x] Yes - enter details below
- [ ] No - continue to the next section

If yes, provide the name of the person you contacted
Adam Smee and Allie Costin

Applicant

Name	Email	Phone	Address	Involvement

Owners

Name	Email Address	Address

Certificate(s) of Title

Selected Titles

Total Area: 0m^2

174045/1

Owner Notification

Are you the sole owner of the land?

- [x] 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:

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

Declaration

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

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] 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
- [x] 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?

- [x] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [x] 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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No
- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [ ] Permitted
- [x] Discretionary
- [ ] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Mixed use development of the vacant on grade carpark for a 5 storey building including ground floor retail, tw floors of office and 8 residential apartments and associated carparking and works

Will the proposed use or development involve a road reserve?

- [ ] Yes - complete the section below
- [x] 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?
10000000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	3 Feb 2025	Stormwater Report	Stormwater Report	Aldanmark
1	25 Mar 2025	Planning Assessment Report	Planning Report	Mr Frazer Read
1	21 Mar 2025	Other	Waste Management Letter	Veolia
1	25 Mar 2025	Heritage Impact Assessment	Heritage Report	Praxis
1	9 Jan 2025	Other	Environmental Site Assessment	GES
1	19 Dec 2024	Arboricultural Report	Arborist's assessment	Tree Inclined
1	25 Mar 2025	Other	TRaffic Impact Assessment	Hubble Traffic
1	25 Mar 2025	Other	Waste Management Plan	Aldanmark
1	26 Mar 2025	Property Title Document	0 Folio Text 174045_0_1.pdf	Mr Frazer Read
1	26 Mar 2025	Property Title Document	1 FOLIO PLAN 174045_0_1.pdf	Mr Frazer Read
1	26 Mar 2025	Property Title Document	0 Short URDS Report 174045_0_1.pdf	Mr Frazer Read
1	23 Mar 2025	Architectural Plans	Architectural Plans	Aldanmark
1	26 Mar 2025	Engineering Drawings	civil engineering plans	Aldanmark

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.

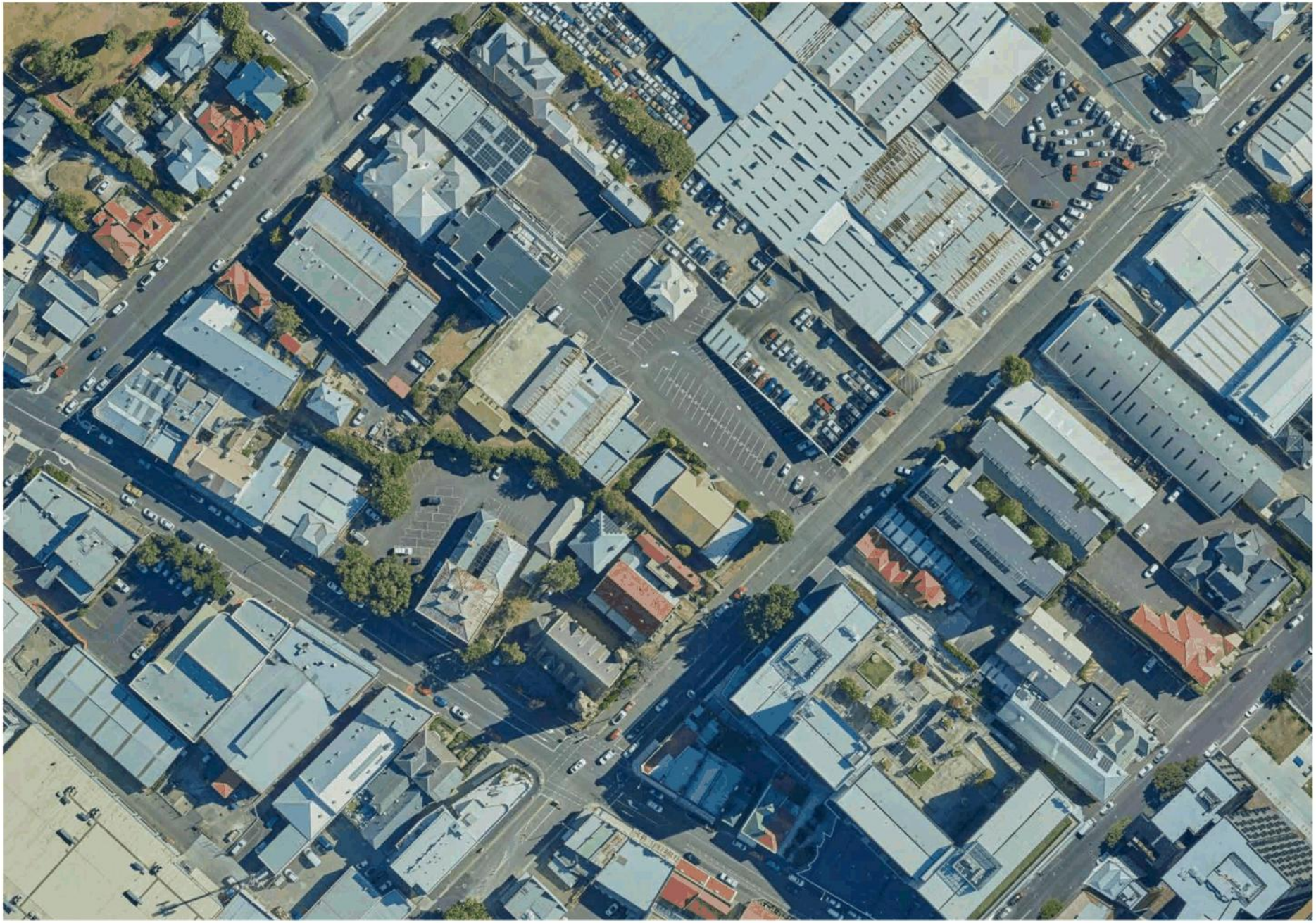
Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

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

MARCH 2025
57-65 BRISBANE STREET
HOBART, TASMANIA
IN ASSOCIATION WITH
ALDANMARK



1.0 Project Summary
Title 04
Site Survey 05
Project Details 06

2.0 Site Analysis 07

3.0 Surrounding Buildings 08

4.0 Planning
Building Height 09
Point Cloud data 10

5.0 Architectural Drawings 12

6.0 3D Visualisations 25

the List

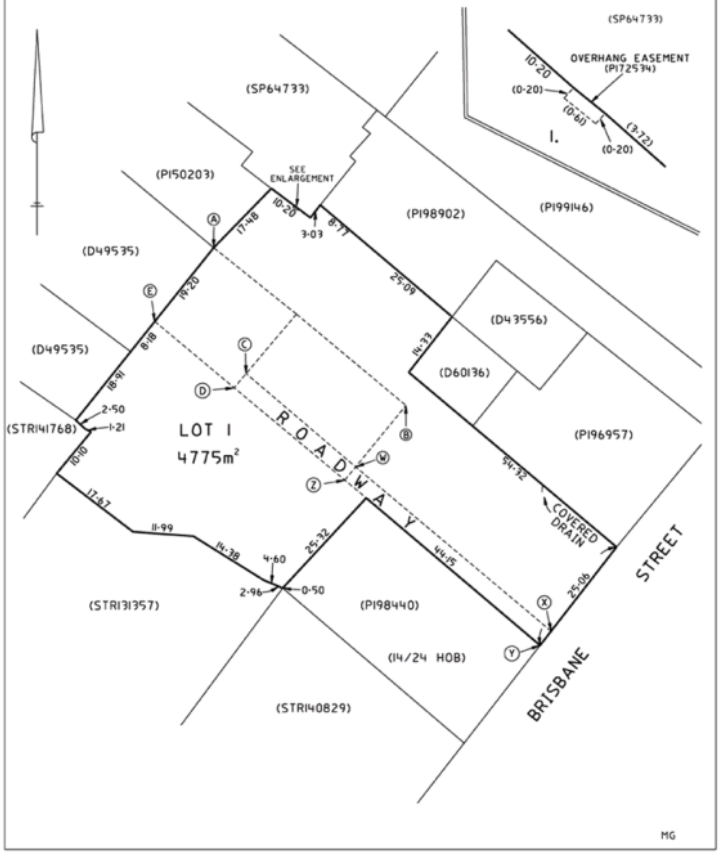
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER FOLIO REFERENCE CT: 46981/4, CT: 46981/5 CT: 150203/2, CT: 46981/2 CT: 46980/1, CT: 47913/1 CT: 46981/3, CT: 46981/1 GRANTEE PART OF (0A-1R-27P) GTD. TO GEORGE CLARKE, PART OF (0A-3R-14P) GTD. THE CROWN. WHOLE OF (0A-2R-29 6/10P) & (0A-1R-19P) GTD. THE CROWN.	PLAN OF TITLE LOCATION CITY OF HOBART (SEC.UU) FIRST SURVEY PLAN No. 275/9 LO 4/51 HOB COMPILED BY LTO SCALE 1: 500 LENGTHS IN METRES	Registered Number P.174045 APPROVED 12 SEP 2017 Alice Kaula Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225)	LAST UPI No	LAST PLAN No. D46980, P46981 D47913, P150203
		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Search Date: 13 Mar 2024 Search Time: 05:37 AM Volume Number: 174045 Revision Number: 01 Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
174045	1
EDITION	DATE OF ISSUE
1	13-Sep-2017

SEARCH DATE : 13-Mar-2024
SEARCH TIME : 05.37 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 174045
Derivation : Part of (0A-1R-37P) Granted to George Clarke, Part of (0A-3R-14P) Granted to The Crown and Whole of (0A-2R-29 6/10P) & (0A-1R-19P) Granted to The Crown
Prior CTs 46981/4, 46981/5, 150203/2, 46981/2, 46980/1, 47913/1, 46981/3 and 46981/1

SCHEDULE 1

C766429 & M632949 TRANSFER to G & L MANAGEMENT PTY LTD Registered 13-Sep-2017 at noon

SCHEDULE 2

M632949 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

B469026 INSTRUMENT creating restrictive covenants burdening the land within described pursuant to Section 19 of the National Trust of Australia (Tasmania) Act 1975 and Section 102 of the Land Titles Act 1980 (excepting thereout Certificate of Title Volume 150203 Folio 2) Registered 19-Dec-1991 at noon

BENEFITING EASEMENT (appurtenant to the land marked ABWCDE on pLAN 174045) a full free and uninterrupted right of way and passage for the registered proprietor his heirs and assigns and his and their tenants and servants and other by his or their permission in common with all other persons entitled thereto from time to time and at all times hereafter and for all purposes whatsoever to go return pass and repass with or without horses carts and other carriages laden or unladen in through over along and upon the Roadway marked CWZD on Plan 174045

BURDENING EASEMENT: full and free right and liberty for National Executors and Trustees Company of Tasmania Limited its successors transferees and assigns (as

Page 1 of 2

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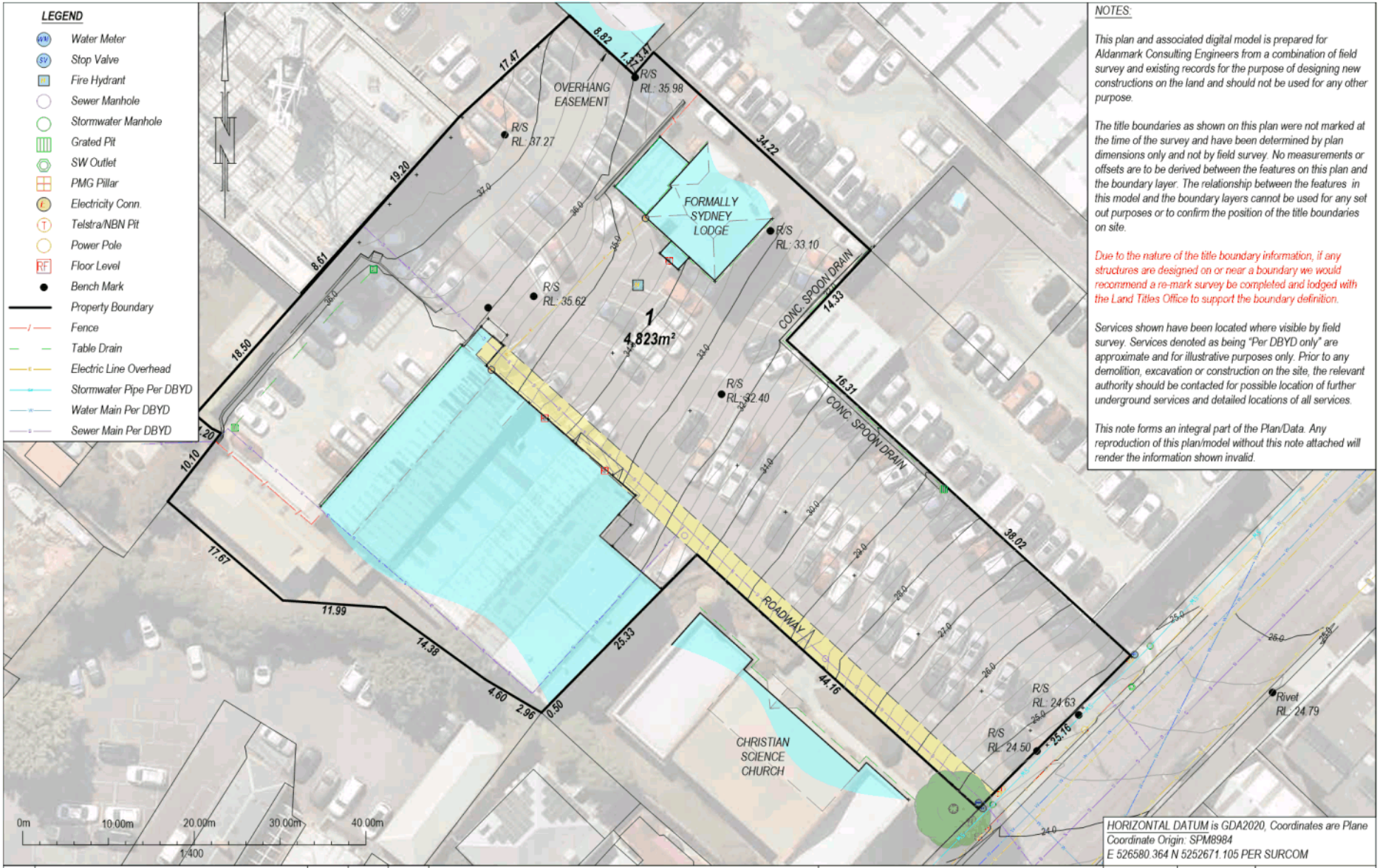


NOTES:

This plan and associated digital model is prepared for Aldanmark Consulting Engineers from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Contour & Detail Plan

FOR: ALDANMARK CONSULTING ENGINEERS

LOCATION: 57-65 BRISBANE STREET HOBART

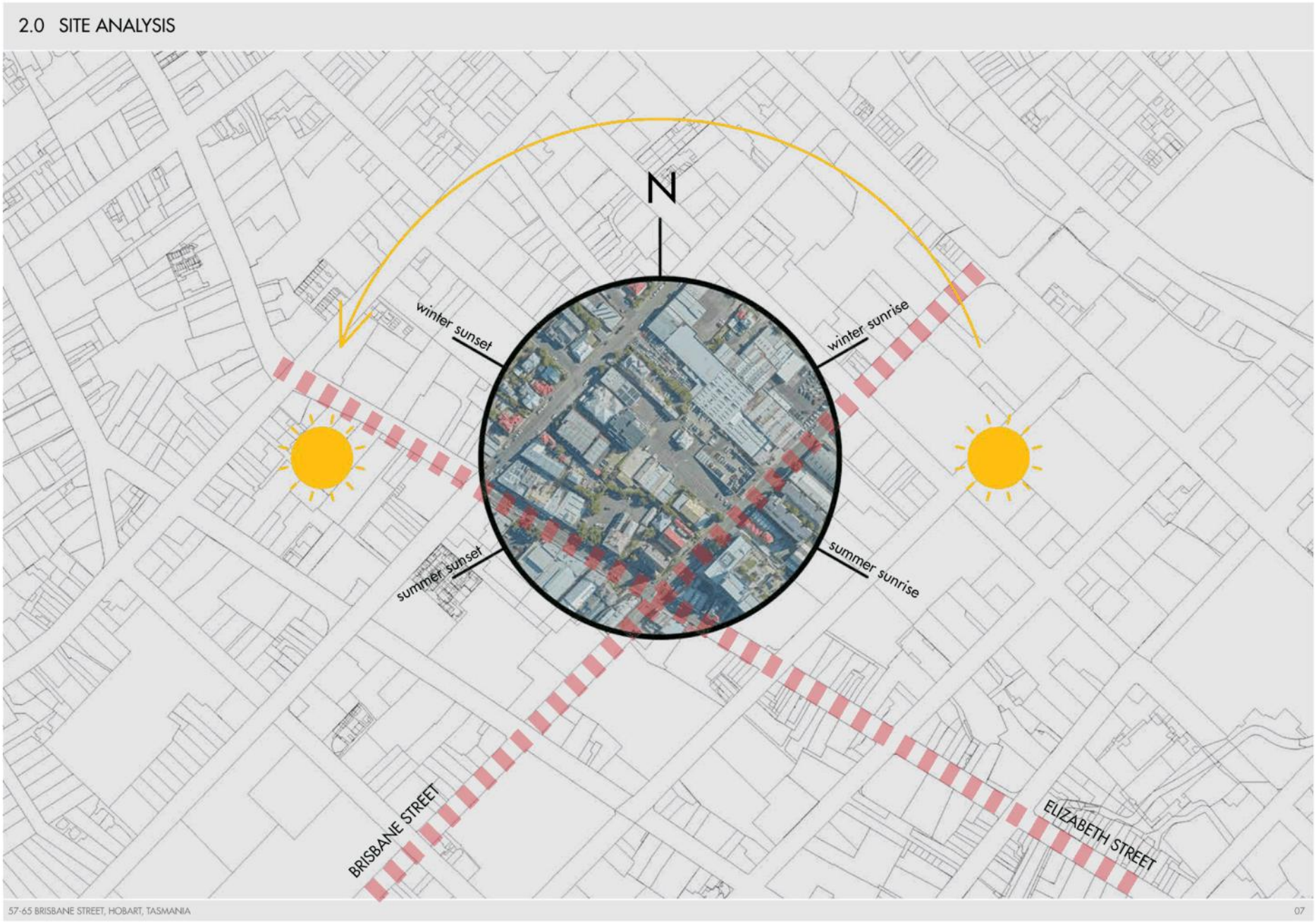
HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM8984
E 526580.364 N 5252671.105 PER SURCOM

Date:	Contour interval:	Reference:
22-07-2024	0.250m	ALDAN03 15652-01
Drawn:	Scale:	Bearing Datum: MGA2020 per
NC	1:400 (A3)	P46981
Approved:	C.T. Reference:	Vertical Datum:
NC	C.T.174045/1	AHD83 per SPM8984

1.0 PROJECT DETAILS

Site Area	4775	m²
Existing Buildings		
Warehouse 01 (leased by Vibrance)	155	m²
Warehouse 02 (leased by Westend Mechanicial)	200	m²
Warehouse 03 (leased by Tae Kwan Do Tasmania)	170	m²
Office 01 (leased by Hype TV)	225	m²
Office 02 - Sydney House (leased by Drug Education Network)	240	m²
Amenities Block	65	m²
Existing Carpark		
Carparks	146	
Accessible Carparks (DDA)	0	
Bikes	0	

	GBA	NLA	
Proposed Building			
Grd Floor - Commerical	600	248	m²
1st Floor - Office	725	557	m²
2nd Floor - Office	996	427	m²
- Parking		348	m²
3rd Floor - Residential Aparments	994	646	m²
4th Floor - Residential Apartments	847	591	m²
Proposed Parking - Site			
Carparks	59		
Accessible Carparks	0		
Bikes	6		
Motorcycles	3		
Proposed Parking - New Building (Ground Floor)			
Bikes	20		
Proposed Parking - New Building (2nd Floor)			
Carparks	11		
Accessible Carparks	2		


2.0 SITE ANALYSIS
N
winter sunset
winter sunrise
summer sunset
summer sunrise
BRISBANE STREET
ELIZABETH STREET
57-65 BRISBANE STREET, HOBART, TASMANIA
07

3.0 SURROUNDING BUILDINGS

FORMALLY SYDNEY HOUSE

34 PATRICK STREET

160 - 162 ELIZABETH STREET

40 - 42 BRISBANE STREET

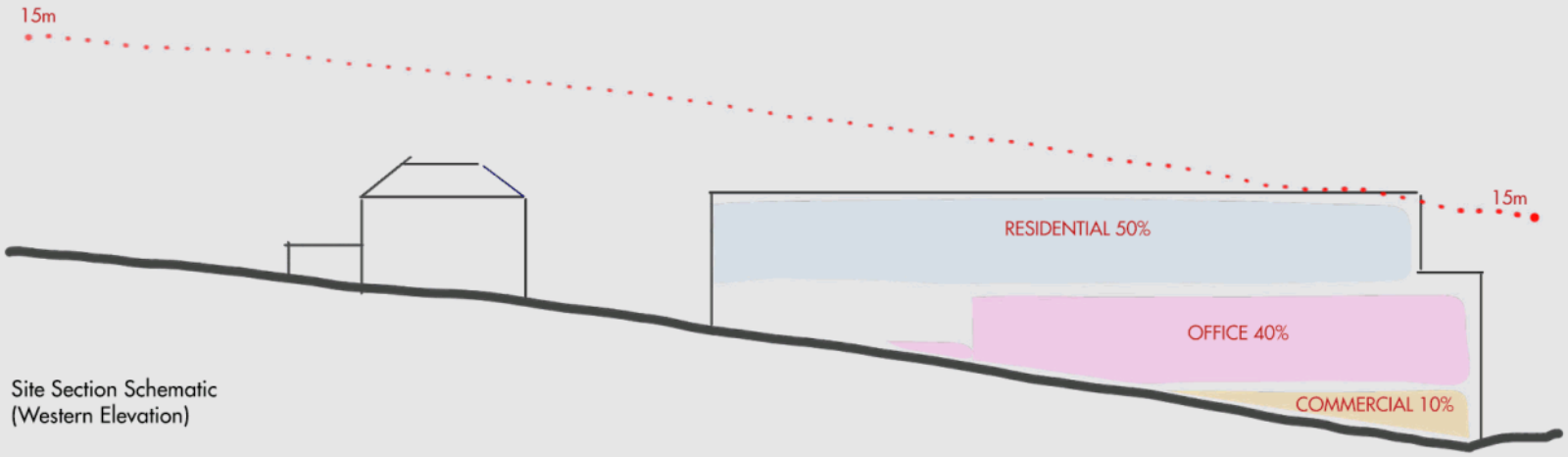
157 ELIZABETH STREET

4.0 PLANNING

The site at 57-65 Brisbane Street is zoned as 'Commercial' under the current Hobart Interim Planning Scheme 2015.

23.4.1 Building Height
A1 - Building height must be no more than:
(a) 11.5m high and a maximum of 3 storeys: or
(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.

A2 - Building height within 10m of a residential zone must be no more than 8.5m



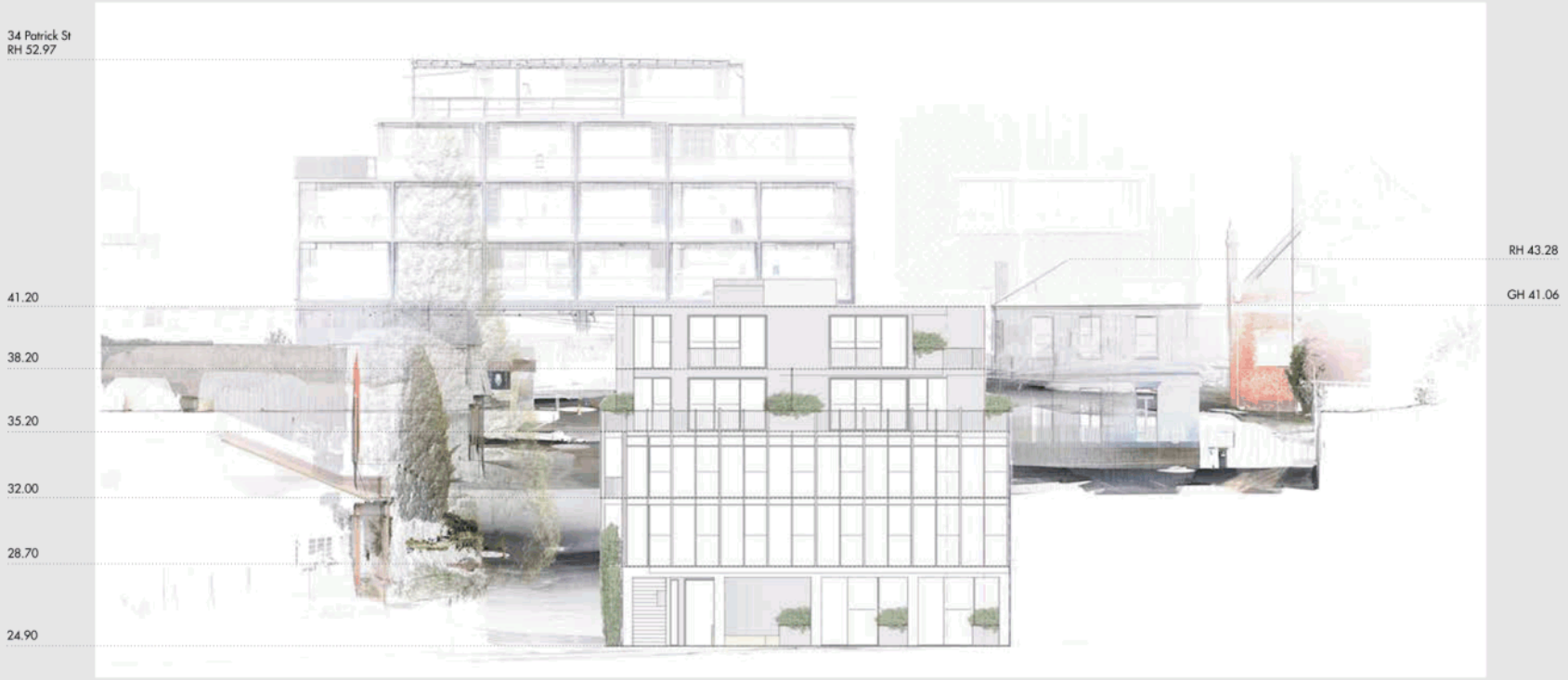
Site Section Schematic
(Western Elevation)

4.1 POINT CLOUD DATA

Western Elevation 01

Western Elevation 02

4.1 POINT CLOUD DATA

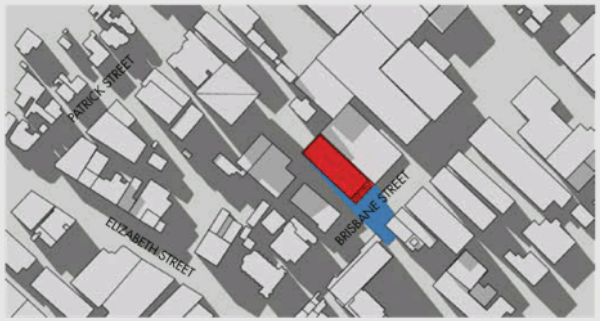


Southern Elevation 01

4.2 SHADOW DIAGRAMS

21st JUNE 9am

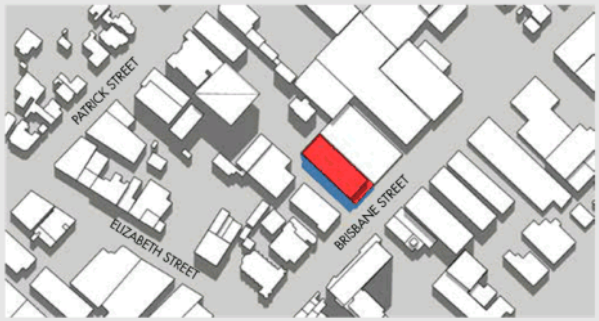
21st JUNE 12noon



21st JUNE 3pm

4.2 SHADOW DIAGRAMS

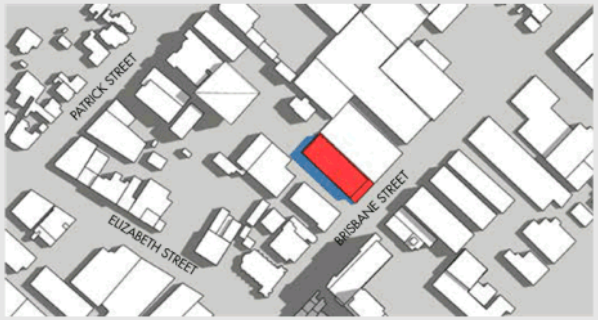
21st SEPTEMBER 9am



21st SEPTEMBER 12noon

21st SEPTEMBER 3pm

4.2 SHADOW DIAGRAMS



21st DECEMBER 9am

21st DECEMBER 12noon

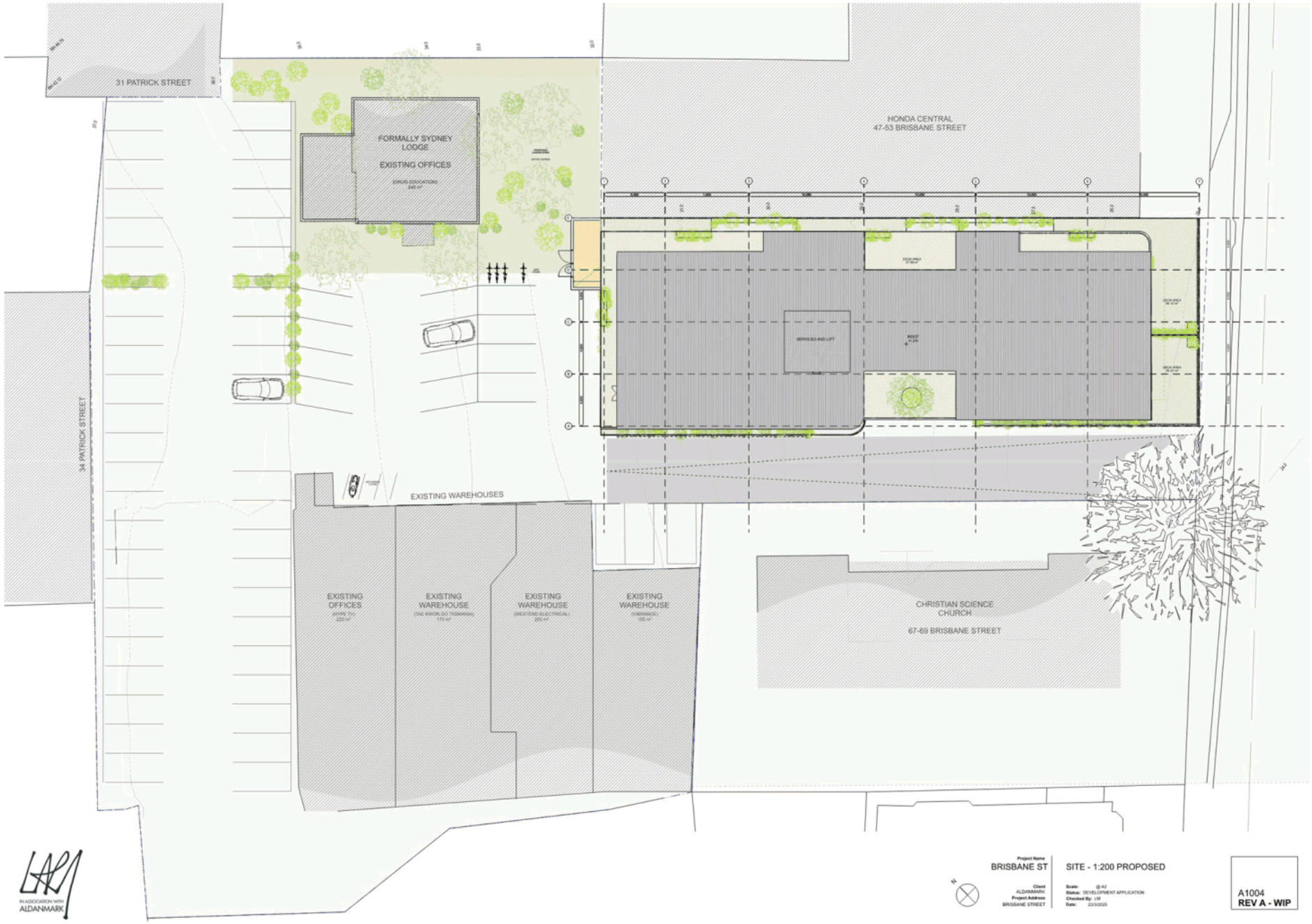
21st DECEMBER 3pm

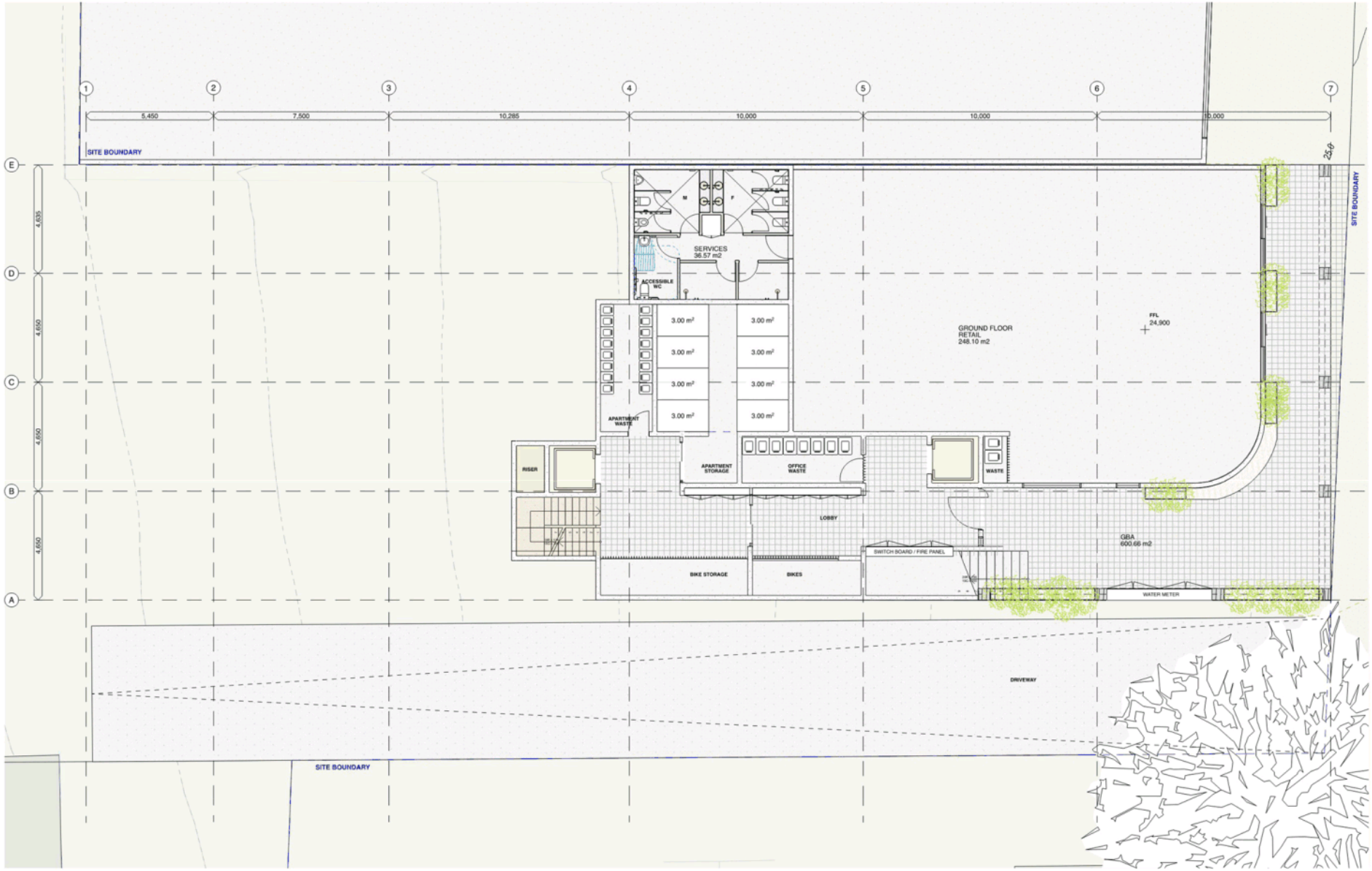
4.3 BRISBANE STREET SCAPE

Northern side of Brisbane Street

Southern side of Brisbane Street

5.0 ARCHITECTURAL DRAWINGS


31 PATRICK STREET
FORMALLY SYDNEY LODGE
EXISTING OFFICES
HONDA CENTRAL
47-53 BRISBANE STREET
34 PATRICK STREET
EXISTING WAREHOUSES
EXISTING OFFICES
EXISTING WAREHOUSE
EXISTING WAREHOUSE
EXISTING WAREHOUSE
CHRISTIAN SCIENCE CHURCH
67-69 BRISBANE STREET
IN ASSOCIATION WITH ALDANMARK
Project Name
BRISBANE ST
Client
ALDANMARK
Project Address
BRISBANE STREET
SITE - 1:200 PROPOSED
Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025
A1004
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PLANS - GROUND

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2200
REV A - WIP

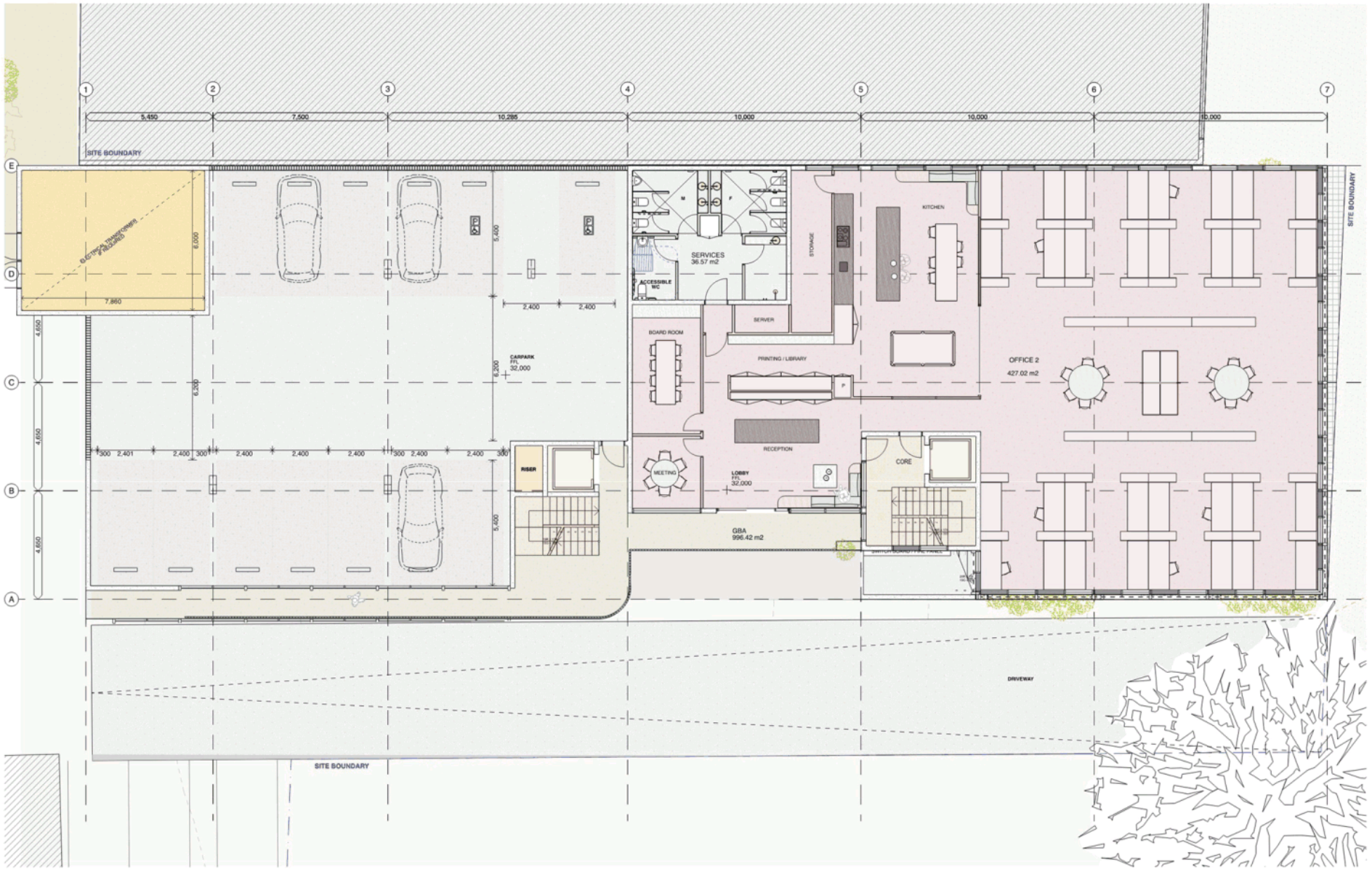
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PLANS - LEVEL 1

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2201
REV A - WIP



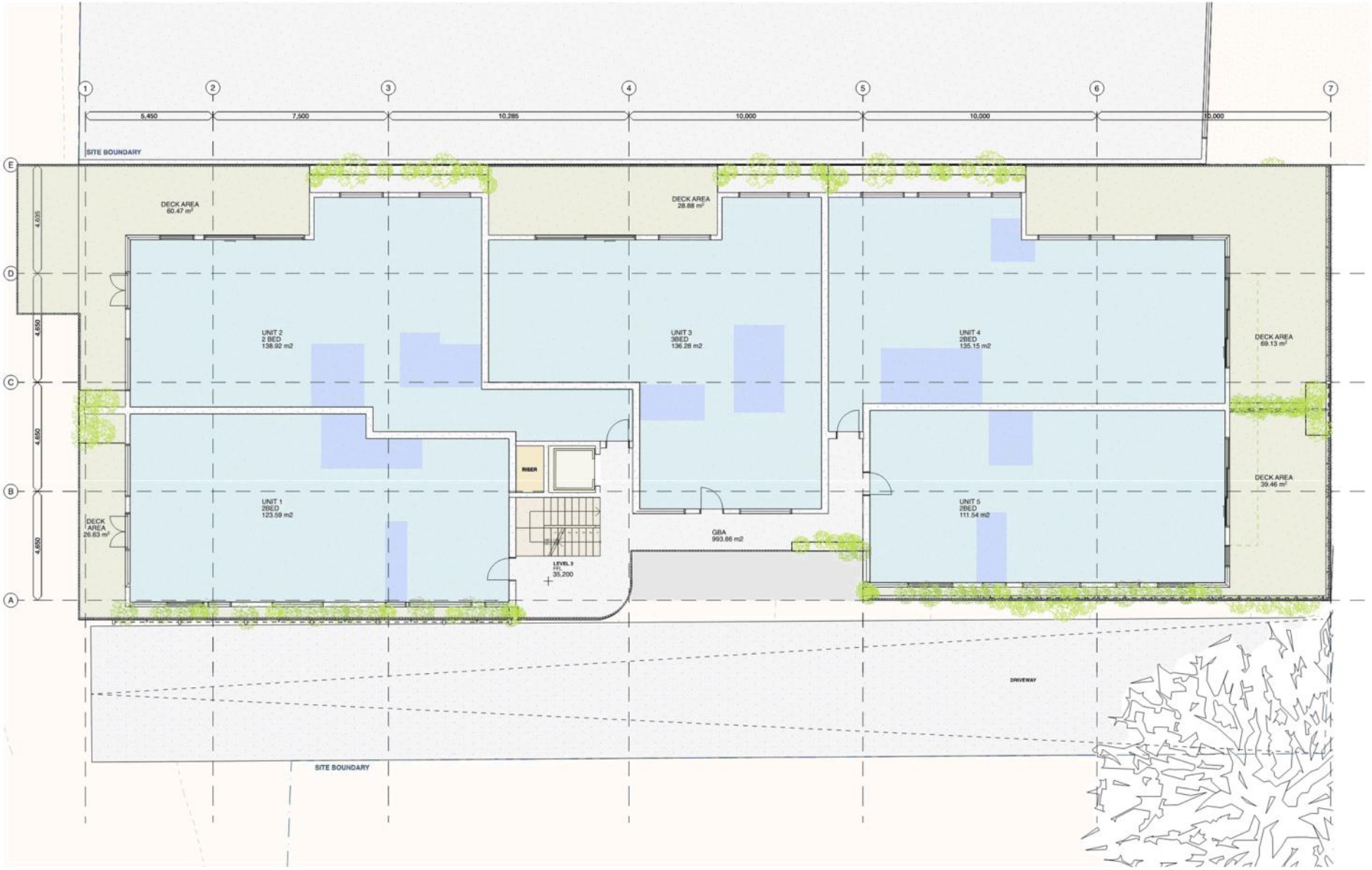
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PLANS - LEVEL 2

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2202
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

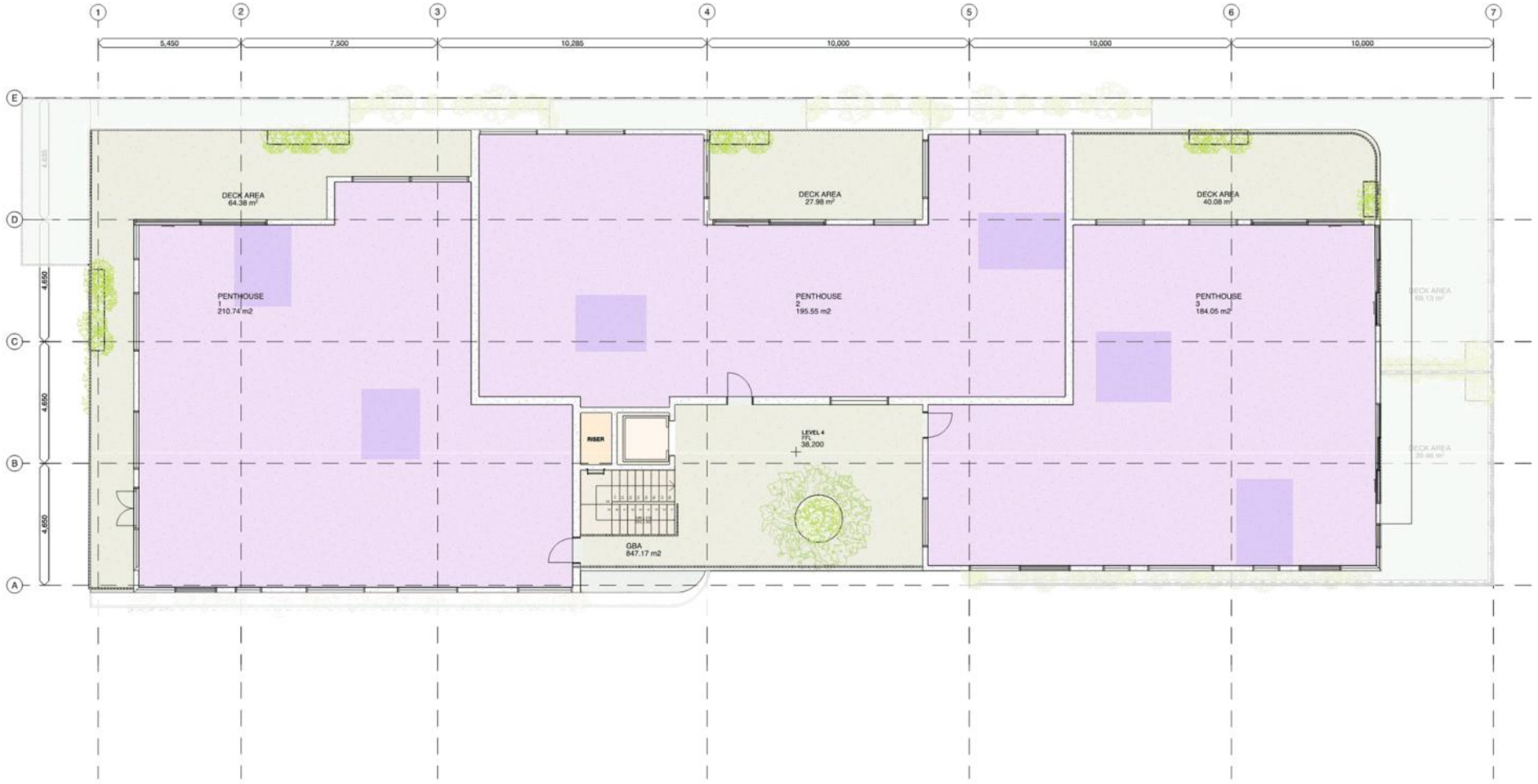
Project Name
BRISBANE ST

PLANS - LEVEL 3

Client
ALDANMARK
Project Address
BRISBANE STREET

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2203
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PLANS - LEVEL 4

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2204
REV A - WIP

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PLANS - ROOF

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2205
REV A - WIP

UNIT 1 - 2 BEDROOM
1/100 @ A2

TOTAL INDOOR AREA 124 SQM
DECK AREA 27 SQM

IN ASSOCIATION WITH ALDANMARK

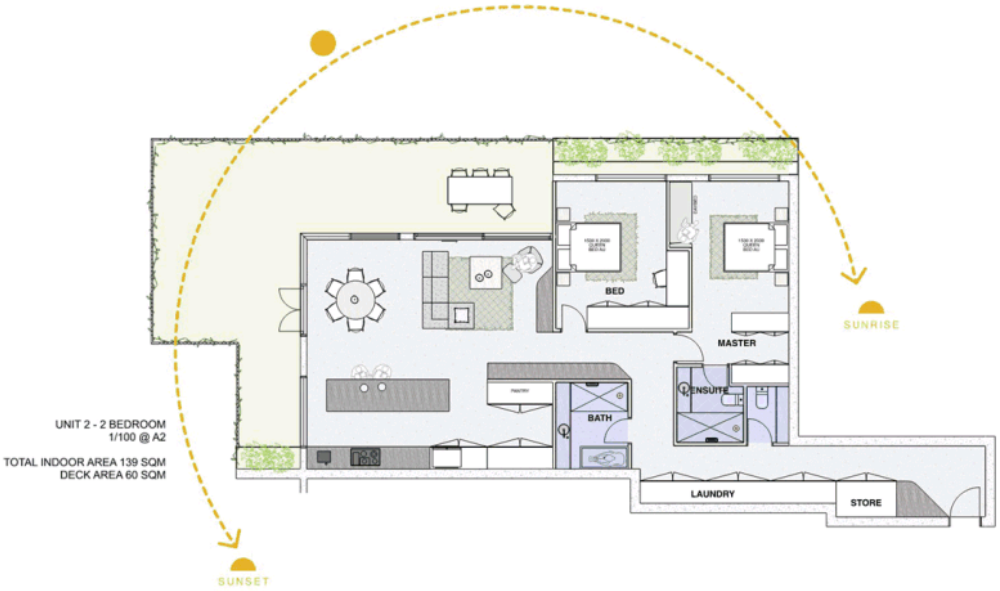
Project Name: BRISBANE ST

PARTITION PLANS - UNIT 1

Client: ALDANMARK
Project Address: BRISBANE STREET

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2031
REV A - WIP



UNIT 2 - 2 BEDROOM
1/100 @ A2

TOTAL INDOOR AREA 139 SQM
DECK AREA 60 SQM

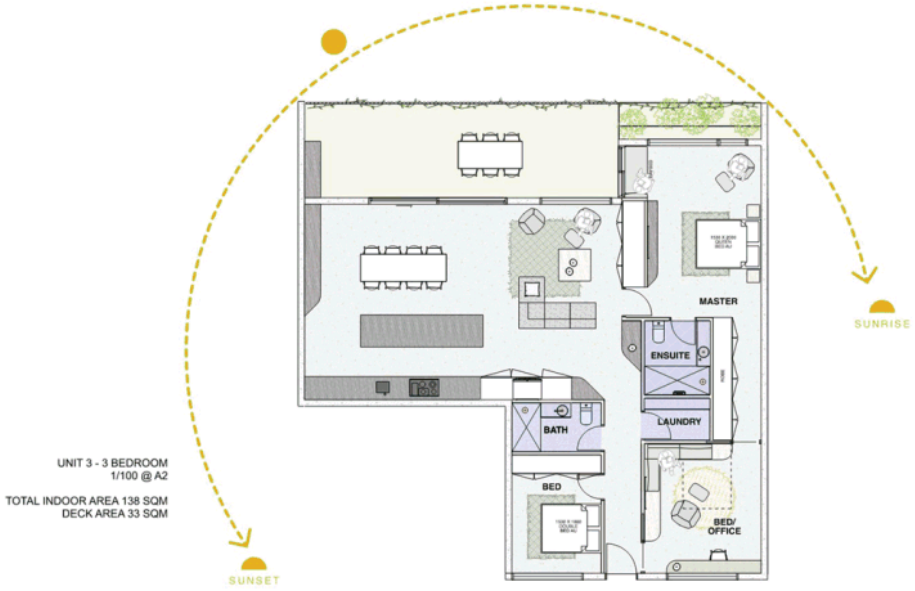
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PARTITION PLANS - UNIT 2

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2032
REV A - WIP



UNIT 3 - 3 BEDROOM
1/100 @ A2

TOTAL INDOOR AREA 138 SQM
DECK AREA 33 SQM

IN ASSOCIATION WITH ALDANMARK

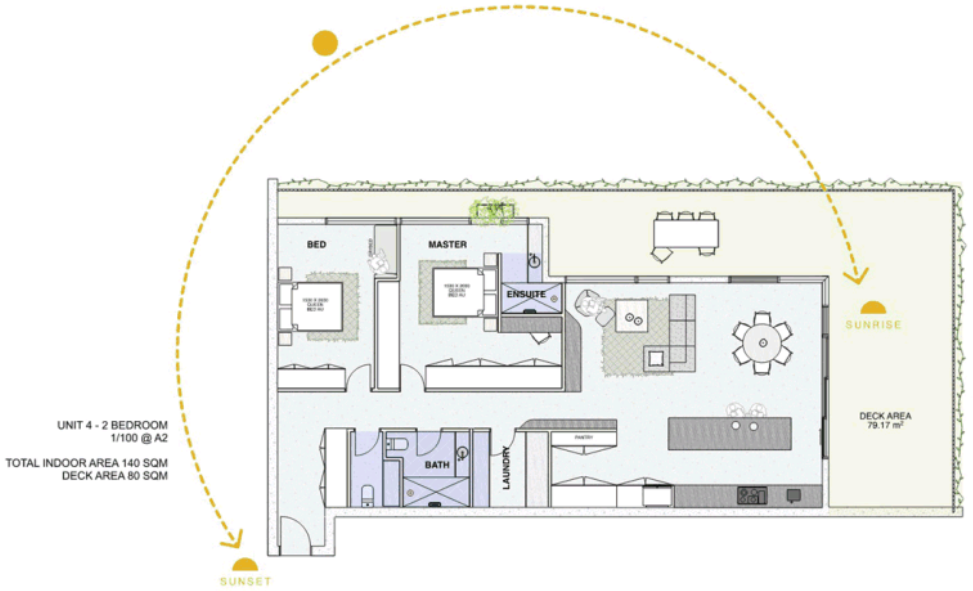
Project Name
BRISBANE ST

PARTITION PLANS - UNIT 3

Client
ALDANMARK
Project Address
BRISBANE STREET

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2033
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

Project Name
BRISBANE ST

PARTITION PLANS - UNIT 4

A2034
REV A - WIP

UNIT 5 - 2 BEDROOM
1/100 @ A2

TOTAL INDOOR AREA 112 SQM
DECK AREA 39 SQM

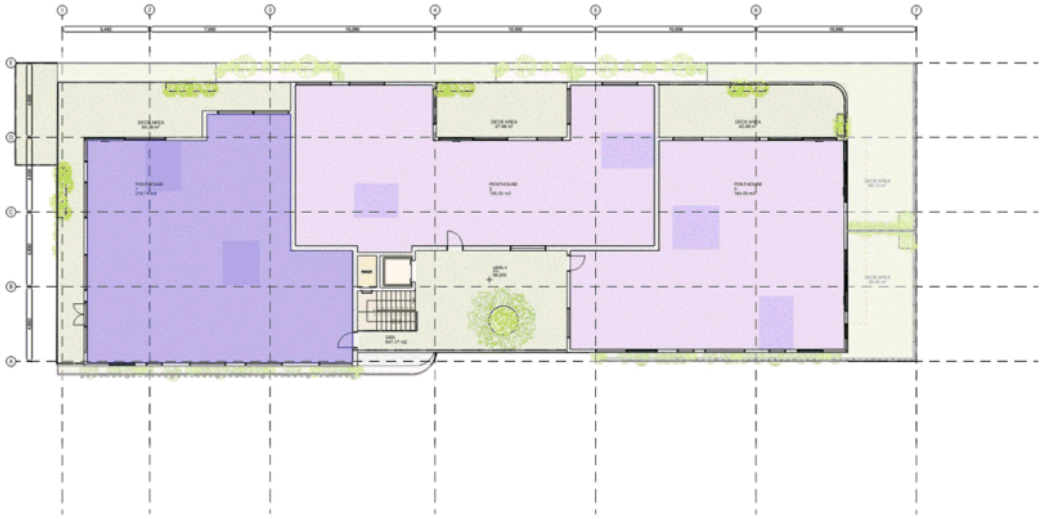
IN ASSOCIATION WITH ALDANMARK

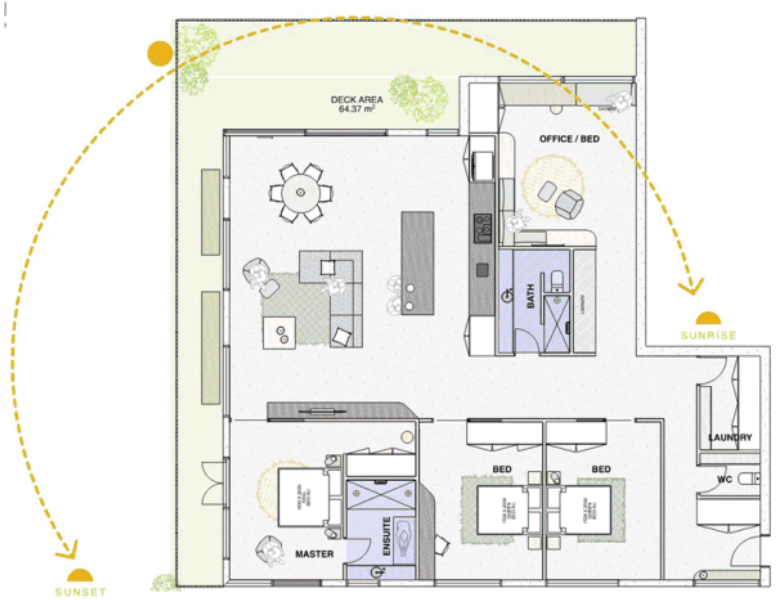
Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PARTITION PLANS - UNIT 5

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2035
REV A - WIP





PENTHOUSE 1
1/100 @ A2

TOTAL INDOOR AREA 210 SQM
DECK AREA 64 SQM

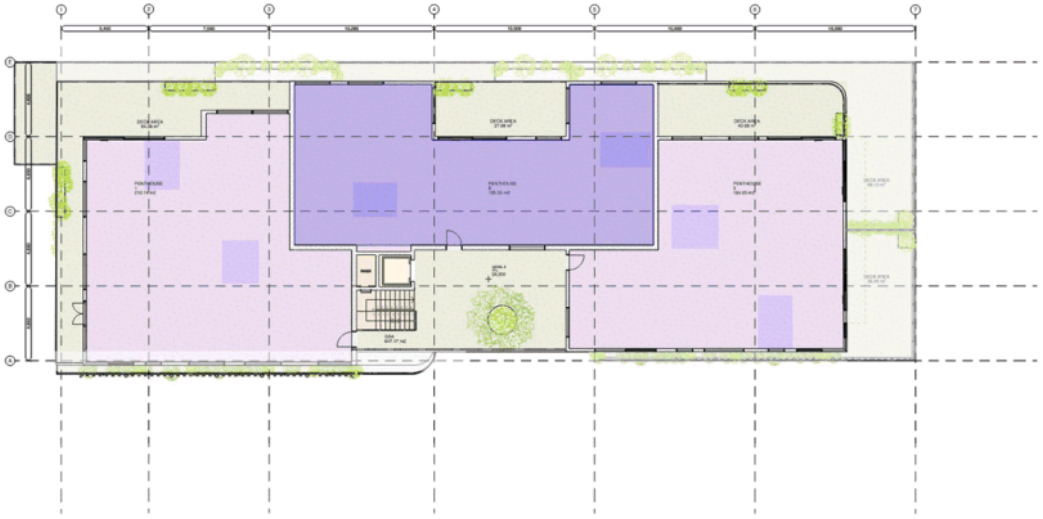
IN ASSOCIATION WITH ALDANMARK

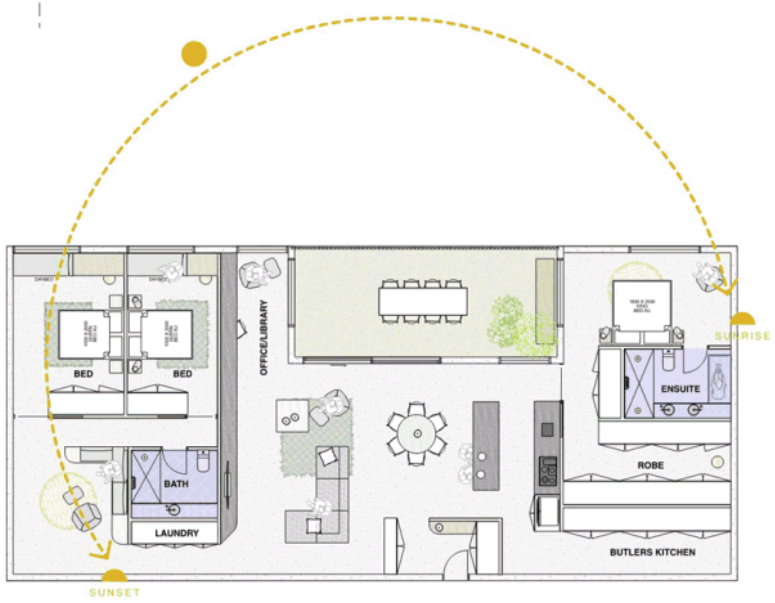
Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PARTITION PLANS - PENTHOUSE 1

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2036
REV A - WIP





PENTHOUSE 2
1/100 @ A2

TOTAL INDOOR AREA 195 SQM
DECK AREA 28 SQM

IN ASSOCIATION WITH ALDANMARK

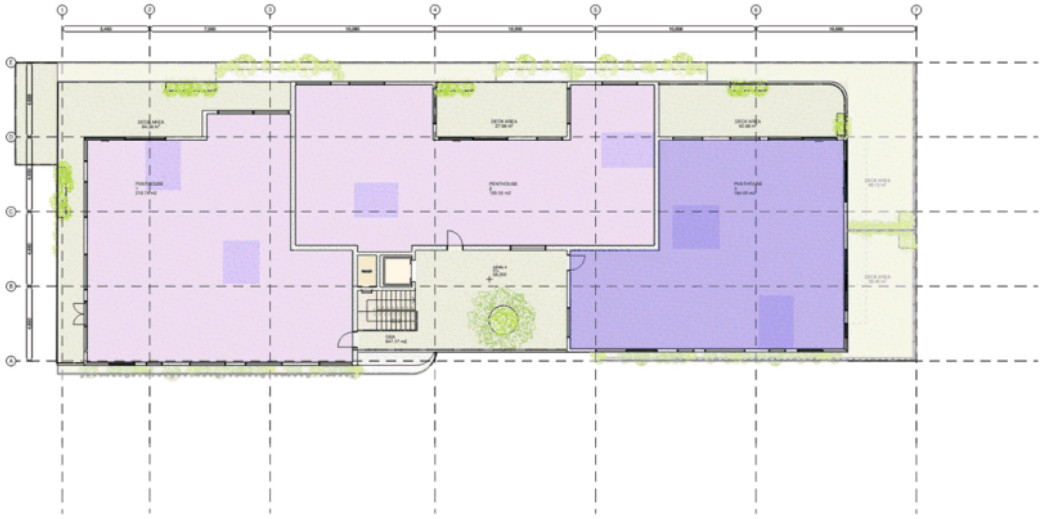
Project Name
BRISBANE ST

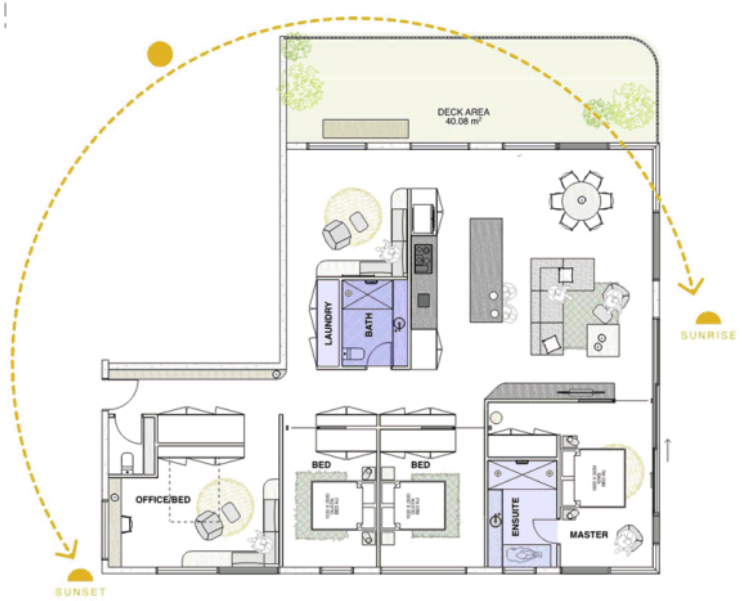
PARTITION PLANS - PENTHOUSE 2

Client
ALDANMARK
Project Address
BRISBANE STREET

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2037
REV A - WIP





PENTHOUSE 3
1/100 @ A2

TOTAL INDOOR AREA 184 SQM
DECK AREA 40 SQM

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

PARTITION PLANS - PENTHOUSE 3

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A2038
REV A - WIP

1:100 Generic Perspective (7)

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - STREET ELEVATION

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3005
REV A - WIP

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - NORTH

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3001
REV A - WIP

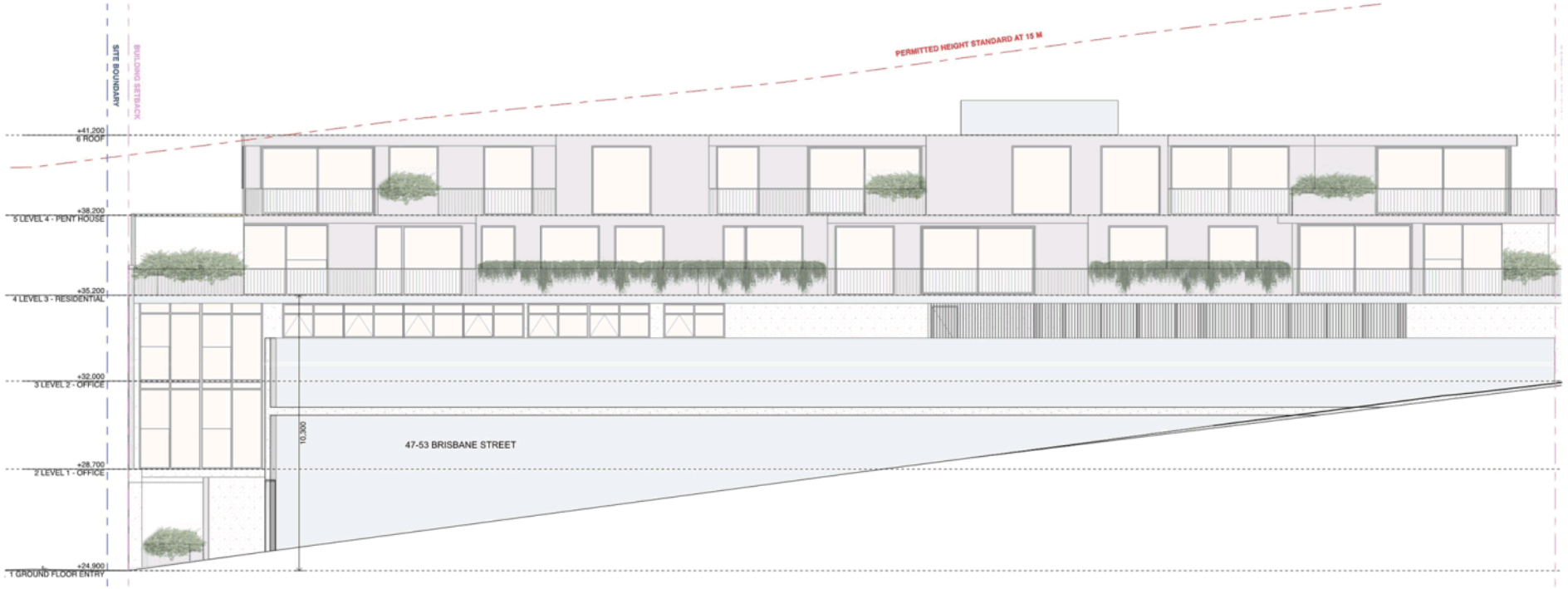
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - SOUTH

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3002
REV A - WIP



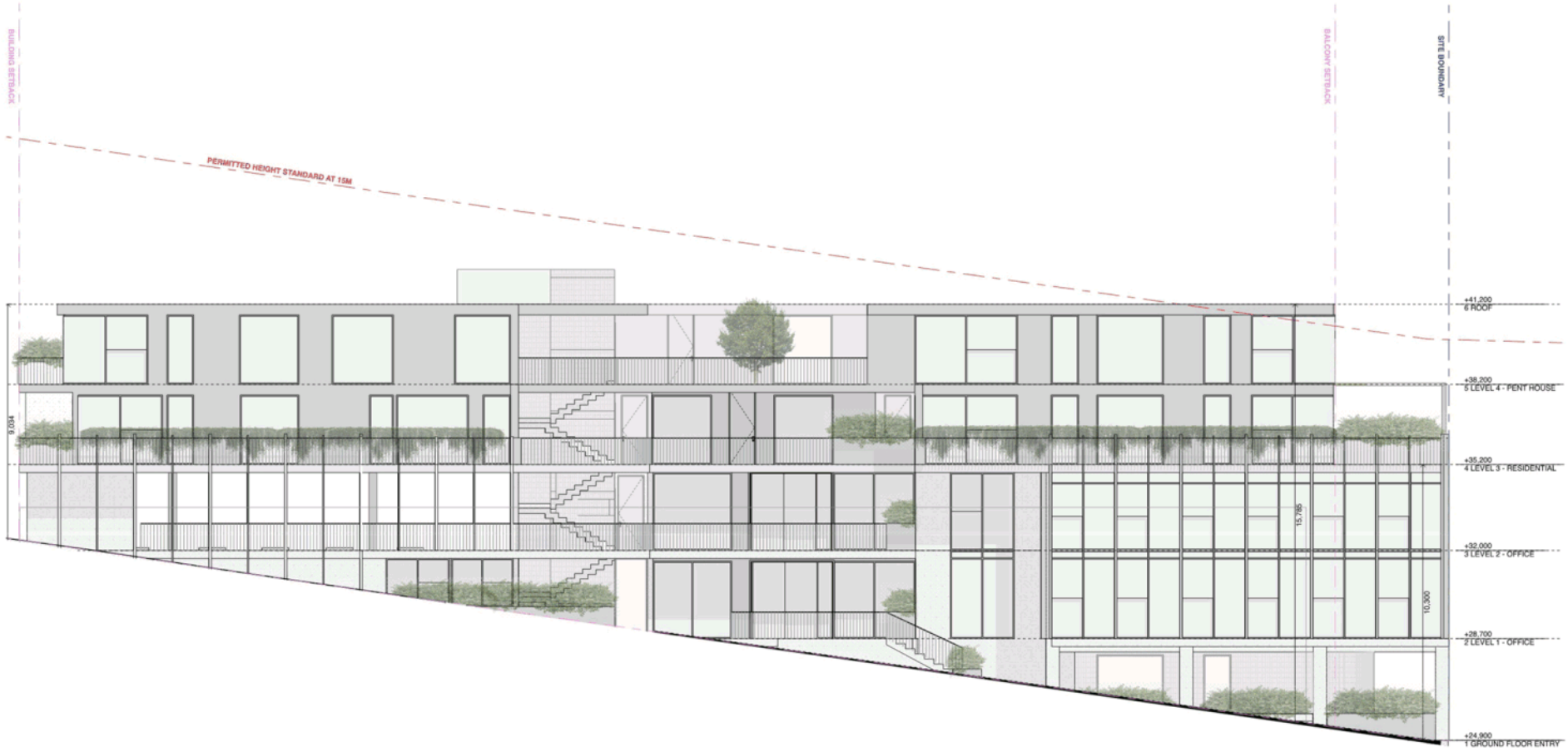
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - EAST

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3003
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - WEST

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3004
REV A - WIP

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

IMAGES - INSPIRATION

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A8000

6.0 3D VISUALISATIONS

6.0 3D VISUALISATIONS

WEST ELEVATION

6.0 3D VISUALISATIONS

BRISBANE STREET ELEVATION

6.0 3D VISUALISATIONS

NORTH WEST ELEVATION

MARCH 2025
57-65 BRISBANE STREET
HOBART, TASMANIA
IN ASSOCIATION WITH
ALDANMARK

FINISHES SCHEDULE - REFER TO A8000

CS1 - CEMENT SHEET CLADDING (GREEN)
GL1 - ALUMINIUM FRAMED GLAZING (DARK GREY)
GL2 - ALUMINIUM FRAMED GLAZING (GREEN)
IC1 - OFF-FORM CONCRETE (LIGHT GREY)
PC1 - PRECAST CONCRETE (LIGHT GREY)
SS1 - STEEL FRAMED GATE (DARK GREY)

IN ASSOCIATION WITH ALDANMARK

Project Name
BRISBANE ST

ELEVATION - NORTH

Client
ALDANMARK
Project Address
BRISBANE STREET

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3001
REV A - WIP

FINISHES SCHEDULE - REFER TO A6000

CS1 - CEMENT SHEET CLADDING (GREEN)
GL1 - ALUMINIUM FRAMED GLAZING (DARK GREY)
GL2 - ALUMINIUM FRAMED GLAZING (GREEN)
IC1 - OFF-FORM CONCRETE (LIGHT GREY)
PC1 - PRECAST CONCRETE (LIGHT GREY)
SS1 - STEEL FRAMED GATE (DARK GREY)

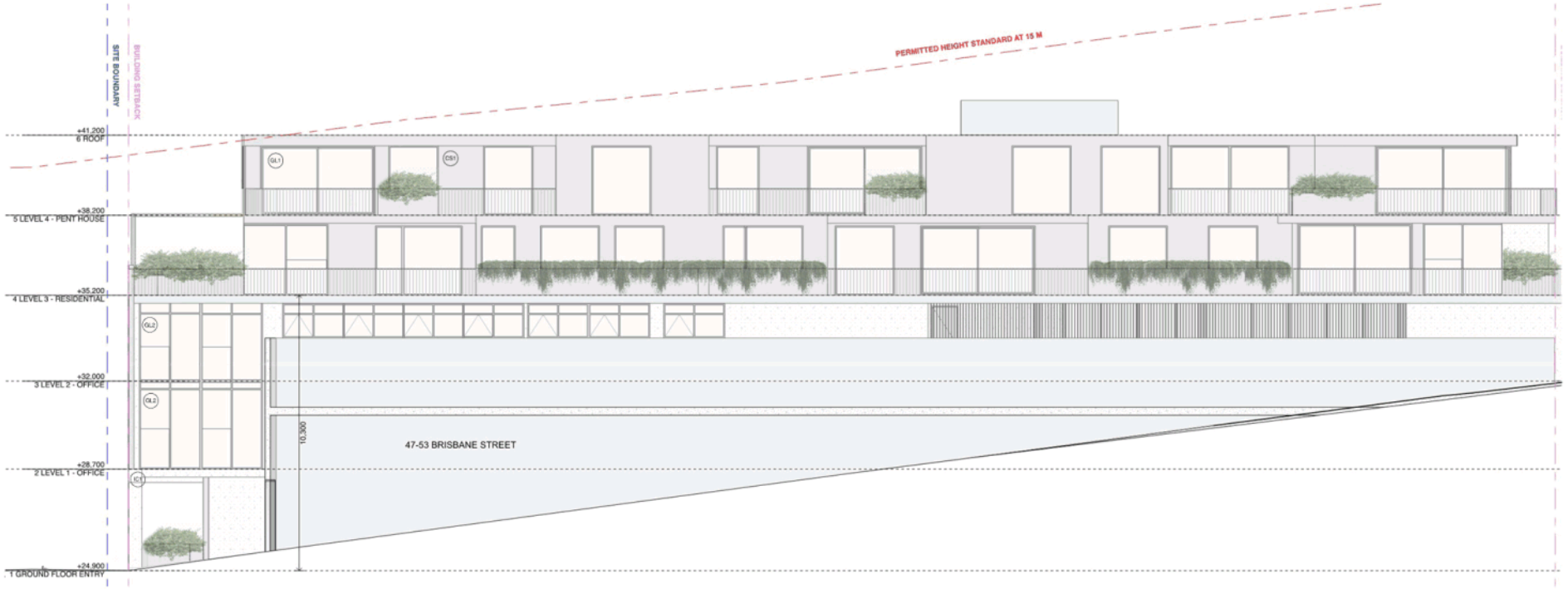
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - SOUTH

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3002
REV A - WIP



FINISHES SCHEDULE - REFER TO A8000

CS1 - CEMENT SHEET CLADDING (GREEN)
GL1 - ALUMINIUM FRAMED GLAZING (DARK GREY)
GL2 - ALUMINIUM FRAMED GLAZING (GREEN)
IC1 - OFF-FORM CONCRETE (LIGHT GREY)
PC1 - PRECAST CONCRETE (LIGHT GREY)
SS1 - STEEL FRAMED GATE (DARK GREY)

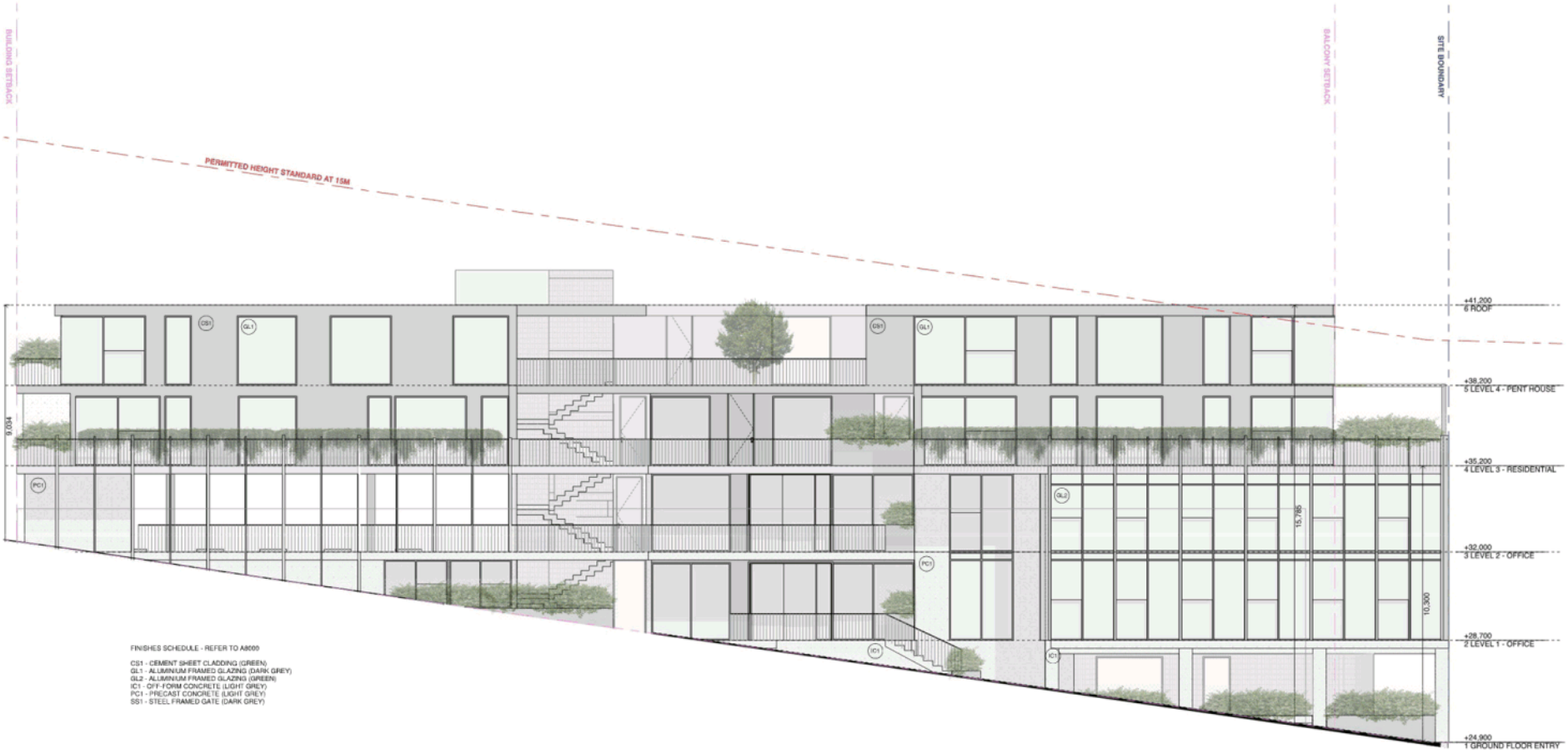
IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - EAST

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3003
REV A - WIP



IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

ELEVATION - WEST

Scale: 1/100 @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A3004
REV A - WIP

IN ASSOCIATION WITH ALDANMARK

Project Name: BRISBANE ST
Client: ALDANMARK
Project Address: BRISBANE STREET

IMAGES - INSPIRATION

Scale: @ A2
Status: DEVELOPMENT APPLICATION
Checked By: LM
Date: 23/3/2025

A8000

6.0 3D VISUALISATIONS

6.0 3D VISUALISATIONS

WEST ELEVATION

6.0 3D VISUALISATIONS

BRISBANE STREET ELEVATION

6.0 3D VISUALISATIONS

NORTH WEST ELEVATION

CIVIL DRAWINGS
BRISBANE APARTMENTS
57 BRISBANE STREET
HOBART

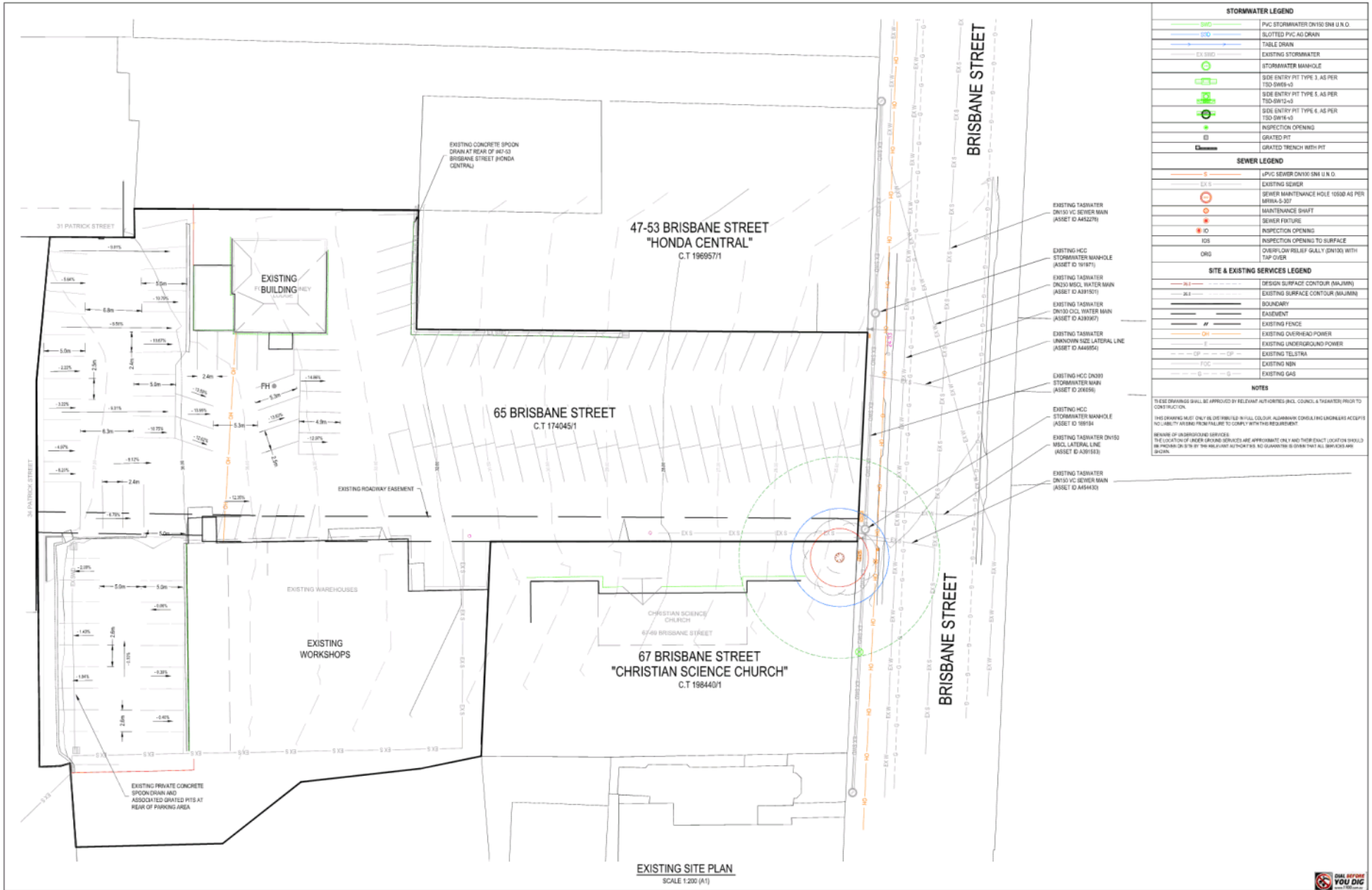
C001	COVER	H	10/06/2025
C101	EXISTING SITE PLAN	H	10/06/2025
C102	PROPOSED SITE PLAN	H	10/06/2025
C103	ACCESS AND CAR PARK PLAN - SHEET 1	H	10/06/2025
C104	ACCESS AND CAR PARK PLAN - SHEET 2	H	10/06/2025
C105	TURNPATH PLAN	H	10/06/2025
C106	CAR PARK COMPARISON PLAN	H	10/06/2025
C201	ACCESS LONG SECTION	H	10/06/2025
C301	STORMWATER LONG SECTIONS	H	10/06/2025
C401	CONSTRUCTION DETAILS	H	10/06/2025
C701	OVERLAND FLOW PATH PLAN	H	10/06/2025

REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DE
D	PLANNING APPROVAL - HCC RFI RESPONSE	17/04/2025	MG
H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	MG
F	PLANNING APPROVAL	6/05/2025	

DRAWN: DE
CHECKED: MG
DESIGN: DE
CHECKED: MG
VERIFIED:

ALDANMARK
CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: COVER
SCALE: AS INDICATED
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C001
REV: H

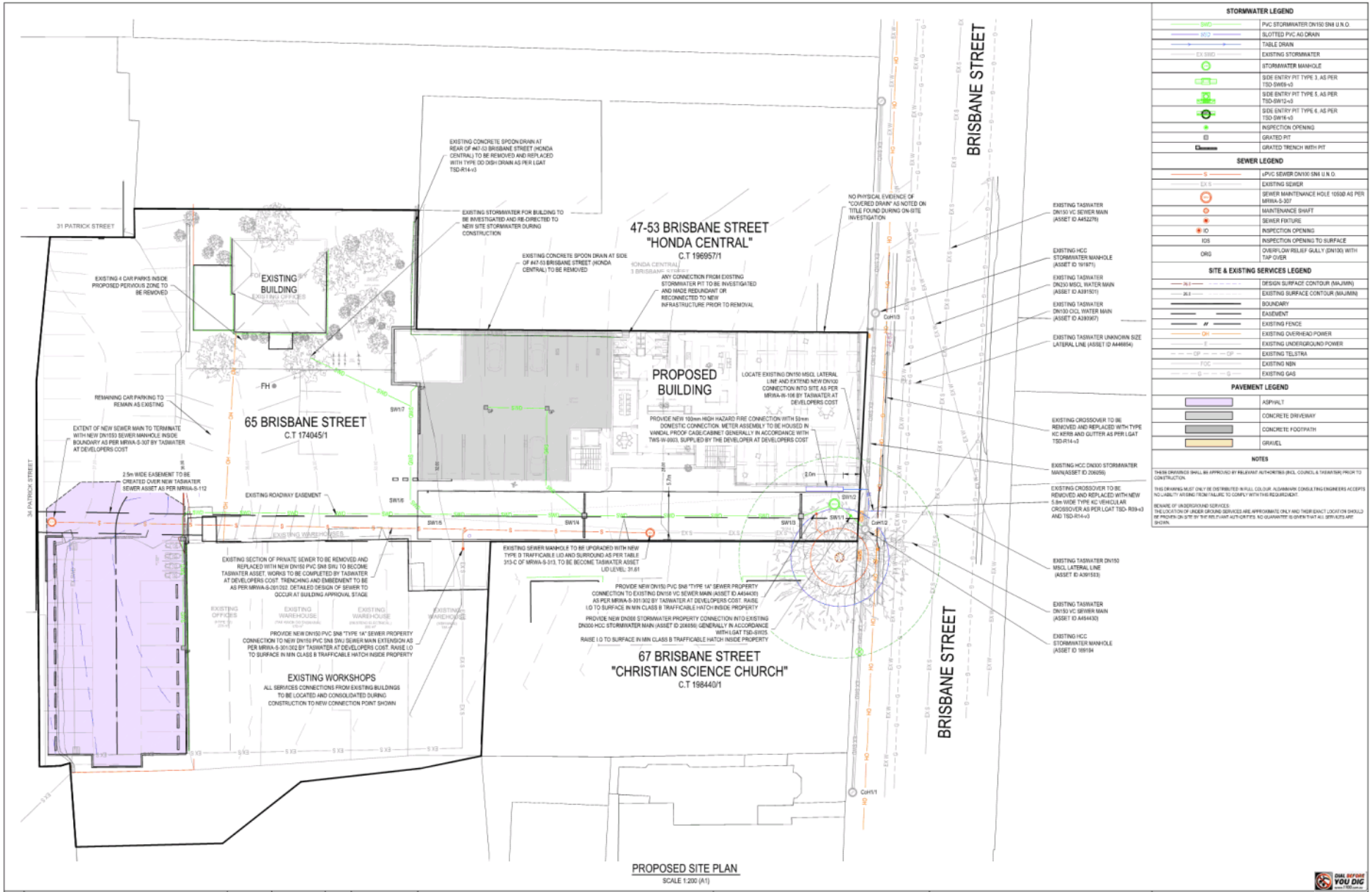


EXISTING SITE PLAN
SCALE 1:200 (A1)

REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DRAWN: DE
D	PLANNING APPROVAL - HCC RFI RESPONSE	17/04/2025	CHECKED: MG
H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DESIGN: DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	CHECKED: MG
F	PLANNING APPROVAL	6/05/2025	VERIFIED:

ALDANMARK
CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: EXISTING SITE PLAN
SCALE: 1:200
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C101
REV: H

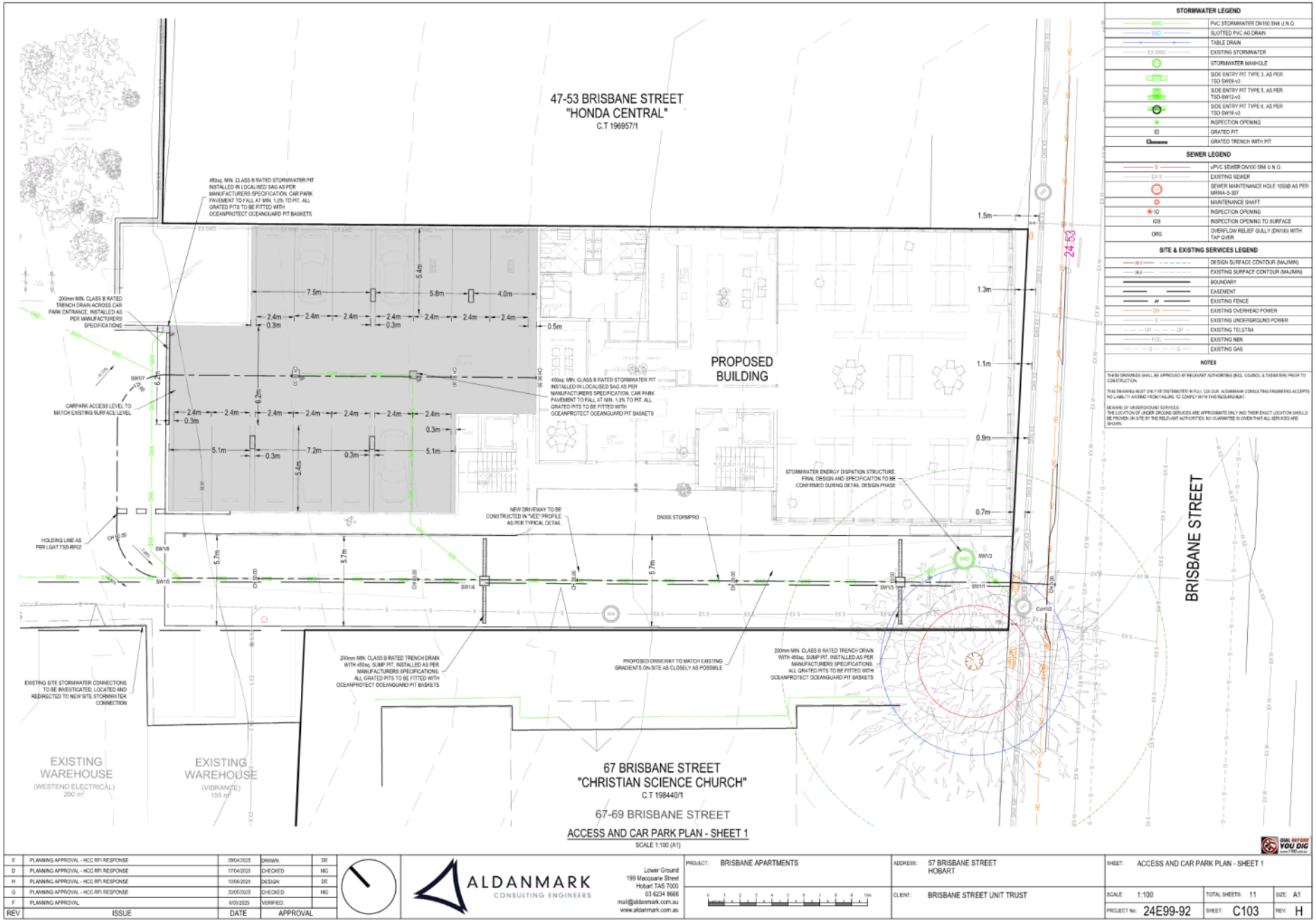


PROPOSED SITE PLAN
SCALE 1:200 (A1)

REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DRAWN: DE
D	PLANNING APPROVAL - HCC RFI RESPONSE	17/04/2025	CHECKED: MG
H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DESIGN: DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	CHECKED: MG
F	PLANNING APPROVAL	6/05/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

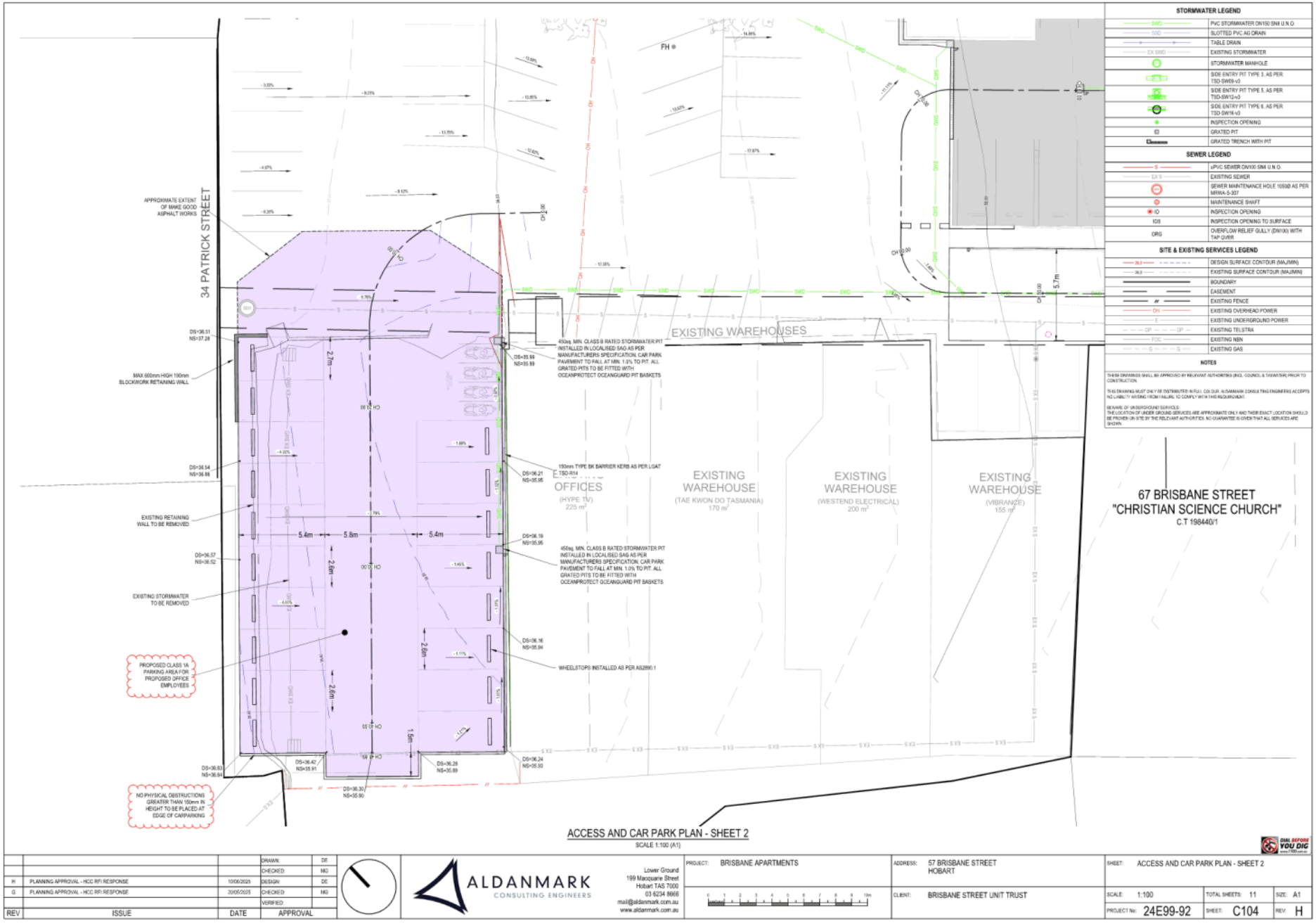
PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: PROPOSED SITE PLAN
SCALE: 1:200
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C102
REV: H



REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DRAWN: DE
D	PLANNING APPROVAL - HCC RFI RESPONSE	17/04/2025	CHECKED: MG
H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DESIGN: DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	CHECKED: MG
F	PLANNING APPROVAL	6/05/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: ACCESS AND CAR PARK PLAN - SHEET 1
SCALE: 1:100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C103
REV: H



ACCESS AND CAR PARK PLAN - SHEET 2
SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL
H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	MG

DRAWN: DE | CHECKED: MG | DESIGN: DE | CHECKED: MG | VERIFIED:

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PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: ACCESS AND CAR PARK PLAN - SHEET 2
SCALE: 1:100 | TOTAL SHEETS: 11 | SIZE: A1
PROJECT No: 24E99-92 | SHEET: C104 | REV: H

REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DRAWN: DE
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H	PLANNING APPROVAL - HCC RFI RESPONSE	10/06/2025	DESIGN: DE
G	PLANNING APPROVAL - HCC RFI RESPONSE	20/05/2025	CHECKED: MG
F	PLANNING APPROVAL	6/05/2025	VERIFIED:

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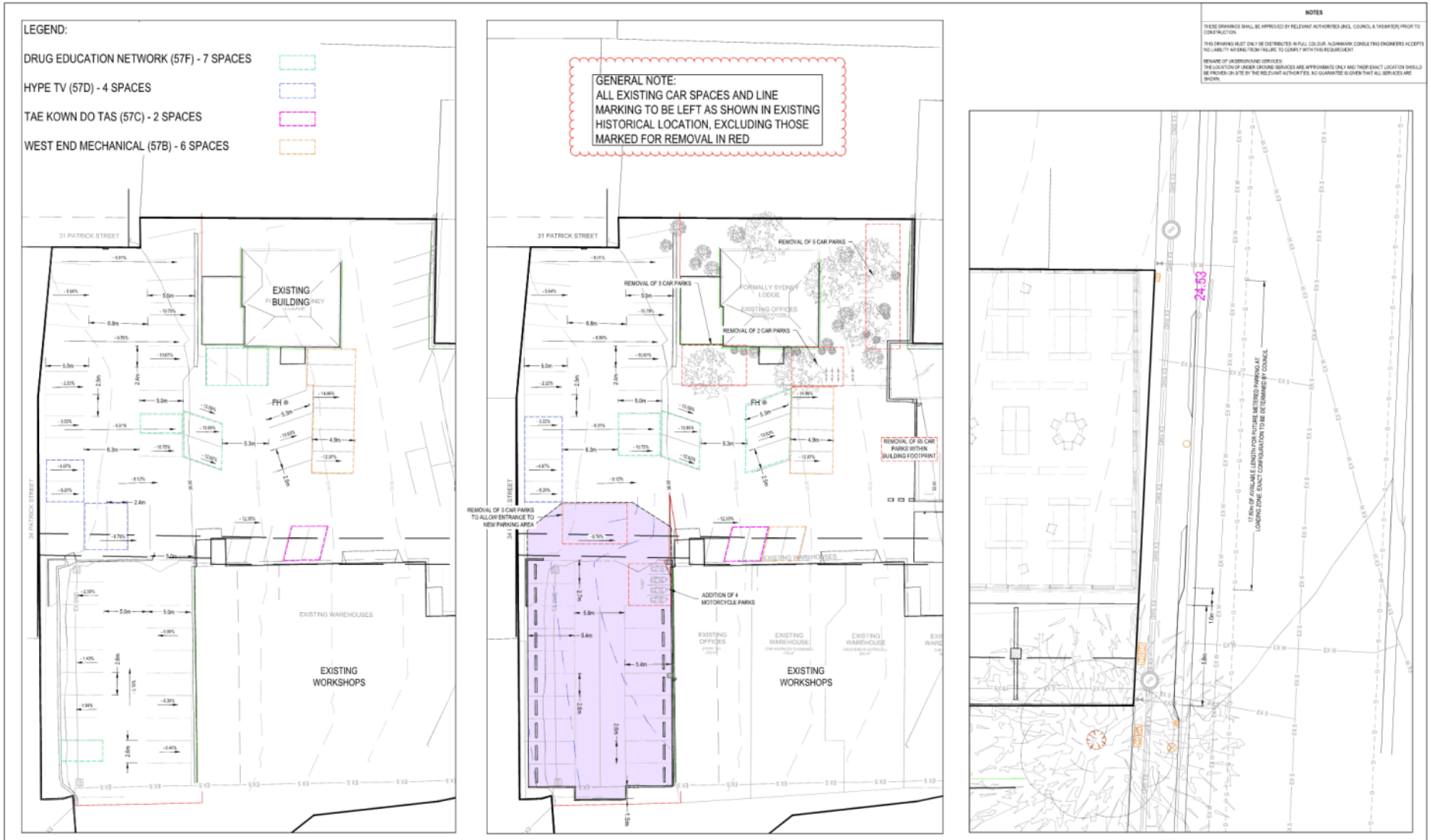
PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: TURNPATH PLAN
SCALE: 1:100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C105
REV: H



PRE-DEVELOPMENT
REAR CAR PARK
(EXISTING SCENARIO)

POST-DEVELOPMENT
REAR CAR PARK
(PROPOSED SCENARIO)

POST-DEVELOPMENT
STREET PARKING
(PROPOSED SCENARIO)

CAR PARK COMPARISON PLAN
AS INDICATED

REV	ISSUE	DATE	APPROVAL
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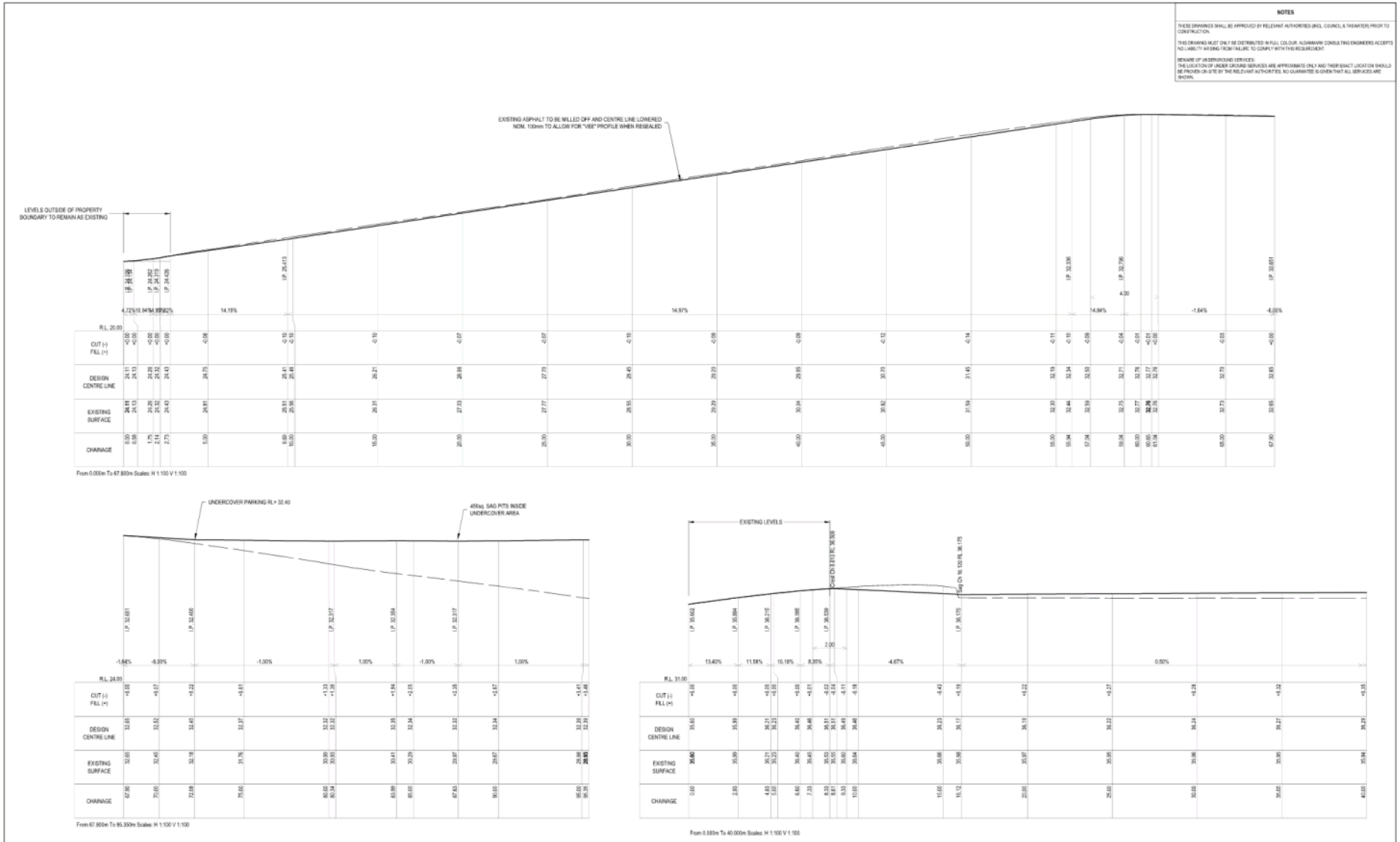
PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: CAR PARK COMPARISON PLAN
SCALE: AS INDICATED
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C106
REV: H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EXISTING ASPHALT TO BE MILLED OFF AND CENTRE LINE LOWERED NOM. 100mm TO ALLOW FOR "VEE" PROFILE WHEN RESEALED
LEVELS OUTSIDE OF PROPERTY BOUNDARY TO REMAIN AS EXISTING
From 0.000m To 67.900m Scales: H 1:100 V 1:100
UNDERCOVER PARKING RL= 32.40
466sq. SAG PITS INSIDE UNDERCOVER AREA
From 67.900m To 95.350m Scales: H 1:100 V 1:100
EXISTING LEVELS
From 0.000m To 40.000m Scales: H 1:100 V 1:100
LONG SECTIONS
SCALE 1:100 (A1)
REV ISSUE DATE APPROVAL
E PLANNING APPROVAL - HCC RFI RESPONSE 29/04/2025 DRAWN: DE
D PLANNING APPROVAL - HCC RFI RESPONSE 17/04/2025 CHECKED: MG
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PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
H1:100 V1:100
SHEET: ACCESS LONG SECTION
SCALE: AS INDICATED
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C201
REV: H

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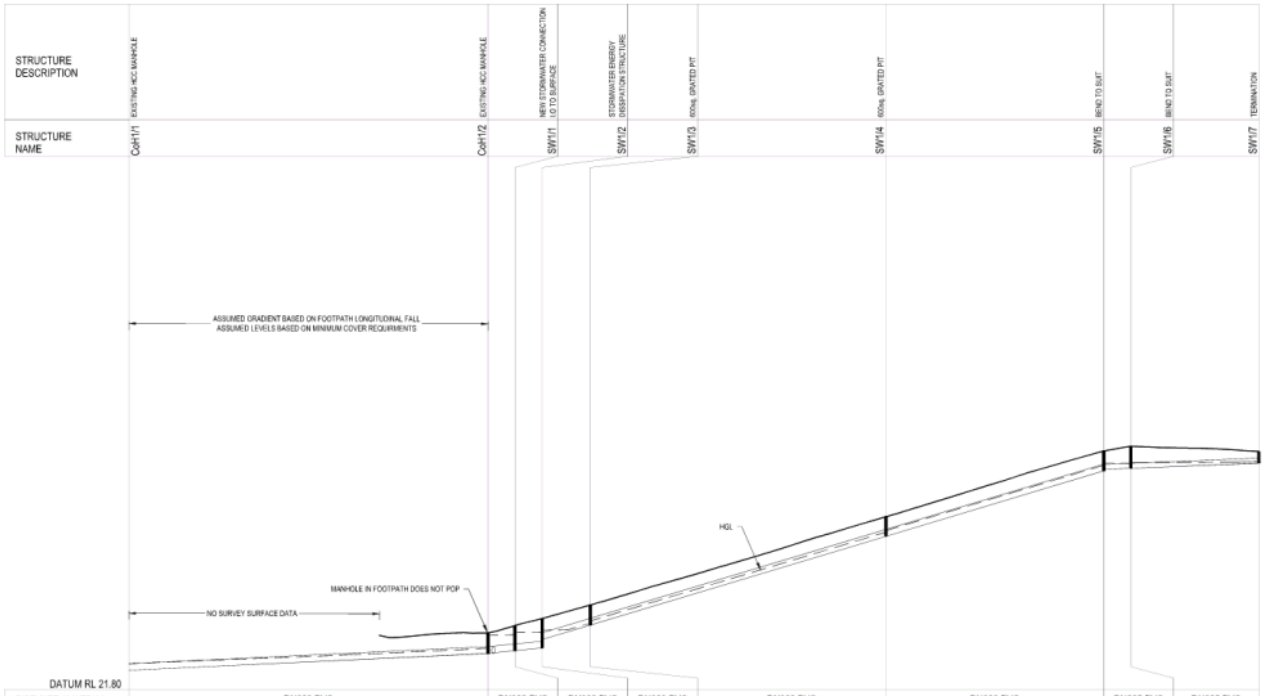

STRUCTURE DESCRIPTION	EXISTING HCC MANHOLE	EXISTING HCC MANHOLE	NEW STORMWATER CONNECTION UC TO SURFACE	STORMWATER ENERGY DISSIPATION STRUCTURE	600sq GRATED PIT	600sq GRATED PIT	BEND TO SUIT	BEND TO SUIT	TERMINATION
STRUCTURE NAME	CoH1/1	CoH1/2	SW1/1	SW1/2	SW1/3	SW1/4	SW1/5	SW1/6	SW1/7
PIPE SIZE / MATRIAL	DN300 PVC		DN300 PVC	DN300 PVC	DN300 PVC	DN300 PVC	DN300 PVC	DN225 PVC	DN225 PVC
GRADE %	2.35%		5.00%	5.00%	15.00%	15.00%	15.00%	2.00%	2.00%
PIPE VELOCITY	2.78 m/s		1.37 m/s	1.37 m/s	1.37 m/s	1.17 m/s	0.97 m/s	0.66 m/s	0.66 m/s
PIPE HGL CAPACITY	215 L/s		318 L/s	318 L/s	557 L/s	557 L/s	557 L/s	93 L/s	93 L/s
DESIGN FLOW	197 L/s		97 L/s	97 L/s	97 L/s	82 L/s	68 L/s	26 L/s	26 L/s
DEPTH TO INVERT	-22.64	0.90	1.11	1.30	0.92	0.88	0.86	0.88 / 0.81	0.97	0.52
INVERT LEVEL	22.642	23.387	23.506	23.626	23.966	24.636	28.548	31.433 / 31.496	31.544	31.770
FINISHED SURFACE		24.29	24.61	24.92	25.52	29.41	32.31	32.52	32.29
EXISTING SURFACE		24.29	24.61	24.92	25.52	29.41	32.31	32.52	32.29
CHAINAGE	0.00	31.69	34.06	36.46	40.71	66.79	86.03	88.42	99.71
		31.69m	2.37m	2.40m	4.25m	26.08m	19.23m	2.39m	11.30m

DRAINAGE LONGITUNDINAL SECTION FOR LINE 1
SCALES: HORIZONTAL 1:200 VERTICAL 1:100

STRUCTURE DESCRIPTION	EXISTING HCC MANHOLE	EXISTING HCC MANHOLE
STRUCTURE NAME	CoH1/2	CoH1/3
PIPE SIZE / MATRIAL	DN300 PVC	
GRADE %	2.34%	
PIPE VELOCITY	1.41 m/s	
PIPE HGL CAPACITY	215 L/s	
DESIGN FLOW	100 L/s	
DEPTH TO INVERT	0.90	0.90
INVERT LEVEL	23.387	23.996
FINISHED SURFACE	24.29	24.90
EXISTING SURFACE	24.29	24.90
CHAINAGE	0.00	26.01
	26.01m	

DRAINAGE LONGITUNDINAL SECTION FOR LINE 2
SCALES: HORIZONTAL 1:200 VERTICAL 1:100

STORMWATER LONG SECTIONS

SCALE AS SHOWN

REV	ISSUE	DATE	APPROVAL
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PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: STORMWATER LONG SECTIONS
SCALE: AS INDICATED
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C301
REV: H

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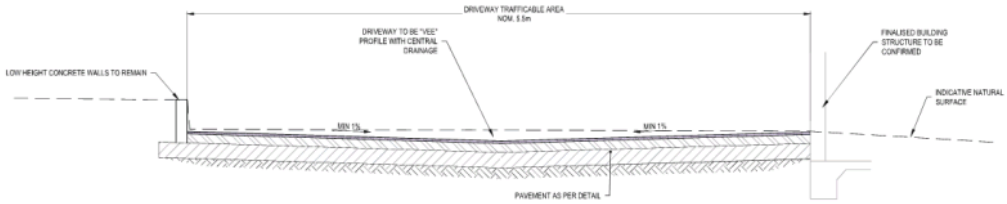
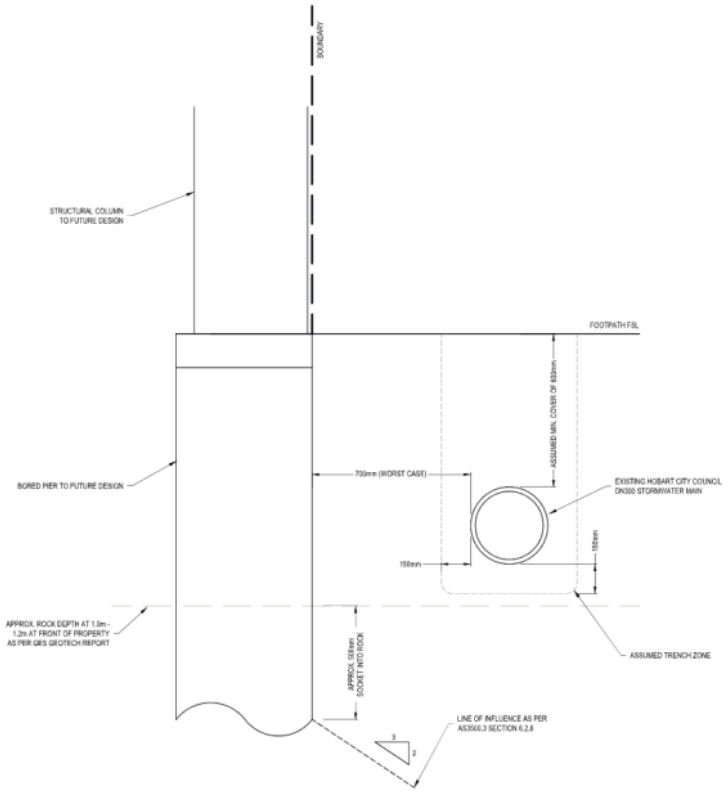


TYPICAL DRIVEWAY SECTION
SCALE 1:20 (A1)



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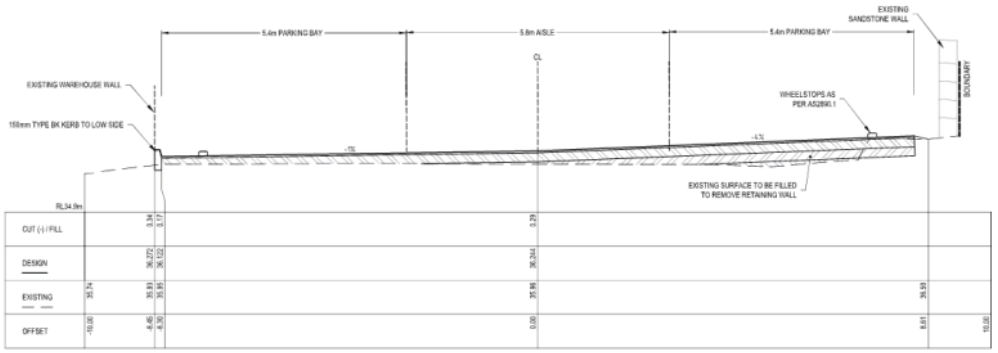
SCALE 1:10 (A1)



TYPICAL WAREHOUSE PARKING SECTION
SCALE 1:50 (A1)

CONSTRUCTION DETAILS
AS INDICATED

REV	ISSUE	DATE	APPROVAL
E	PLANNING APPROVAL - HCC RFI RESPONSE	29/04/2025	DRAWN: DE
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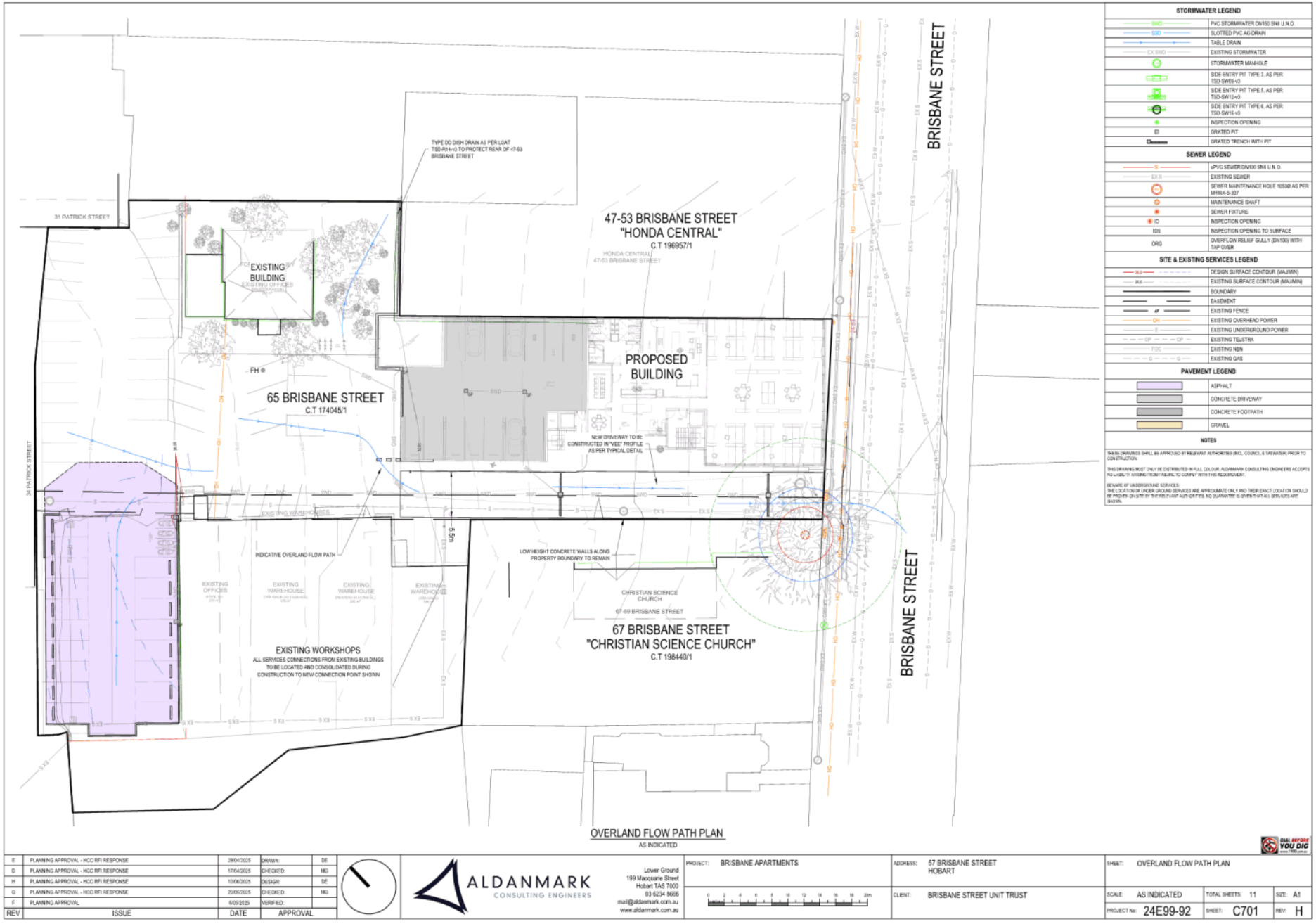
www.aldanmark.com.au

PROJECT:	BRISBANE APARTMENTS	ADDRESS:	57 BRISBANE STREET HOBART
	AS INDICATED	CLIENT:	BRISBANE STREET UNIT TRUST

SHEET:	CONSTRUCTION DETAILS		
SCALE:	AS INDICATED	TOTAL SHEETS: 11	SIZE: A1
PROJECT No:	24E99-92	SHEET: C401	REV: H


BRISBANE STREET
31 PATRICK STREET
TYPE DD DISH DRAIN AS PER LGAT TSD-R14-v3 TO PROTECT REAR OF 47-53 BRISBANE STREET
47-53 BRISBANE STREET
"HONDA CENTRAL"
C.T 196957/1
EXISTING BUILDING
PROPOSED BUILDING
65 BRISBANE STREET
C.T 174045/1
FH
NEW DRIVEWAY TO BE CONSTRUCTED IN "VEE" PROFILE AS PER TYPICAL DETAIL
INDICATIVE OVERLAND FLOW PATH
LOW HEIGHT CONCRETE WALLS ALONG PROPERTY BOUNDARY TO REMAIN
CHRISTIAN SCIENCE CHURCH
67-69 BRISBANE STREET
67 BRISBANE STREET
"CHRISTIAN SCIENCE CHURCH"
C.T 198440/1
EXISTING WORKSHOPS
ALL SERVICES CONNECTIONS FROM EXISTING BUILDINGS TO BE LOCATED AND CONSOLIDATED DURING CONSTRUCTION TO NEW CONNECTION POINT SHOWN
EXISTING WAREHOUSE
EXISTING OFFICES
STORMWATER LEGEND
PVC STORMWATER DN150 SN8 U.N.O.
SLOTTED PVC AG DRAIN
TABLE DRAIN
EXISTING STORMWATER
STORMWATER MANHOLE
SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
INSPECTION OPENING
GRATED PIT
GRATED TRENCH WITH PIT
SEWER LEGEND
uPVC SEWER DN100 SN8 U.N.O.
EXISTING SEWER
SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
MAINTENANCE SHAFT
SEWER FIXTURE
INSPECTION OPENING
INSPECTION OPENING TO SURFACE
OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER
SITE & EXISTING SERVICES LEGEND
DESIGN SURFACE CONTOUR (MAJ/MIN)
EXISTING SURFACE CONTOUR (MAJ/MIN)
BOUNDARY
EASEMENT
EXISTING FENCE
EXISTING OVERHEAD POWER
EXISTING UNDERGROUND POWER
EXISTING TELSTRA
EXISTING NBN
EXISTING GAS
PAVEMENT LEGEND
ASPHALT
CONCRETE DRIVEWAY
CONCRETE FOOTPATH
GRAVEL
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OVERLAND FLOW PATH PLAN
AS INDICATED
E PLANNING APPROVAL - HCC RFI RESPONSE 29/04/2025 DRAWN: DE
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ALDANMARK CONSULTING ENGINEERS
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PROJECT: BRISBANE APARTMENTS
ADDRESS: 57 BRISBANE STREET HOBART
CLIENT: BRISBANE STREET UNIT TRUST
SHEET: OVERLAND FLOW PATH PLAN
SCALE: AS INDICATED
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 24E99-92
SHEET: C701
REV: H

AllUrbanPlanning PTY LTD

Planning Report
57-65 Brisbane Street
Mixed Use Redevelopment

26 March 2025

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

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2. Proposal 3
3. The Planning Scheme 4
3.1 Zoning 5
3.2 Use 6
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3.4 Residential and visitor Accommodation Amenity (23.4.8) 15
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1. Introduction

All Urban Planning Pty Ltd has been engaged by Aldanmark to provide this planning assessment of a proposal for a mixed use development of the vacant on grade carpark at 57-65 Brisbane Street under the *Hobart Interim Planning Scheme 2015* (planning scheme).

1.1Site & Surrounds

The site has an area of 4775m^2 and fronts the northwestern side of Brisbane Street on the northern fringe of the CBD between Nos. 47-53 and 67 Brisbane Street. The site has a comparatively narrow street frontage (approximately 24 metres) which widens internally. The street front is vacant of buildings and comprises of a 146 space carpark, with the buildings at the rear of the site – the c1860 *Sydney Lodge* building as well as a series of 1960s (and later) workshop buildings, separated and surrounded by carparking areas.

Address	***CT***
65 Brisbane Street	174045/1

Figure 1– Site Plan (Source: Annotated from theLIST)

The site is positioned on a steep incline, with separate entry and exit access onto Brisbane Street.

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There is an existing road easement over the southwestern side of the title as shown in Figure 2 below.

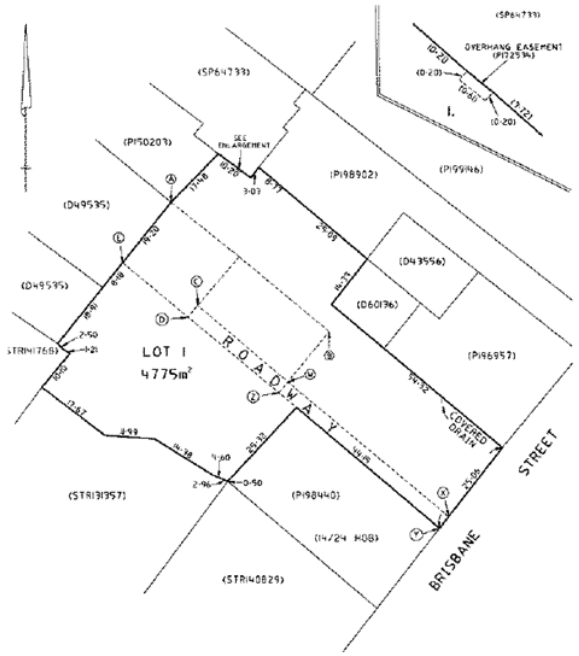

Figure 2 – Folio Plan (Source: Certificate of Title 174045/1)

2. Proposal

It is proposed to build a new building over 5 floors including:

Ground floor

- General retail tenancy of 248m^2 plus 37m^2 amenities
- bike stores
- separate waste storage rooms for office, retail tenancy and apartments
- lobby and 2 x lifts

First Floor

- office tenancy 557m^2

Second Floor

- Office tenancy of 427m^2
- 13 car parking spaces including 2 x DDA spaces

Third Floor

- 5 x 2 bedroom residential apartments including private open space deck areas

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Fourth Floor

- 3 x 3 bedroom residential apartments including communal open space and private open space deck areas

Hours of operation

The proposed ground floor retail tenancy will operate between the hours of 6.00 am to 10.00 pm Mondays to Saturdays and 7.00 am to 9.00 pm Sundays and Public Holidays.

Sydney Lodge Curtilage

A landscaped curtilage is to be reinstated around Sydney Lodge building.

Car Parking

A total of 72 on-site car parking spaces will be provided. These will be achieved by retaining 59 of the existing parking spaces located at the rear of the site and providing 13 new parking spaces on the second floor of the new building. These enclosed parking spaces will be allocated to the residential apartments.

The proposal will include bike storage for 26 bikes including 20 secure spaces on the ground floor and 3 motorcycle spaces.

3. The Planning Scheme

The site is zoned Commercial under the Planning Scheme. A portion of the site in the western corner of the lot, but outside the proposed development footprint, is zoned Central Business. The surrounding area is zoned Commercial to the east, Inner Residential to the north west and Central Business to the west and south as shown in Figure 3 below.

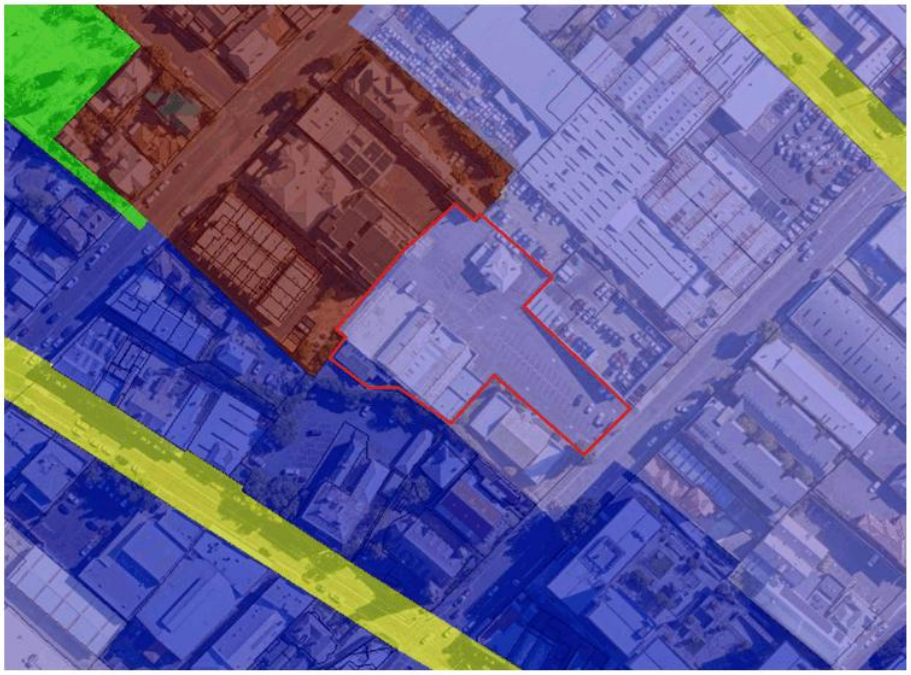

Figure 3 - Zoning plan (Source: annotated plan from theLIST)

3.1 Zoning

This site is zoned Commercial. The Purpose of the Zone is:

- *To provide for large floor area retailing and service industries.*
- *To provide for development that requires high levels of vehicle access and car parking for customers.*
- *To provide for a diversity of generally non-residential uses reflecting the transition between the Central Business Zone and inner residential areas.*
- *To allow for uses such as car yards, warehouse and showrooms in the areas of high traffic volume and high passing visibility.*
- *To allow good quality building stock to be used for less land extensive central service uses such as offices and specialist wholesaling uses.*
- *To allow for service industry uses such as motor repairs which provide a valuable service to users of the central area.*
- *To provide for residential use primarily above ground floor level.*

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3.2 Use

The proposed office and general retail uses are Discretionary in the Commercial Zone. The proposed residential use above ground floor (except for access) is a Permitted use in the Zone.

Under Clause 8.10.2 the discretionary uses are to be determined having regard in this case to the Purpose of the Commercial Zone and the Purpose of any applicable Code.

The proposal mixed use development includes a commercial ground floor tenancy facing Brisbane Street, two levels of office, car parking and two upper levels of residential apartments on this underutilised site at the interface between the Central Business, Commercial and Inner Residential Zones. The discretionary retail and office uses are considered consistent with the Purpose of the Commercial Zone in that they will:

- provide two levels of office space, which will contribute to employment and business activity in the area.
- maintain an active ground-floor commercial tenancy, ensuring a commercial presence at street level.
- Integrate with the existing commercial and mixed-use character of the surrounding area.

The proposal is considered in relation to the relevant codes below.

Use Standards

The following use standards apply to use on the site that adjoins the Inner Residential Zone to the north west.

Hours of Operation (23.3.1)

Objective:

To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.

Use Standard	***Assessment***
A1 *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.*	This standard does not apply to the proposed office uses. The proposed ground floor retail use will comply with the permitted hours set out in A1.

Noise (23.3.2)

Objective:

To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.

Use Standard	***Assessment***
A1	It is considered unlikely that the proposed residential, office and ground floor retail use

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Noise emissions measured at the boundary of a residential zone must not exceed the following: *(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;* *(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;* *(c) 65dB(A) (LAmax) at any time.* *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.* *Noise levels are to be averaged over a 15 minute time interval.*	would involve significant noise emissions that would exceed the limits set out under A1.

External Lighting (23.3.3)

Use Standard	***Assessment***
A1 *External lighting within 50 m of a residential zone must comply with all of the following:* *(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;* *(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.*	External lighting within 50m of the rear/ north western boundary will be switched off between 11pm and 6am other than for baffled security lighting and will therefore comply with A1.

Commercial Vehicle Movements (23.3.4)

Use Standard	***Assessment***
A1 *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:* *(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;* *(b) 7.00 am to 9.00 pm Sundays and Public Holidays.*	The proposed uses will not involve commercial vehicle movements outside the permitted hours in A1.

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Outdoor Work Areas (23.3.5)

Use Standard	***Assessment***
A1 *Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.*	No outdoor work areas are proposed and this standard does not apply.

3.3 Development Standards for Buildings and Works (23.4)

Building Height (23.4.1)

Objective:

To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Development Standard	***Assessment***
A1 *Building height must be no more than:* *(a) 11.5m high and a maximum of 3 storeys; or* *(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.*	The proposal involves 1841m^2 of residential floor space on the 3rd and 4th floors. The total floor space of the building above ground floor is 3562m^2. This equates to approximately 51.6% of the floor area above ground floor level being in residential use. The permitted height under Clause A1 is therefore 15m or 4 storeys. The proposal is 5 storeys and slightly exceeds 15m with a proposed maximum height of 15.8m and therefore requires assessment under P1.
P1 *Building height must satisfy all of the following:* *(a) be consistent with any Desired Future Character Statements provided for the area;* *(b) be compatible with the scale of nearby buildings;* *(c) not unreasonably overshadow adjacent public space;* *(d) allow for a transition in height between adjoining buildings, where appropriate;*	The proposal is considered to satisfy parts a-d of P1 as follows: a) There are no applicable Desired Future Character Statements for the Commercial Zone. b) The proposed building height of 15.8m, is only marginally above the 15m permitted height. The building height is considered compatible with the scale of the following nearby buildings: - The 5 storey residential apartment building at 34 Patrick Street, upgrade of the proposal to the north west and adjoining the rear boundary of the site within the Inner Residential Zone. This neighbouring building has a relative height more than 10m above the proposal with and existing parapet level of

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	52.97m AHD relative to the proposed height of 41.2m AHD. - The 5 storey residential apartment building diagonally opposite the site at 40-42 Brisbane Street which has a similar height of 40m AHD. - The 7 storey UTAS student accommodation podium building at 157 Elizabeth Street, which has a relative height of 45m AHD, approximately 4m higher than the proposed building. c) The accompanying shadow diagrams show minimal increased overshadowing to Brisbane Street and that the shadow impact to the public street space is no greater than would arise from a compliant 15m building envelope. d) The proposal is located at the boundary between the Central Business and Commercial zones and has been designed and sited with separation and setbacks to: - the adjoining Sydney House heritage building such that its parapet sits approximately at the eaves line of this building; - to the Christian Science Church building at 67 Brisbane Street. - And the building sits well below the height of all adjoining buildings to the north west in the Inner Residential Zone. - It is not considered necessary to transition the building height to the adjoining commercial Honda building at 47-53 Brisbane Street as this commercial building may be redeveloped in the future.
A2 *Building height within 10 m of a residential zone must be no more than 8.5 m.*	The proposed building is not located within 10m of the residential zone at the rear boundary and this standard therefore does not apply.

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34 PATRICK STREET

40 - 42 BRISBANE STREET

157 ELIZABETH STREET

FORMALLY SYDNEY HOUSE

Southern Elevation 01

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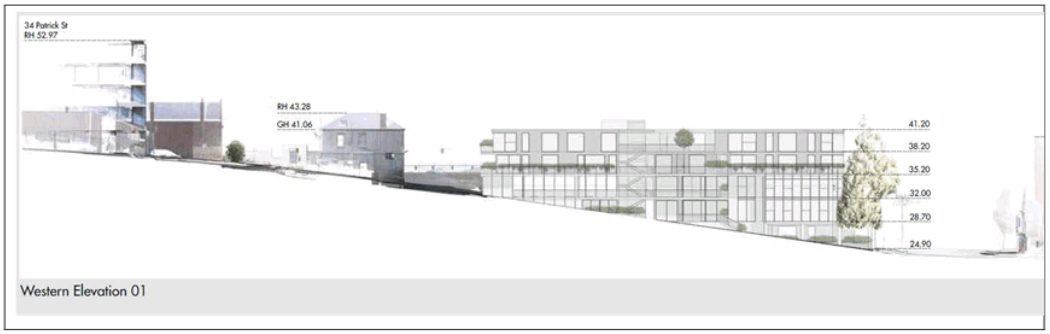

Setback (23.4.2)

Objective

To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.

Development Standard	***Assessment***
A1 *Building setback from frontage must be parallel to the frontage and must be no less than:* *0 m.*	The building including ground floor colonnade and upper level façade is to have a 0m building setback to Brisbane Street. However, the alignment of the columns and façade are slightly offset from parallel to the front boundary and the proposal therefore requires assessment under P1.
P1 *Building setback from frontage must satisfy all of the following:* *(a) be consistent with any Desired Future Character Statements provided for the area;* *(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;* *(c) enhance the characteristics of the site, adjoining lots and the streetscape;* *(d) provide adequate opportunity for parking.*	The proposal is considered to satisfy P1 in that: a) There are no applicable Desired Future Character Statements b) The proposed building alignment is only slightly off parallel in response to the shape of the lot. The pattern of development on this northern side of the street generally includes a small front setback in the order of 3-5m. Having regard to the 0m Acceptable Solution, the proposal, being sited forward of the existing pattern of small setbacks is considered compatible with the setback of adjoining buildings and will contribute to a continuous building line. c) The proposal will replace the 'lost space' of the existing open carparking use of the site and will repair the streetscape by reintroducing street forming buildings at the site.

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	d) Adequate car parking will be maintained at the rear of the site behind the building line and within the proposed enclosed garage area.
A2 *Building setback from the General Residential or Inner Residential Zone must be no less than:* *(a) 5 m;* *(b) half the height of the wall,* *whichever is the greater.*	The proposed building is to be well setback from the adjacent Inner Residential Zone and complies with A2.

Design (23.4.3)

Objective

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

Development Standard	***Assessment***
A1 *Building design must comply with all of the following:* *(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;* *(b) 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 ;* *(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;* *(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;*	The proposal is considered to comply with A1, parts a)-d), f) and g) as follows: a) The main pedestrian entrance will be via the lobby on the southern side of the site and will be clearly visible from Brisbane Street; b) The Ground floor frontage includes three of the four bays in the front colonnade as either glazeing or the open loppy entry space and will therefore exceed and comply with the 40% glazing and opening standard on the southern (Brisbane St) elevation; c) The ground level façade includes large areas of glazing and a curved wall behind a colonnade. It will avoid large areas of blank walls greater than 30% of the length of the Brisbane Street façade; d) Mechanical pant and equipment will be screened from view from the street. e) A roof top plant area is proposed and the proposal therefore requires assessment under P1.

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(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; *(f) provide awnings over the public footpath if existing on the site or on adjoining lots;* *(g) not include security shutters over windows or doors with a frontage to a street or public place.*	f) Pedestrian awnings are not a characteristic feature of the area and do not exist on site or adjoining lots; g) No security shutters are proposed.
P1 *Building design must enhance the streetscape by satisfying all of the following:* *(a) provide the main access to the building in a way that addresses the street or other public space boundary;* *(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;* *(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;* *(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;* *(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;* *(f) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;* *(g) be consistent with any Desired Future Character Statements provided for the area.*	The proposal complies with the various attributes under A1 a-d), f) and g). Given that these correspond with parts a-d) and f) it is considered that these parts of P1 are satisfied. There are no applicable Desired Future Character Statements. The proposed rooftop plant enclosure does not comply with A1e) and is therefore to be assessed under P1. The proposed rooftop plant enclosure will screen plant equipment and is sited well back from the Brisbane Street frontage and side walls so that it will not be visible in the streetscape. P1 is considered satisfied.
A2 *Walls of a building on land adjoining a residential zone must comply with all of the following:*	The proposal is considered to comply with A2 in that: a) The walls will be finished in darker tones of grey with a light reflectance value not greater than 40%.

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(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.*	b) The proposed building will be setback approximately 48m from the Inner Residential Zone. The proposed residential levels of the building with large windows face the Inner Residential Boundary but are sited below the neighbouring building at 34 Patrick Street such that there will be no line of sight between the properties.

Passive Surveillance (23.4.4)

Objective

To ensure that building design provides for the safety of the public.

Development Standard	***Assessment***
A1 *Building design must comply with all of the following:* *(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;* *(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;* *(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;* *(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;* *(e) provide external lighting to illuminate car parking areas and pathways;* *(f) provide well-lit public access at the ground floor level from any external car park.*	The proposal is considered to comply with A1 in that: a) The main pedestrian entrance and lobby will be clearly visible from the street b) The Ground floor façade will include at least 40% glazing (2 of the 4 ground floor colonnade bays) c) The proposal includes windows and architectural detail and will avoid large areas of blank wall greater than 30% of the length of the ground level walls. d) The proposal adopts clean lines and avoids the creation of entrapment spaces such as concealed alcoves near public spaces. e) &f) External lighting will be provided to illuminate car parking areas and pathways.

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Landscaping (23.4.5)

Objective

To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Development Standard	***Assessment***
A1 *Landscaping along the frontage of a site is not required if all of the following apply:* *(a) the building extends across the width of the frontage, (except for vehicular access ways);* *(b) the building has a setback from the frontage of no more than 1m.*	The proposed building extends across the width of the frontage other than for access and complies with A1.
A2 *Along a boundary with a residential zone landscaping must be provided for a depth no less than:* *2 m.*	The proposed building and associated works are well setback from the Inner Residential Zone and do not include new boundary landscaping. The proposal therefore requires assessment under P2.
P2 *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.*	The proposal does not involve any change to the existing carpark area at the rear of the site and it is not possible to accommodate a new landscaped strip. However, the proposal is well setback (approximately 48m) and below the boundary with the Inner Residential Zone and will avoid unreasonable adverse impact on the visual amenity of the adjoining land. The proposal is therefore considered to comply with P2.

3.4 Residential and visitor Accommodation Amenity (23.4.8)

Objective:

To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space, storage.

Development Standard	***Assessment***
A1 *Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels*	Brisbane Street is a relatively low traffic street and it is considered that this new build development will be able to achieve internal noise levels to meet this standard. A condition

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in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction) and AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)).	requiring confirmation in accordance with this Australian Standard prior to building approval would be appropriate.
A2 *Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:* *(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 23.4 i); or* *(b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either:* *(i) set back at least 5m from a side or rear boundary or other building on the same site; or* *(ii) facing a frontage (refer Figure 23.4 ii).*	The proposed dwelling arrangement cannot practically achieve a 5m setback from the north eastern side boundary for all dwellings or two other elevations for all dwellings that are setback at least 5m from a side or rear boundary and therefore requires assessment under P2.
P2 *Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:* *(a) proximity to side and rear boundaries;* *(b) proximity to other buildings on the same site;* *(c) the height and bulk of other buildings on the same site;* *(d) the size of any internal courtyard or void;* *(e) the use of light wells or air shafts;* *(f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and*	The proposed layout for the dwellings with north east/ north west facing living areas and open spaces is considered to provide good opportunities for access to daylight and natural ventilation and therefore satisfy P2 when regard is had to the matters in parts a)-g) as follows: a) The proposal is well setback from the rear boundary b) The proposal is well separated from other buildings on the site c) The 5 storey building is higher than the existing 1 and 2 storey buildings on the site d) Internal decked courtyards are included in the centre of the southern elevation of the building e) It is considered that good natural light and ventilation can be achieved on this

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(g) any assessment by a suitably qualified person.	relatively open site without the need for light wells or air shafts f) The upper residential levels of the building will sit above the height of the adjacent Honda building at 47-53 Brisbane Street that is also in the Commercial Zone. It is considered that the proposed setback to the common boundary with this property will mitigate against the potential impact of future development on that site subject to the development standards of the Commercial Zone. g) Given the above considerations and that it is likely that the proposed dwellings will receive good daylight and ventilation a specialist assessment of these matters is not considered necessary.
A3 *Every habitable room in a dwelling:* *(a) must have at least one external window;* *(b) must have at least one external window visible from all points of the room if a living room; and* *(c) where the only external window in the room is located within a recess, that recess must be:* *(i) a minimum width of 1.2m, and* *(ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and* *(d) must have a room depth from an external window of:* *(i) not more than 2.5 times the ceiling height; or* *(ii) If an open plan layout (where the living, dining and kitchen are combined), not more than 8m*	The proposal generally complies with A3 in that all bedrooms and living areas have external windows and good access to natural light. However, Penthouse 2 and Unit 5 both include small study or sitting areas that will rely on borrowed light. The proposal therefore requires assessment under P3.
P3 *Every habitable room in a dwelling must have reasonable access to natural daylight and*	The proposed study spaces in Penthouse 2 and Unit 5 are considered to have reasonable access to natural daylight for the intended use of the room where the absence of direct

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ventilation from an external window, having regard to: *(a) the orientation of the room;* *(b) the size and location of windows;* *(c) the size of the room;* *(d) the ceiling height;* *(e) the opportunity for cross-ventilation;* *(f) the proposed use of the room;* *(g) overshadowing of the site from existing development;* *(h) existing site constraints; and* *(i) any assessment by a suitably qualified person.*	sunlight will minimise glare and heat to a workspace.
A4 *Private open space must be provided for each dwelling or serviced apartment on a site.*	Each of the 8 dwellings will have private open space and will therefore satisfy A4.
A5 *Each dwelling or serviced apartment on a site must have private open space that:* *(a) has an area not less than:* *(i) 8m2 for 1 bedroom dwellings or serviced apartments;* *(ii) 10m2 for 2 bedroom dwellings or serviced apartments;* *(iii) 12m2 for 3 or more bedroom dwellings or serviced apartments;* *(b) does not include plant and equipment such as outdoor components of an air conditioning unit;* *(c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m2 in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view;* *(d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;*	The proposal complies with A5 in that: • the 3 bedroom units will each have a deck area exceeding 12m^2 with a minimum dimension of 2m. • the 2 bedroom units will each have decks in excess of the 10m^2 requirement with a minimum dimension of 2m • plant and air condition equipment will not be included in these spaces • each dwelling will include its own laundry and clothes drying facilities. • The decks will not be sited within 5m of the private open space of another dwelling in another building • Any mechanical plant or equipment will be screened or positioned away from view.

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(e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and *(f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.*	
A6/P6	This standard does not apply to this proposal for 8 dwellings.
A7 *Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m3 , located externally to the dwelling.*	Each of the 8 proposed dwellings will have a $3m^2$ storage room that will have an internal volume greater than $6m^3$ adjacent to the ground floor foyer to the building. The proposal complies with A7.

Waste Storage and Collection (23.4.9)

Objective:

To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.

Development Standard	***Assessment***
A1 *Bulk waste bins that are commercially serviced must be provided for sites:* *(a) with more than one commercial tenancy;* *(b) with one commercial tenancy that is greater than 100m2 ; and* *(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); unless:* *(i) there are no more than 4 individual bins for kerbside collection at anyone time per commercial site;* *(ii) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site; or*	The design includes a communal waste storage area on the ground floor. The proposal complies with A1.

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(iii) individual bins are commercially serviced without being placed on the kerbside for collection.	
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.*	The design includes separate waste storage areas for the apartments and commercial tenancies on the ground floor and complies with A2.

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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.*	It is proposed that waste bins will be wheeled for collection from the colonnade at the front of the site. Given that waste collection vehicles will be parked on the street for this collection the proposal is to be assessed under P3.
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.*	The proposed waste collection arrangement is discussed in Section 9.10 of the traffic impact assessment.

4. Codes

There are no specific Code Overlays that affect the site. The remaining Codes that are relevant are considered as follows:

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4.1 Potentially Contaminated Land Code

The proposal is accompanied by an environmental site assessment prepared by GES to address the requirements of this Code.

Use Standards (E2.5)

The proposal is considered to satisfy P1 in that the findings from this investigation confirm that there is currently no risk to Human Health or the Environment as part of the planned works at the site providing that the recommendations for a soil and water management plan, classification of excavated soil in accordance with EPA Tasmania IB105 and if groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.

Development Standards – Excavation (E2.6.2)

Similar to the matters discussed above in relation to use the proposed excavation is considered to satisfy P1(b) providing the recommendations of the ESA are followed.

4.2 Road and Railway Assets Code

The requirements of this Code are addressed in the accompanying TIA prepared by Hubble Traffic.

Existing road accesses and junctions (E5.5)

Objective

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

Use Standards	***Assessment***
A3 *The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.*	The TIA confirms that in comparing the existing car parking station with the proposed new building, the development is estimated to generate less daily and peak hour vehicle movements and complies with the acceptable solution A3.

Road accesses and junctions (E5.6.2)

Development Standard	***Assessment***
A2 *No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.*	The TIA confirms that the entry access has sufficient width to accommodate two-way traffic flow and will be used as the main entry and exit, with the site's existing exit to be closed. This complies with the acceptable solution A2.

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Sight distance at accesses, junctions and level crossings (E5.6.4)

Development Standard	***Assessment***
A1 *Sight distances at:* *(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and* *(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.*	The TIA confirms that the available sight distance at the entry access onto Brisbane Street exceeds the planning scheme requirements for a 50 km/h speed environment. This means vehicles will be able to enter and leave in a safe and efficient manner, complying with the acceptable solution A1.

4.3 Parking and Access Code

The access and parking requirements of this Code are assessed in a TIA.

Number of Parking Spaces (E6.6.1)

Objective

To ensure that:

(a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.

(b) a use or development does not detract from the amenity of users or the locality by:

(i) preventing regular parking overspill;

(ii) minimising the impact of car parking on heritage and local character.

Use Standard	***Assessment***
A1 *The number of on-site car parking spaces must be:* *(a) no less than and no greater than the number specified in Table E6.1;* *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;*	To meet the acceptable solution under the planning scheme, the TIA calculates that the development is required to provide 87 on-site car parking spaces. Due to site constraints, the development site is able to provide a maximum of 72 on-site car parking spaces and is therefore to be assessed under P1.

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(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.	
P1 *The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:* *(a) car parking demand;* *(b) the availability of on-street and public car parking in the locality;* *(c) the availability and frequency of public transport within a 400m walking distance of the site;* *(d) the availability and likely use of other modes of transport;* *(e) the availability and suitability of alternative arrangements for car parking provision;* *(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;* *(g) any car parking deficiency or surplus associated with the existing use of the land;* *(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;* *(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;* *(j) any verified prior payment of a financial contribution in lieu of parking for the land;*	Section 10.2 of the TIA assesses the proposal in relation to these criteria and confirm that the proposal will meet the function demand of the use as follows: a) A functional car parking demand has determined that the site is expected to generate a parking demand of 71 on-site car parking spaces, instead of the prescribed 87 spaces under the planning scheme. This is based on the two-bedroom residential apartments operating with one dedicated space each, the existing five tenancies to continue to operate with 21 parking spaces, and the majority of retail customers to use the supply of on-street parking. b) Brisbane Street has been constructed with sufficient width to support on-street parking, while maintaining two-way traffic flow. Kerbside restrictions have been installed to generate a high turnover of vehicles using the on-street parking spaces. c) The closest bus stops are located on Elizabeth Street and Argyle Street, which are both within 200 metres of the development site. Both streets are high frequency routes, with regular services operating every 10 minutes. d) Due to the close proximity to Hobart CBD, walking and cycling provide suitable alternative transport modes. Particularly with on-road cycle lanes operating along Argyle Street. e) None f) None g) Aware of none h) The five existing tenancies currently operate with 21 on-site car parking spaces without operational issues. Retaining this number of spaces for these tenancies is considered appropriate. i) None j) None k) Aware of none

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(k) any relevant parking plan for the area adopted by Council; *(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;* *(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*	l) The development has maximised the number of parking spaces on-site, while maintaining the historic cultural heritage significance of the land. m) A significant tree is located adjacent to the developments access; however, this will not result in any loss of on-site car parking spaces.

The proposal is assessed to comply with the remaining provisions of this code in Section 10.2 of the accompanying TIA.

4.4 Stormwater Management Code

The accompanying civil hydraulic design has been prepared by Aldanmark to address the requirements of this code.

4.5 Historic Heritage Code

The site, 65 Brisbane Street (Sydney Lodge- CT 479413/1) is listed as a Heritage Place under Table E13.1. The entirety of the CBD area including the subject land is within an area of Archaeological Potential.

The proposal is assessed against the following standards in the accompanying Heritage Impact Assessment prepared by Praxis.

Development Standards for Heritage Places (E13.7)

Buildings and Works other than Demolition (E13.7.2)

Objective:

To ensure that development at a heritage place is:

(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and

(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

Development Standard	***Assessment***
P1 *Development must not result in any of the following:* *(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*	Having regard to the HIA the proposal is assessed to satisfy P1 as follows: • Height: The proposal does not exceed the eave height of the existing heritage building on the site. • Scale, bulk and form: The scale bulk and form of the proposed building is not considered to be detrimental to the values

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(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.	of the existing heritage building (see Section 9.2.4 of the TIA). • Fenestration: Having regard to Heritage management policy 12 of the HIA it is not considered necessary that the new building emulate the fenestration of the existing heritage building. • Siting: The proposal is considered to result in a positive heritage outcome for the setting and curtilage of the existing heritage building consistent with heritage management policies 5 and 6 of the HIA • Materials, colours and finishes: Heritage management policy 12 of the HIA does not require any new building to emulate the materials, colours or finishes of the existing heritage building. • No significant streetscape elements will be lost with the proposed development. Refer to the Tree Inclined report Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St Hobart.
P2 *Development must be designed to be subservient and complementary to the place through characteristics including:* *(a) scale and bulk, materials, built form and fenestration;* *(b) setback from frontage;* *(c) siting with respect to buildings, structures and listed elements;* *(d) using less dominant materials and colours.*	Having regard to the above assessment the proposal is also considered to satisfy P2.
P3 *Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*	Having regard to the above assessment the proposal is also considered to satisfy P3.
P4	The proposal involves a new building to replace the existing on grade carparking rather

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Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	than an extension to an existing building. This standard therefore does not apply.
A5 *New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.*	The proposal does not involve a new front fence or gates and this standard does not apply.
A6 *Areas of landscaping between a dwelling and the street must be retained*	The site does not include areas of existing landscaping or a dwelling and this standard does not apply.

Development Standards for Places of Archaeological Potential (E13.10)

Building, Works and Demolition (E13.10.1)

Objective:

To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.

Development Standard	***Assessment***
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;*	The proposal includes an archeological impact and method statement in the Heritage Impact Assessment to address this standard.

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(e) measures proposed to preserve significant archaeological evidence 'in situ'.	

5. Conclusion

The proposal mixed use development includes a commercial ground floor tenancy facing Brisbane Street, two levels of office, car parking and two upper levels of residential apartments on an underutilised site at the interface between the Central Business, Commercial and Inner Residential Zones. The discretionary retail and office uses are considered consistent with the Purpose of the Commercial Zone in that they will:

- provide two levels of office space, which will contribute to employment and business activity in the area.
- maintain an active ground-floor commercial tenancy, ensuring a commercial presence at street level.
- Integrate with the existing commercial and mixed-use character of the surrounding area.

The proposed building height of 15.8m, is only marginally above the 15m permitted height. The building height is considered compatible with the scale of the following nearby buildings:

- The 5 storey residential apartment building at 34 Patrick Street, upgrade of the proposal to the north west and adjoining the rear boundary of the site within the Inner Residential Zone. This neighbouring building has a relative height more than 10m above the proposal with an existing parapet level of 52.97m AHD relative to the proposed height of 41.2m AHD.
- The 5 storey residential apartment building diagonally opposite the site at 40-42 Brisbane Street which has a similar height of 40m AHD.
- The 7 storey UTAS student accommodation podium building at 157 Elizabeth Street, which has a relative height of 45m AHD, approximately 4m higher than the proposed building.

The proposal does not involve any works to the Sydney Lodge heritage building but will have a positive impact on this place by reinstating a landscaped curtilage and removing the open carparking areas at the front of the site.

Sydney Lodge has always been situated on an internal lot, with precedented development on the Brisbane Street frontage which pre-dates that building. The proposed building will result in an infill of that area which has been vacant since 1960 and assists in replacing lost urban form in providing a larger building close to the Brisbane Street frontage. Whilst this will result in the loss of some (non-prominent) views of Sydney Lodge, the building will remain in its original context of an internal allotment with the benefit of the development providing for an improved landscape setting to the building.

From a traffic engineering and road safety perspective, the additional traffic generated from this development is not expected to create any adverse safety, amenity, or traffic efficiency problems. Specifically, the development is predicted not to intensify the number of vehicle movements and a

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total of 72 on-site car parking spaces will be provided and are expected to meet the reasonable needs of the new building and existing tenancies.

The proposal is considered to demonstrate strong compliance with the planning scheme and will have an overwhelmingly positive impact on this inner urban area on the northern fringe of the CBD. The proposal is recommended for approval following public advertising pursuant to Section 57 of the Act.

Frazer Read

Principal

25 March 2025

STORMWATER REPORT

Brisbane Apartments
57 Brisbane Street
Hobart TAS 7000

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3/02/2025

PROJECT INFORMATION

DOCUMENT TITLE	Stormwater Report - 24 E 99 - 92 Rev A
PROJECT LOCATION	57 Brisbane Street, Hobart TAS 7000
CLIENT ORGANISATION	Brisbane Street Unit Trust
CLIENT REFERENCE	Brisbane Apartments
CLIENT CONTACT/S	Mark Gardener
ALDANMARK REFERENCE	24 E 99 - 92
ALDANMARK CONTACT/S	Danton Evans (devans@aldanmark.com.au)

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DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	3/02/2025	Development Approval	DE	TW	MG

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1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at 57 Brisbane Street, Hobart.

The development must comply with the stormwater quantity and quality requirements of the City of Hobart Stormwater Management Policy for Development.

This report aims to demonstrate that the development at 57 Brisbane Street, Hobart complies with the above stormwater quality and quantity requirements as set out in Section 3 of the above-mentioned policy.

2. SITE OVERVIEW

The existing site totals 4,823m^2 and consists almost entirely of impermeable carparking. The buildings on-site include a small heritage dwelling (formally Sydney Lodge) on the upper Northeastern slopes and warehouse/workshops to the upper Southwestern slopes. These buildings provide approx. 165m^2 and 1,020m^2 of impervious roof area respectively. The site is neighboured to the Northeast by Honda Central Hobart and to the Southwest by the Christian Science Church of Hobart. The site slopes significantly from Northwest to Southeast (Patrick Street down to Brisbane Street) from approx. 37.0m AHD to 24.0m AHD (average slope of approx. 13.5%).

An existing DN300 Hobart City Council stormwater main runs parallel to the frontage of the property in the footpath, however no formal property connection is shown on the Hobart City Council GIS nor was identified during the site survey. A small kerb connection was located however it is believed to be servicing a small concrete spoon drain collecting run off from the rear of the Honda Central building.

A multi-level retail/office/apartment building is proposed to be constructed in addition to the existing heritage and warehouse workshop buildings. The proposed development will replace approx. 990m^2 of carparking area with the new building. The existing impermeable area around the heritage Sydney Lodge building is proposed to be altered to provide pervious landscaping. A comparison between the existing and proposed site conditions can be seen on Aldanmark Consulting Engineers Civil Drawings sheets C101 (existing) and C102 (proposed).

3. CATCHMENT MODEL

3.1 MODIFIED RATIONAL METHOD

The modified rational method was applied within the software Autodesk Storm and Sanitary Analysis (SSA) to determine if any increase in runoff between the pre-development and post-development conditions has occurred. The SSA model will then be used to determine the volume and configuration of on-site detention if required to reduce the site runoff below the pre-development condition for the 5% AEP storm (given only a minor stormwater drainage system is being designed).

3.2 DESIGN RAINFALL DEPTHS

Rainfall depths for the model were retrieved from the Bureau of Meteorology website (http://www.bom.gov.au/water/designRainfalls/revised-ifd/). The 5-minute duration of the 5% AEP storm was analysed.

TABLE 1: IFD DESIGN RAINFALL DEPTH (REFERENCE)

DESIGN RAINFALL EVENT	DESIGN RAINFALL (MM/HR)
5% AEP 5 minute	84.9
5% AEP 10 minute	64.0
5% AEP 20 minute	44.2
5% AEP 30 minute	34.7

3.3 SITE CATCHMENT

The site catchments assumed for the modified rational method calculations were determined from the architectural site plan prepared by LARA dated November 2024. Runoff coefficients were adopted for each catchment area as per City of Hobart Stormwater Management Policy (May 2024):

TABLE 2: PRE-DEVELOPMENT SITE CATCHMENTS

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C
Pre-development impervious roofed areas	1185	1.00
Pre-development impervious paved areas	3638	0.90
Pre-development pervious areas	0	0.30 (CoH Policy)

TABLE 3: POST-DEVELOPMENT SITE CATCHMENTS

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C
Post-development impervious roofed areas	2175	1.00
Post-development impervious paved areas	2293	0.90
Post-development pervious areas	355	0.30 (CoH Policy)

3.4 DETENTION MODEL RESULTS

The results of the Stormwater and Sanitary Analysis model showed that the post-development site runoff is decreased by 0.84 L/s over pre-existing runoff quantities, as shown in Table 4.

TABLE 4: DETENTION MODEL RESULTS

SCENARIO	SITE RUNOFF (L/s)	DURATION
Pre-development	104.29	5-minute
Post-development unmitigated	101.62	5-minute

To further reinforce the above result, a check was carried out to determine the change in effective impervious area by analysing the change in catchment make up. The following calculations show the results from this check.

TABLE 5: EFFECTIVE IMPERVIOUS AREA

PRE-DEVELOPMENT

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C	EFFECTIVE IMPERVIOUS AREA (m^2)
Impervious roofed areas	1185	1.00	1185
Impervious paved areas	3638	0.90	3274.2
Pervious areas	0	0.30 (CoH Policy)	0
TOTAL EFFECTIVE IMPERVIOUS AREA (m^2)			4459.2

POST-DEVELOPMENT

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C	EFFECTIVE IMPERVIOUS AREA (m^2)
Impervious roofed areas	2175	1.00	2175
Impervious paved areas	2293	0.90	2063.7
Pervious areas	355	0.30 (CoH Policy)	106.5
TOTAL EFFECTIVE IMPERVIOUS AREA (m^2)			4345.2
NET REDUCTION IN EFFECTIVE IMPERVIOUS AREA (m^2)			114.0

As can be seen above, the introduction of the landscape zone around the Sydney Lodge building results in a net reduction in the overall impervious area of the site, reducing the total peak outflow and therefore resulting in the site not requiring the installation of on-site detention.

Figure 1 below shows the site outflow hydrograph for the pre-development condition compared to the post-development condition mitigated by on-site detention.

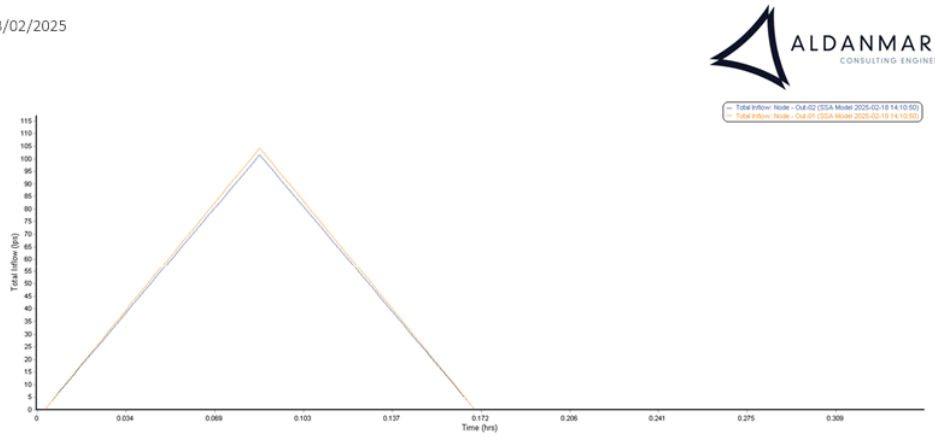

FIGURE 1: SITE RUNOFF HYDROGRAPHS

3.5 PROPERTY CONNECTION CAPACITY

Given no formal connection was identified during initial site investigation and detail survey, the development proposes to install a new property connection to the existing DN300 CoH stormwater main running parallel to the frontage of the development site in Brisbane Street.

To determine an appropriate size for the connection, the following analysis was carried out for differing pipe sizes to ensure appropriate capacity is provided at the connection point. The summarised results of the calculations for different pipe sizes can be seen in Table 6.

Diameter:	$300mm$ (assumed)	
Freeboard:	$5mm$ (assumed)	
Slope, S:	1.00% (assumed)	
Manning's Coefficient:	0.012 (for PVC pipe)	
Radius, r:	$0.15m$	$r = \frac{Diameter/2}{1000}$
Theta, θ:	$2.88\ Rads$	$\theta = \pi - \cos^{-1}\left(\frac{Radius - \frac{Freeboard}{1000}}{r}\right)$
	$165.16\ Degrees$	$Degs = \frac{\theta \times 180}{\pi}$
Area (Hydraulic):	$0.07m^2$	$A_h = r^2 \times \left(\theta - (\sin\theta \times \cos\theta)\right)$
Radius (Hydraulic):	$0.08m^2$	$R_h = \frac{A_h}{2 \times r \times \theta}$
Velocity:	$1.62\,m/s$	$V = \frac{R_h^{2/3} \times S^{1/2}}{Manning's\ Coefficient}$
Flow:	$114.06\,L/s$	$Q = (V \times A) \times 1000$

TABLE 6: PROPERTY CONNECTION CAPACITY

PIPE DIAMETER (MM)	GRADIENT (%)	FLOW (L/S)
DN150	1	17.62
	2	24.92
	5	39.40
	10	55.72
DN225	1	51.52
	2	72.86
	5	115.20
	10	162.91
DN300	1	110.27
	2	155.95
	5	246.57
	10	348.71

Given the above, a DN300 property connection has been selected to allow for redundant capacity in the case of an 1% AEP storm event and the unknown gradient od the existing DN300 stormwater main in Brisbane Street.

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4. STORMWATER QUALITY MODEL

4.1 STORMWATER QUALITY MODEL

As per the City of Hobart Stormwater Management Policy for Development, a development is exempt from stormwater quality management if the creation of new impervious area is less than 500m^2. As shown above in the stormwater detention model, the proposed development is reducing the effective impervious area, therefore this clause is not triggered.

The CoH policy also states that stormwater quality management is required if a new car park is created with more than 6 car parking spaces. Although the proposed development does include the creation of an undercover parking area totalling 14 spaces, the construction of the building will result in the loss of approximately 60 existing car parking spaces, leaving a net reduction of approximately 46 parking spaces. Aldanmark Consulting Engineers believes this net reduction negates the requirement of CoH policy.

5. CONCLUSION

This report has demonstrated that the proposed development at 57 Brisbane Street, Hobart complies with the stormwater quantity and quality conditions of City of Hobarts Stormwater Management Policy for Development.

Note:

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact me at devans@aldanmark.com.au if you require any additional information.

Yours faithfully,

Danton Evans BEng (Hons)
Civil Engineer

26/02/2025

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ENGINEERS ADVICE

250214 EA 24E99-92

To: TasWater Development

Cc:

INSPECTION ☐
INSTRUCTION ☒
MEMO ☐
RFI RESPONSE ☐
SHOP DRAWING APPROVAL ☐

PROJECT: Brisbane Apartments: 57 Brisbane Street, Hobart
SUBJECT: TasWater Sewer and Water Demands

RELEVANT DOCUMENTS:

- Architectural/building design drawings by LARA dated 13/02/2025
- Engineering design documents by Aldanmark dated February 2025
- Survey Detail Plan provided by: Rogerson and Birch Surveyors 22/07/2024
- TasWater supplement to the Sewerage Code of Australia WSA 02-2014-3.1
- TasWater supplement to the Water Code of Australia WSA 03-2014-3.1

Aldanmark Engineering have been engaged to provide preliminary assessment of the sewer and water demands for the proposed development at 57 Brisbane Street, Hobart.

PROPERTY ID: 3537209
TITLE REFERENCE: 174045/1

The proposed development involves the construction of a new multi-story building which will include retail and office spaces, along with residential apartments.

TASWATER SEWERAGE DEMANDS

Sewerage loadings are in accordance with TasWater Sewerage Code Supplement to the Sewerage Code of Australia WSA 02-2014 Version 3.1.

TASWATER SUPPLEMENT

Gross development areas are based on survey documents provided to Aldanmark by <<surveyor>> dated 20/7/2022. The total equivalent (ET's) calculation is provided in tabular form below:

$$DESIGN\ FLOW = PDWF + GWI + RDI$$

Where:

$$Peak\ Dry\ Weather\ Flow = d * Average\ Dry\ Weather\ Flow$$
$$Groundwater\ Infiltration,\ GWI = 0.025 * A * Portion_{wet}$$
$$Rainfall\ Dependent\ Inflow\ and\ Infiltration,\ RDI = 0.028 * A_{eff} * C * I$$

TABLE 1: SEWERAGE EQUIVALENT TENEMENTS

TYPE	COMMENTS	QUANTITY	UNIT RATING	TOTAL SEWERAGE ET'S
Ground Floor				
BE 01 - Retail	Ground floor retail space	260.96	0.003	0.7828
First Floor				
BE04 - Office	First floor office space	554.75	0.006	3.3285
Second Floor				
BE04- Office	Second floor office space	436.52	0.006	2.6191
Third Floor				
RA02 – 2 bed apartment	2 bed apartment	4	0.75	3
RA03 – 3+ bed apartment	3+ bed apartment	1	1	1
Fourth Floor				
RA03 – 3+ bed apartment	3+ bed apartment	3	1	3
			TOTAL APPROXIMATE EQUIVALENT TENEMENTS (ET'S)	13.7305

Based on the above information and WSA 02-2014 and 450L/ET/day, the sewerage flows are:

$$Q_{ADWF} = 0.072\ L/s$$
$$Q_{PDWF} = 0.657\ L/s$$
$$Q_{RDI} = 0.71\ L/s$$
$$\mathbf{Q_{TOTAL} = 1.38\ L/s}$$

SEWER CONNECTION POINT

The proposed development and the existing buildings on site are serviced by an existing DN150 vitrified clay sewer main (Asset ID A454430) which branches off from an existing DN150 vitrified clay sewer main (Asset ID A451991) running in Brisbane Street. All sewer connections from existing buildings to be investigated during construction and consolidated to one connection point.

TASWATER WATER DEMANDS

Water demands have been calculated in accordance with WSA 03-2015-2.0 and TasWater's Supplement to this code.

TASWATER SUPPLEMENT

TABLE 2: TASWATER WATER DESIGN FLOWS

TYPE	COMMENTS	QUANTITY	UNIT RATING	TOTAL WATER ET'S
Ground Floor				
BE01 - Retail	Ground floor retail space	260.96	0.002	0.522
First Floor				
BE04 - Office	First floor office space	554.75	0.004	2.219
Second Floor				
BE04- Office	Second floor office space	436.52	0.004	1.746
Third Floor				
RA02 – 2 bed apartment	2 bed apartment	4	0.50	2.00
RA03 – 3+ bed apartment	3+ bed apartment	1	0.67	0.67
Fourth Floor				
RA03 – 3+ bed apartment	3+ bed apartment	3	0.67	2.01
			TOTAL APPROXIMATE EQUIVALENT TENEMENTS (ET'S)	9.167

$$AD = \frac{685\,\frac{L}{ET}}{day}\ X\ 9.167\ ET's\ X\ \frac{1}{24X60X60} = 0.0726\,\frac{L}{s}$$

$$PD = 2.5\ X\ AD = 0.181\ L/s$$

$$PH = 2.0\ X\ PD = 0.363\ L/s$$

As per Section 3 of AS3500.1:2021 Table 3.2.1, the Probable simultaneous loading units for the ground, first and second floors of the development are as follows:

FIXTURE/APPLIANCE	QUANTITY	UNIT RATING	TOTAL PSFR'S
Ground Floor			
Water closet cistern	6	2	12
Basin	6	1	6
Urinal	1	1	1
Shower	2	2	4
Mains Pressure Water Heater	1	8	8
First Floor			
Water closet cistern	6	2	12
Basin	6	1	6

Urinal	1	1	1
Shower	1	2	2
Mains Pressure Water Heater	1	8	8
Second Floor			
Water closet cistern	6	2	12
Basin	6	1	6
Urinal	1	1	1
Shower	2	2	4
Sink (Standard)	1	3	3
Dishwasher	1	3	3
Mains Pressure Water Heater	1	8	8
		TOTAL PSFR'S	97

As Table 3.2.4 – probably simultaneous flow rates are limited to 60 loading units, a factor of 0.01133 $\left(\frac{0.68}{60} = 0.01133\right)$ is added per loading unit outside of Table 3.2.4. The resulting PSD is therefore calculated as:

$$Q_{PSFR} = 0.68 + (97 - 60) \times 0.01133 = 1.1\ L/s$$

Given the third and fourth floor are purely residential, Table 3.2.3 of AS3500.1 was used to determine the Probable Simultaneous Demand (PSD) for the 8 dwellings.

$$Q_{PSD} \text{ for 8 dwellings} = 1.53 \text{ L/s}$$

$$Q_{TOTAL} = Q_{PSFR} + Q_{PSD} = 1.1 + 1.53 = 2.63\ L/s$$

The site will require a min. DN50 (I.D) domestic property service as per TWS-W-0002. The site will also require a DN100 fire service due to the height being greater than 2-storys, thus the property service connection will default to DN100.

Total fire demands will not be known until detailed design has commenced. Based on previous projects, Aldanmark anticipate the internal fire supply must take in consideration:

- Attack hydrants 10 L/s @ 350kpa and;
- Sprinkler zones:
  - Hotel – Light Hazard; 4.8L/s per group of six sprinklers, each sprinkler operating @ 70kPa
  - Carpark garage – Ordinary Hazard 2; 17 L/s, each sprinkler operating @ 100kPa

Fire flows from TasWater fire hydrants must complete with Table 3.1.5 of the TasWater Supplement.

To assist Aldanmark with the detailed design of the property connections for each site, can TasWater please provide the following information at each proposed connection point:

- Details on supply zone and supply head
- Connection point elevation in m/AHD & max static pressure
- Residual pressure at boundary without fire flow

26/02/2025

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- Fire flow residual pressures at the connection point elevation with the reservoir at its lowest operable level for the following fire flow demands: 10 l/s, 20 l/s, 30 l/s, 40 l/s, 50 l/s and Full flow

Regards,

Danton Evans BEng (Hons)
Civil Engineer

SUBMISSION TO PLANNING AUTHORITY NOTICE - SPAN

Reference
TASWASPAN-HOB-2025-0066

Application Reference
PLN-HOB-2025-0147

Address
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Titles
174045/1

Applicant

Name	Email	Phone	Address	Involvement
Mark Gardner	business@aldanmark.com.au	0362348666	199 Macquarie Street, Hobart, Tasmania, Australia, 7000	Applicant

Owner

Name	Email Address	Address
Brisbane Street Apartments Pty Ltd	mgardner@aldanmark.com.au	17 Bicheno Street, Clifton Beach, 7020, Australia
Mark Gardner	business@aldanmark.com.au	199 Macquarie Street, Hobart, Tasmania, Australia, 7000

Relevant Property Title/s

Selected Titles

Total Area: 0m^2

174045/1

Council Description of Use and/or Development

Council Proposed Use or Development Description
Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works

Response

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

Conditions

#	Condition	Origin
1	**Connections, Metering, Backflow - connections** A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. **Advice:** TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.	Water and Sewerage Industry Act 2008
2	**Connections, Metering, Backflow - Removal/installation** Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.	Water and Sewerage Industry Act 2008
3	**Connections, Metering, Backflow - Subdivision** Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.	Water and Sewerage Industry Act 2008

4	**Asset creation Infrastructure works - Locate** Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.	Water and Sewerage Industry Act 2008
5	**Asset creation Infrastructure works - Plans** Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.	Water and Sewerage Industry Act 2008
6	**Asset creation Infrastructure works - EDA** Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. The new sewer replacing the private sanitary drain shall be constructed by the developer, with live connections and disconnections by TasWater. **Advice:** The proposed new TasWater sewer must be located min 1.5m clear of any habitable structure	Water and Sewerage Industry Act 2008
7	**Asset creation Infrastructure works - Permit to construct** Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.	Water and Sewerage Industry Act 2008
8	**Asset creation Infrastructure works - Markers** Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.	Water and Sewerage Industry Act 2008
9	**Asset creation Infrastructure works - Qualified person** In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.	Water and Sewerage Industry Act 2008
10	Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.	
11	**Asset creation Infrastructure works - Connect to infrastructure** After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.	Water and Sewerage Industry Act 2008
12	**Asset creation Infrastructure works - Cert of Practical Completion** At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion: • Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved,* A request for a joint on-site inspection with TasWater's authorised representative must be made,* Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee,* As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.	Water and Sewerage Industry Act 2008
13	**Asset creation Infrastructure works - Liability period** After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.	Water and Sewerage Industry Act 2008
14	**Asset creation - Infrastructure works - Protect infrastructure** The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.	Water and Sewerage Industry Act 2008
15	**Asset creation - Infrastructure works - Ground level** Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.	Water and Sewerage Industry Act 2008

16	**Asset creation Infrastructure works - Construction Management plan** A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.	Water and Sewerage Industry Act 2008
17	**56W Consent** Included with the application for a Certificate for Certifiable Work (Building) and/or (Plumbing) must be an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.	Water and Sewerage Industry Act 2008
18	**Final Plans, Easements - Endorsements - Pipeline easements** Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.	Water and Sewerage Industry Act 2008
19	**Final Plans, Easements Endorsements - Completed transfer of easement for infrastructure** Prior to the use of the development, or the issue of a Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) cover the existing and proposed TasWater infrastructure as required by Condition 18	Water and Sewerage Industry Act 2008
20	**Condition 2 (Water)** Prior to TasWater issuing a Consent to Register a Legal Document /Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $16,101.15 to TasWater for water infrastructure for 9.164 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.	Water and Sewerage Industry Act 2008
21	**Condition 3 (Sewerage)** Prior to TasWater issuing a Consent to Register a Legal Document /Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $24,116.58 to TasWater for sewerage infrastructure for 13.726 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.	Water and Sewerage Industry Act 2008
22	**Fees payment required** The applicant or landowner as the case may be, must pay a development assessment fee of $749.17, to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.	Water and Sewerage Industry Act 2008
23	**Declaration** The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.	Water and Sewerage Industry Act 2008
24	**Advice - General** For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form	
25	**Water Submetering** As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.	Water and Sewerage Industry Act 2008
26	**Advice - Service Locations** Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only. • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater • TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies • TasWater will locate residential water stop taps free of charge • Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.	Water and Sewerage Industry Act 2008
27	**Advice - 56W Consent** The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows, • Existing pipe depth and proposed finished surface levels over the pipe,* The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and,* A note on the plan indicating how the pipe location and depth were ascertained.	Water and Sewerage Industry Act 2008

28	**Advice - Developer Charges** For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges	

Referral Documents

Version	Document Date	Document Type	Description	Prepared By
1	8 Apr 2025	Request for Information	TasWater RAI	TasWater
1	10 Apr 2025	Plans	Revised Civil Drawings	Aldanmark
1	26 Feb 2025	Cover Letter	Engineering Advice	Aldanmark

Schedule of Drawings/Documents

Schedule of Drawings/Documents

Prepared By	Drawings / Document No.	Revision No.	Date of Issue
Aldanmark	Proposed Site Plan	C	10/04/2025

TasWater Details

Officer Name	Officer Title	Officer Contact Number
Al Cole	Senior Assessment Officer	0439 605 108

Submitted on **24/04/2025**

Form published: 31/10/2024 08:46

Tasmanian Heritage Council

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

PLANNING REF: PLN-HOB-2025-147
THC WORKS REF: 8626
REGISTERED PLACE NO: 2182
APPLICANT: Mark Gardner
DATE: 01 July 2025

RECEIPT OF ADDITIONAL INFORMATION

(*Historic Cultural Heritage Act 1995*)

The Place: Sydney Lodge, 65 Brisbane St, Hobart
Proposed Works: Mixed-use redevelopment

Under section 37(4) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it is satisfied with the additional information received by our office on 123/06/2025, required by our Notice dated 07/04/2025.

Please contact Russell Dobie on 1300 850 332 if you require clarification of any matter contained in this letter.

Russell Dobie
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

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Historic Heritage and Archaeological Management Strategy

57-65 Brisbane Street
HOBART TASMANIA

Brad Williams
Heritage Consultant

For AllUrban Planning, on behalf of Brisbane Street Apartments Pty. Ltd.

January 2025
(Heritage Impact Assessment March 2025)

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This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Historical Archaeologist, Heritage Consultant and Director of Praxis Environment – a division of Praxis Synergy Pty. Ltd. Part of the historical background in Section 4 was authored by Alan Townsend, consultant historian.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor.

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Abbreviations

TAHO – Tasmanian Archive and Heritage Office
THC – Tasmanian Heritage Council
THR – Tasmanian Heritage Register
LTO – Lands Titles Office
DSG – Department of State Growth
HIPS15 – Hobart Interim Planning Scheme 2015
DPIPWE – (former) Department of Primary Industry, Parks, Water and Environment.

1. Introduction, rationale and brief

This report has been commissioned by AllUrban Planning on behalf of Brisbane Street Apartments Pty. Ltd. (owners), to consider the likely historic heritage issues and statutory heritage requirements for any future development on the property known as 57-65 Brisbane Street (*the site*), Hobart to provide a sound conservation planning policy basis for the management of heritage values of the site. A focus of this report is to provide an understanding of the historic cultural heritage significance of the setting, curtilage and streetscape values of the building known as *Sydney Lodge* to guide any future development and is considered a critical part of managing the heritage values of the place and its wider setting. Further, this document aims to provide an archaeological management plan for the overall site.

The place is comprised of Certificate of Title 174045/1 (PID 3537209) and is a single allotment of 0.4775 hectares on the northern fringe of the Hobart CBD. It has a comparatively narrow street frontage (approximately 24 metres) which widens internally. The streetfront is vacant of buildings and comprises of a carpark, with the buildings at the rear of the site – the c1860 *Sydney Lodge* building as well as a series of 1960s (and later) workshop buildings, separated and surrounded by carparking areas.

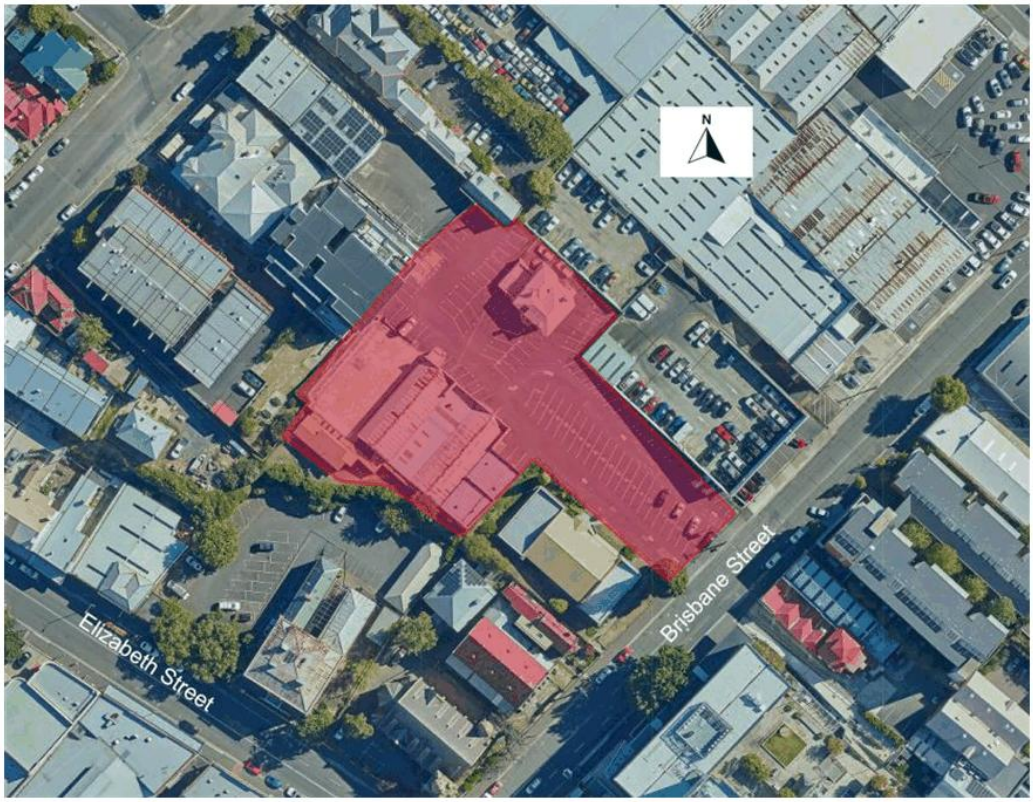


Figure 1.1.– Aerial photograph of the area (the site denoted in red) Adapted from www.thelist.tas.gov.au

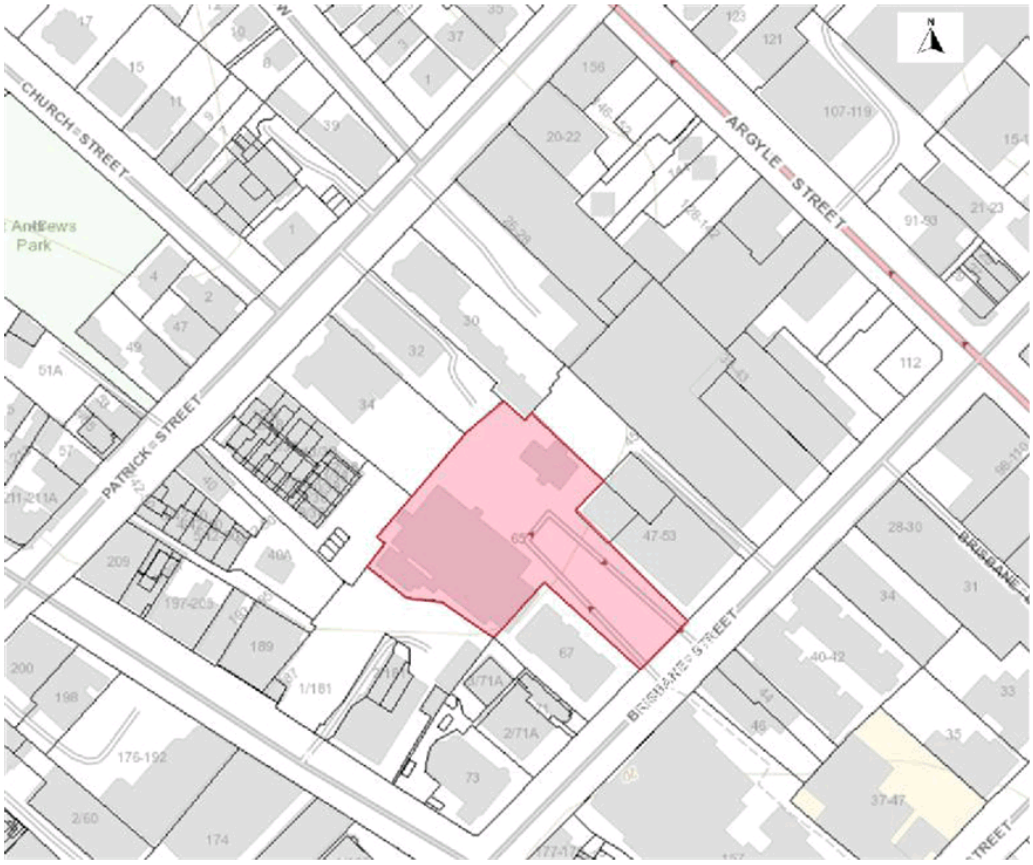


Figure 1.2 – Cadastral arrangement of the area (the site denoted in red) Adapted from www.thelist.tas.gov.au

The place is listed on the Heritage Schedule (Table E13.1) of the Hobart Interim Planning Scheme 2015 (the *scheme*). It is not within any Heritage Precinct as defined by the scheme. The place is permanently registered on the Tasmanian Heritage Register (*THR*) and is adjacent to a place also registered on the THR (*Ingomar,* 34 Patrick Street).

Accordingly, the owner recognises the responsibility to appropriately manage the heritage values of the place in any forthcoming development. The brief for this project was to:

The first stage of the project (i.e. pre-development design) is to include:

1. An overview **site history** which is the essential basis for (2-3) below.

2. A **conservation brief** for the building itself, which would broadly look at the overall form and curtilage/streetscape values of the building (but not include a detailed fabric survey or internal assessment). This would inform a **streetscape and townscape setting analysis** of the building which would assist in the formulation of development guidelines as proposed below.

3. A **statement of historical archaeological potential** (SoHAP) for the site, which would consider the site history, key historic themes and the possibility that the site may contain any significant archaeological remains.

A second stage of the project (i.e. following development design) is to include:

4. If required by (3) – i.e. if archaeological potential is determined an **archaeological impact assessment** against any proposed development, and if archaeological impact is likely the formulation of an **archaeological method statement** to be implemented in any future works program. Note that if no archaeological potential is determined, this step will not be necessary.
5. A **heritage impact assessment** (including a statement of compliance) for any future development plan which is to be measured against the policies of the archaeological and conservation briefs as well as the statutory heritage requirements.

It is important to note that the above assessment of the place has been formulated independently of the proposed development – and the policies of which have then been applied to assess the merits of the proposal – this is consistent with the ICOMOS Australia *Burra Charter* practice, as well as the conservation planning process espoused by J.S. Kerr, which are considered to be sound industry best-practice in understanding and consequently managing historic heritage values.

Figure 1.3 – Detailed aerial photograph of the site. Adapted from www.thelist.tas.gov.au

2. Statutory heritage requirements

The following heritage listings and overarching legislative provisions are relevant to the management of the historic cultural heritage values of 57-65 Brisbane Street, Hobart.

Hobart Interim Planning Scheme 2015

Sydney Lodge (65 Brisbane Street, noted as formerly 57 Brisbane Street) is listed as a *Heritage Place* (ref 411) on Table E13.1 (Heritage Places). No *specific extent* for the place is defined, therefore the listing applies to the whole title. Any demolition, development or subdivision of the place must be in accordance with the provisions of Part E13.7 of the Scheme (Development Standards for Heritage Places):

	Acceptable Solution	Performance Criteria
E.13.7.1 - Demolition	*A1. No Acceptable Solution.*	*Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;* *(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;* *(b) there are no prudent and feasible alternatives;* *(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;* *(d) significant fabric is documented before demolition.*
E.13.7.2 – Building and Works other than Demolition	*A1. No Acceptable Solution.*	*P1. Development must not result in any of the following:* *(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;* *(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*
	A2. No Acceptable Solution.	*P2. Development must be designed to be subservient and complementary to the place through characteristics including:* *(a) scale and bulk, materials, built form and fenestration;*

		(b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.
	A3. No Acceptable Solution.	P3. Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.
	A4. No Acceptable Solution.	P4. Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.
	A5. New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P5. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.
	A6. Areas of landscaping between a dwelling and the street must be retained.	P6. The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.
E.13.7.3 - Subdivision	A3. No Acceptable Solution.	P1. A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following: (a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values; (b) ensuring a sympathetic pattern of subdivision; (c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.

The site is not within any Heritage Precinct as defined in Table E13.2 and depicted on Map E13.3 of the Scheme, therefore the provisions of Clause E13.8 (1-3) do not apply to the site.

The 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:

	Acceptable Solution	**Performance Criteria**
E.13.10.1 – Building and Works other than Demolition	*A1. Building and works do not involve excavation or ground disturbance.*	*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;* *(a) measures proposed to preserve significant archaeological evidence 'in situ'.*
E.13.10.2 – Subdivision	*A1. Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.*	*P1. Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:* *(a) that no archaeological evidence exists on the land;* *(b) that there is no significant impact upon archaeological potential.*

Further to Clause E13.5.1 of the Scheme, the Planning Authority may require the following to accompany any application for use or development of a Heritage Place:

(a) a conservation plan;

(b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;

(c) a statement of significance;

(d) a heritage impact statement;

(e) a statement of compliance;

(f) a statement of archaeological potential;

(g) an archaeological impact assessment;

(h) an archaeological method statement;

Whilst the current document does not constitute a full conservation management plan, it aims to fulfill the baseline requirements of managing the heritage values of the place, and to flag where any further input may be required and to allow the planning authority to make an informed assessment against the performance criteria of the Scheme. Note that as the owner does not foreshadow any changes to the Sydney Lodge building in the foreseeable future, the scope for the current project only includes the external building envelope (as well as spaces, curtilage, views etc.) in order to gain a context of the overall site.

Historic Cultural Heritage Act 1995

The subject site is listed on the Tasmanian Heritage Register; therefore is subject to the provisions of the *Historic Cultural Heritage Act 1995* (HCHA).

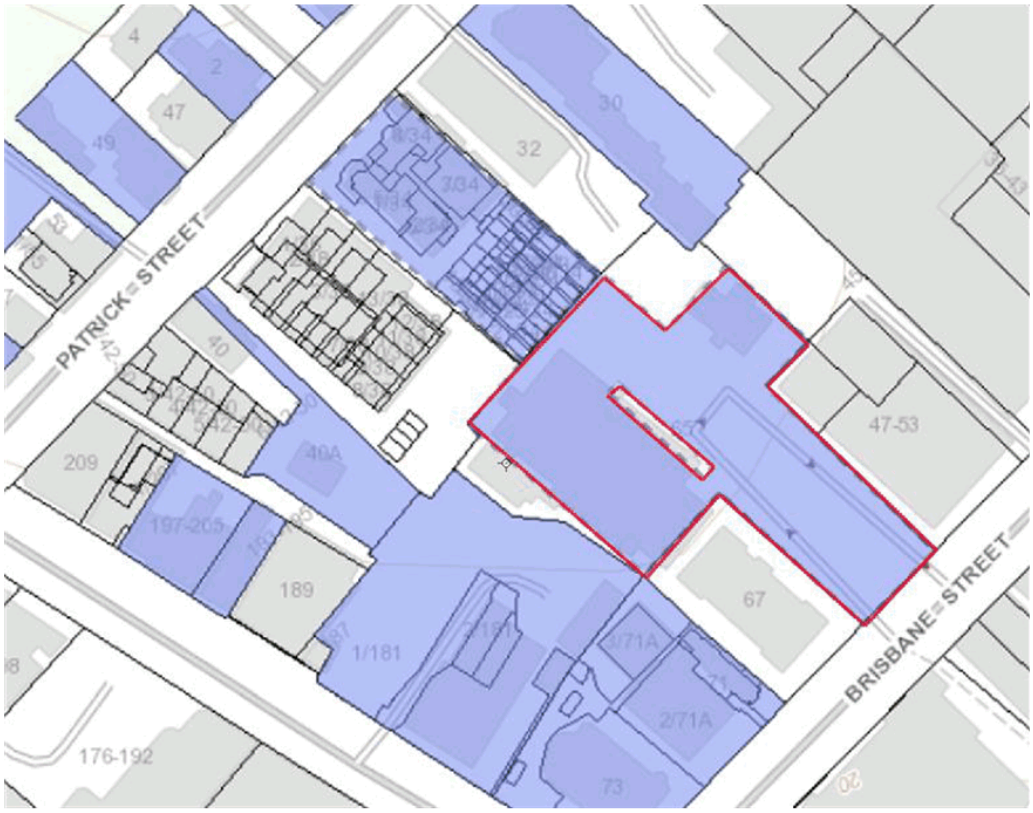


Figure 2.1 – Area affected by the THR registration (outlined red and shaded blue). Adapted from www.thelist.tas.gov.au

Note that there are some anomalies in the registered area (e.g. northern and western corners, and a strip in the centre) – these arise from legacy titles which were not part of the originally registered place, which have not been amended (if necessary) to include those area upon consolidation of the earlier titles.

Part 6 of the HCHA (Heritage Works) sets the process by which approvals for works may be gained from the Tasmanian Heritage Council (THC):

35. Heritage works require heritage approval

(1) *A person must not carry out any heritage works unless those heritage works have heritage approval.*

(2) *For the purposes of subsection (1), heritage works are taken to have heritage approval if, and only if –*

(a) in a case where a minor works approval has been issued, the heritage works are carried out in accordance with –

(i) that minor works approval; and

(ii) if a discretionary permit or other permit is required for the heritage works under the Planning Act, that discretionary permit or other permit; or

(b) in a case where a certificate of exemption has not been issued, the heritage works are carried out in accordance with a discretionary permit.

(3) It is a defence in proceedings for an offence under subsection (1) if the defendant establishes that –

(a) the heritage works were carried out in response to an emergency; and

(b) the heritage works were, both as to nature and extent, reasonably necessary for the purposes of responding to the emergency; and

(c) in the circumstances, it was not practicable to seek a minor works approval; and

(d) the defendant, before, while or as soon as practicable after carrying out the heritage works, notified the Heritage Council, in writing, of the emergency and the details of the heritage works.

Sections 36-41 set the process for the lodgment and assessment of applications for a heritage works permit, via a Discretionary Development Application under the Land Use Planning and Approvals Act 1993.

Section 42 describes the process whereby certain works may be exempt from the requirement of s.35:

42. Minor Works Approval for heritage works

(1) A person may apply to the Heritage Council for a minor works approval for heritage works.

(2) The minor works application –

(a) is to be in a form provided or approved by the Heritage Council; and

(b) is to be supported by such information as the Heritage Council requires, either at the time of lodgment or subsequently.

(3) The Heritage Council may –

(a) approve the minor works application; or

(b) refuse the minor works application.

(4) Without limiting its discretion, the Heritage Council must approve the minor works application if it is reasonably satisfied that the heritage works –

(a) are identified in the works guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance of the relevant registered place or heritage area; and

(b) are capable of being carried out in accordance with the works guidelines.

Whilst the HCHA provides no specific detail as to how particular proposals are considered, nor does it provide any indicative thresholds of what may be considered to have *no or negligible* heritage impact, the THC/Tasmanian Government publication *Works Guidelines for Historic Heritage Places* (November 2015)[1] provides further detail on the application process, guiding principles and the basis for decisions made by the THC.

In addition, the THC has a series of practice notes and technical guides, available via www.heritage.tas.gov.au which provide useful guiding principles for how the THC are expected to assess and determine applications for heritage works.

In addition to the above, Section 39(2) of the HCHA requires the THC to consider the likely impact that proposed works on a registered place may have on adjoining registered places:

> ***39. Procedure if Heritage Council wishes to be involved in determining discretionary permit application***
>
> *(2) The Heritage Council is to further consider the discretionary permit application and in so doing –*
>
> *(a) is to have regard to the likely impact of the relevant heritage works on the historic cultural heritage significance of the relevant registered place or heritage area and any registered place that adjoins the relevant registered place or heritage area; and*

The site adjoins 34 Patrick Street (Ingomar) therefore technically the THC can consider impact of any proposed development upon that place (see Figure 1.4).

Environment Protection & Biodiversity Conservation Act 1999

The site 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.

Aboriginal Heritage Act 1975

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 # 38755858) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics (search valid until 27/8/25). The Tasmanian Government's *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 or survey.

[1] http://heritage.tas.gov.au/Documents/Works_Guidelines_FINAL_Nov2015.pdf

3. Assessment methodology

This assessment has been undertaken in accordance with the ICOMOS Australia ***Burra Charter,*** **which is** considered to be the Australian heritage industry's benchmark for assessing, understanding and managing heritage values. Figure 3.1 depicts this process:

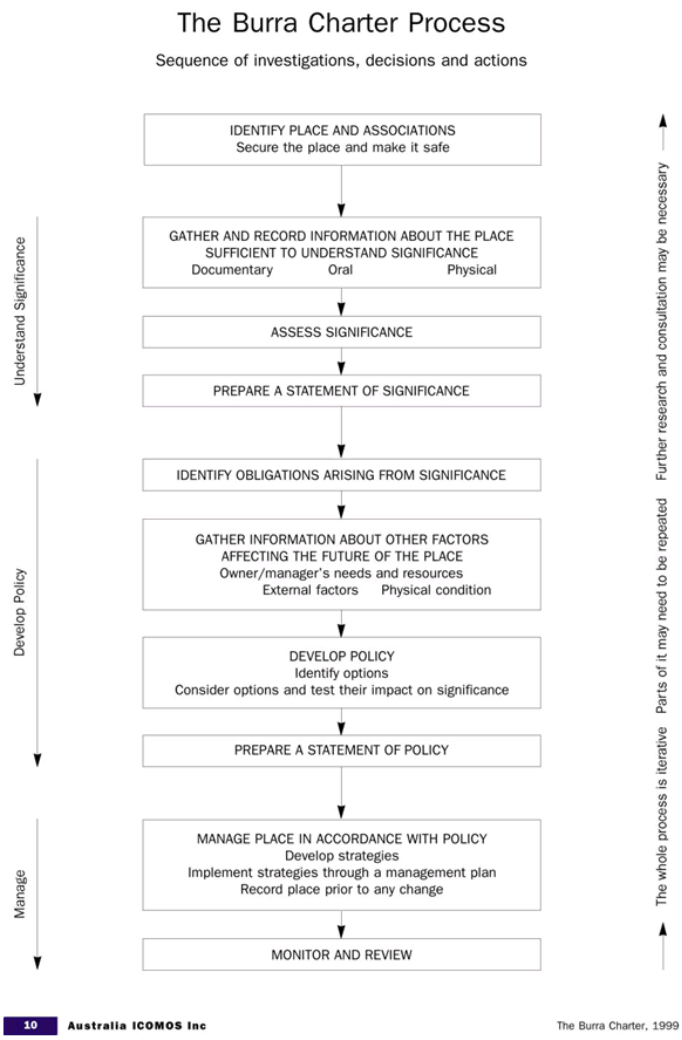


Figure 3.1 – The Burra Charter Process. ICOMOS Australia.

The statutory provisions and consequent responsibilities as outlined in Section 2 have also been considered in formulating this document.

Whilst this document does not intend to be a comprehensive conservation management plan, it takes the basic principles of conservation planning, as outlined in J.S. Kerr's *The Conservation Plan*[2], in order to develop the policies upon which the conservation of the place (and assessment of development impact) is based. This document has also been developed with regard to the standard content of conservation management plans as detailed by the New South Wales Heritage Office's *A Suggested Table of Contents for a Conservation Management Plan*[3], as well as the New South Wales Heritage Office guidelines for the preparation of brief conservation management strategies.[4] Note that the brief for the current project did not include assessment and consideration of the internal form, spaces and fabric of the Sydney Lodge building.

It is intended that this document be used by the design team in any forthcoming development of the place and this sets the benchmark of understanding the significance of the place against which a heritage impact assessment for any proposed development can be undertaken. Figure 3.2 depicts this process:

[2] KERR, J. (2000): *The Conservation Plan.* National Trust of NSW, Sydney.
[3] http://www.heritage.nsw.gov.au/docs/cmp_contents2.pdf
[4] http://www.heritage.nsw.gov.au/docs/CMS_part1investigation.pdf

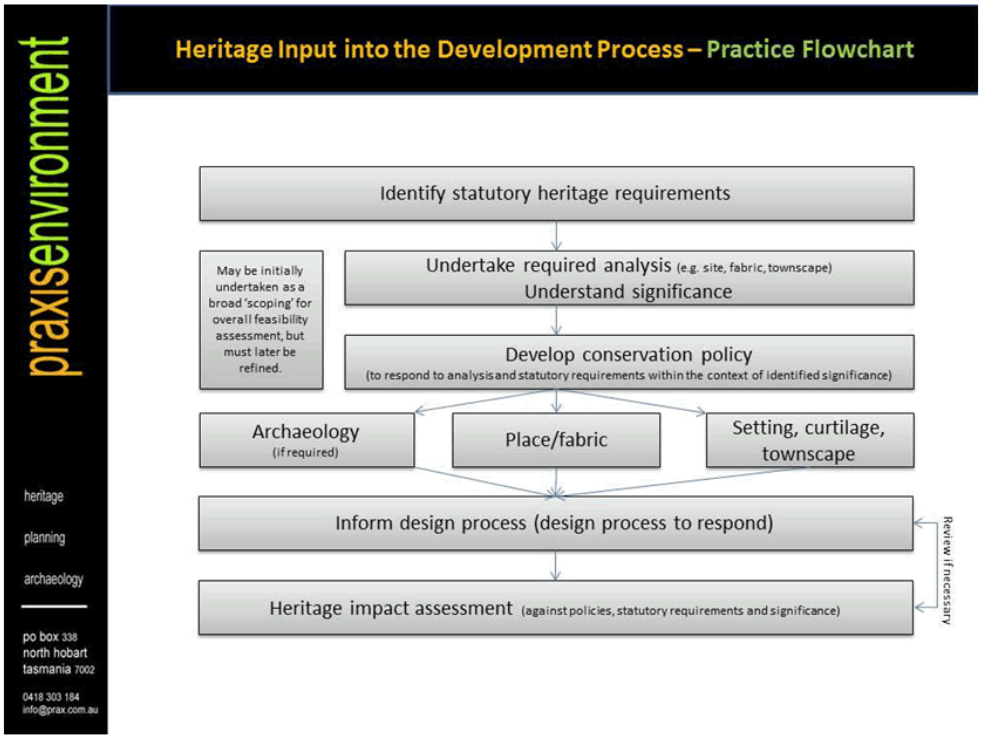


Figure 3.2 – Practice flowchart for the application of this conservation planning document.

4. Brief overview of the history and historical context of the place

4.1. Historical research methodology

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.). Whilst the scope of the current assessment did not allow a full and comprehensive historical research project into the place, it has been commissioned to provide sufficient understanding of the physical context of the building and surrounds upon which decisions regarding the management of heritage values can be made. Where relevant, this document suggests where further research may be required to further clarify or articulate particular points (e.g. associative values).

The following sources were consulted as part of this project, in relation to the place, and wider environs:

- Land Titles Records
- Newspaper articles, sketches and photographs from a variety of primary (and secondary) sources, including the Tasmanian Archive and Heritage Office (TAHO), Trove (National Library of Australia) etc.
- Early town maps/surveys of Hobart – held by Lands Tasmania and TAHO.
- Aerial photographs – held by Lands Tasmania (DPIPWE GIS ArcGIS system).
- Hobart Valuation Rolls.
- Hobart City Council building files (AE417 series, Tasmanian Archive and Heritage Office).

Previous heritage studies and other secondary source material

There are no known previous conservation planning documents, heritage/streetscape assessments or archaeological investigations specifically regarding the place.

4.2. Overview of the history of the place

The indigenous inhabitants of the Hobart coastal zone at the time of British contact in 1803-1804 were the Mouheneenner people of the South East tribe of Aboriginal Tasmanians. It is likely that the area was also visited by members of the Big River tribe from the Central Plateau region who would travel down the west bank of the Derwent.

The Mouheneenner, and the South East tribe more generally, were a maritime people living upon the rich resources of the coastline and its immediate hinterland, moving up and down the coast according to the seasonal availability of food and other

resources. Their diet consisted largely of shellfish augmented by seabirds, eggs, seals, kangaroos and wallabies and marine and terrestrial plants. Sheltered coves and bays provided favoured camping spots.
The place now known as Hobart was known to the Aborigines as Nipaluna.

The British arrival at Sullivan's Cove in 1804 had a major impact on the indigenous people, with their camps, hunting grounds and other key resources being effectively taken over by the British who were seeking to establish a productive foothold in their new southern colony.[5]

Hobart was first settled by the British in 1804 when a small camp of officers, convicts and free settlers was made at Sullivan's Cove under the command of Lt-Governor David Collins. The Hobart Rivulet, which runs through the current study site, was vital to the success of the settlement, providing a continual stream of water for domestic and industrial use.

In 1811 Governor Macquarie of New South Wales ordered a town plan be made with streets laid out in a grid pattern. By this time Hobart had several shops, hotels, a church, hospital and some developing industries.[6] The 1820s - 1830s was a time of major growth in commerce and industry with an influx of free settlers and the enterprising spirit of ex-convicts. Some substantial Georgian buildings of brick and stone were erected and settlement extended to outlying suburbs.[7]

The subject site on the fringe of the Hobart CBD was first mapped and allotted in the late 1810s, as depicted on plans Hobart 12 and 13 (Lands Tasmania). These surveys do not show any development on the subject site, although were generally limited to major public buildings at that time.

[5] McConnell A. And Evans K., Hobart Coastal Heritage Study, 2016, a report for the City of Hobart.
[6] Alexander A and Petrow S, 'Hobart' in Alexander A (ed) *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, 2005, p. 176
[7] Alexander A and Petrow S, 'Hobart' in Alexander A (ed) *The Companion to Tasmanian History*, Centre for Tasmanian Historical Studies, 2005, p. 176

Figure 4.1 - Original Hobart Town grants.

The subject site largely comprises of all/portions of three land grants (refer to Figure 4.4). These are referred to as:

1. The whole of a grant to William Foord (the central portion of the site).
2. Part of a grant to John Hiddlestone (the eventual site of Sydney Lodge).
3. Part of a grant to George Hunt.

Note that these may not represent the very earliest 'owners' of the land, however these represent the first formal allocation of land from the Crown. Earlier owners where applicable are discussed below.

The western edge of the site, as well as the northern corner are later adhesions to the subject site, the former being a portion of the rear garden of *Westella* and the latter being the rear portion of a Patrick Street allotment. These are not further explored here in terms of title history (due to some quite complicated transactions which have little bearing on site history, however the physical evolution of these is included in the figures below and these areas are relevant to the assessment of archaeological potential.

Figure 4.2 - C1829 survey of Hobart. Lands Tasmania H5.

The Foord grant

William Foord, a carpenter and builder, came free to Van Diemen's Land on the *Thalias* in 1823[8]. In an undated memorial to the Governor (probably 1825) Foord stated that:

"Since the above period [arriving in VDL] *your Honour's memorialist has built two substantial two storey brick houses situate in Brisbane Street, which are let to tenants of the Most respectability"*

[8] Tasmanian Archives Colonial Secretary's Office (CSO) 1/1/55/1117

Foord is referenced as living in Brisbane Street in July 1824 when his house was burgled[9]; the following year, when writing to the Governor for a grant of land in Elizabeth Street, Foord dated his letter from Brisbane Street[10].

In October 1832 Foord applied to have his 1 rood 36 perch location on Brisbane Street recognised as a grant from the Crown[11]. The location was duly recognised by grant in January 1833[12] and matches the title depicted on Sprent's ca 1843 survey.

The description of the houses as 'two substantial brick houses' suggests that this was either an earlier building, or had additional terraces added later – noting later descriptions of three (and depictions in later photographs and the 1908 Metropolitan Drainage Board plan).

The Hiddlestone grant

John Hiddlestone and his family came free to Van Diemen's Land, arriving in September 1822 on the *Heroine*[13] with a quantity of "ironmongery, tools, oils, colors, turpentine and glass"[14]. Almost immediately he went into business with Isaac Chapman as Chapman & Hiddlestone, carpenters, painters, plumbers and builders at a location in Harrington Street.

In June 1825 Hiddlestone and Chapman sent a memorial to Governor Arthur requesting additional grants of land for each. According to the memorial, Hiddlestone and Chapman:

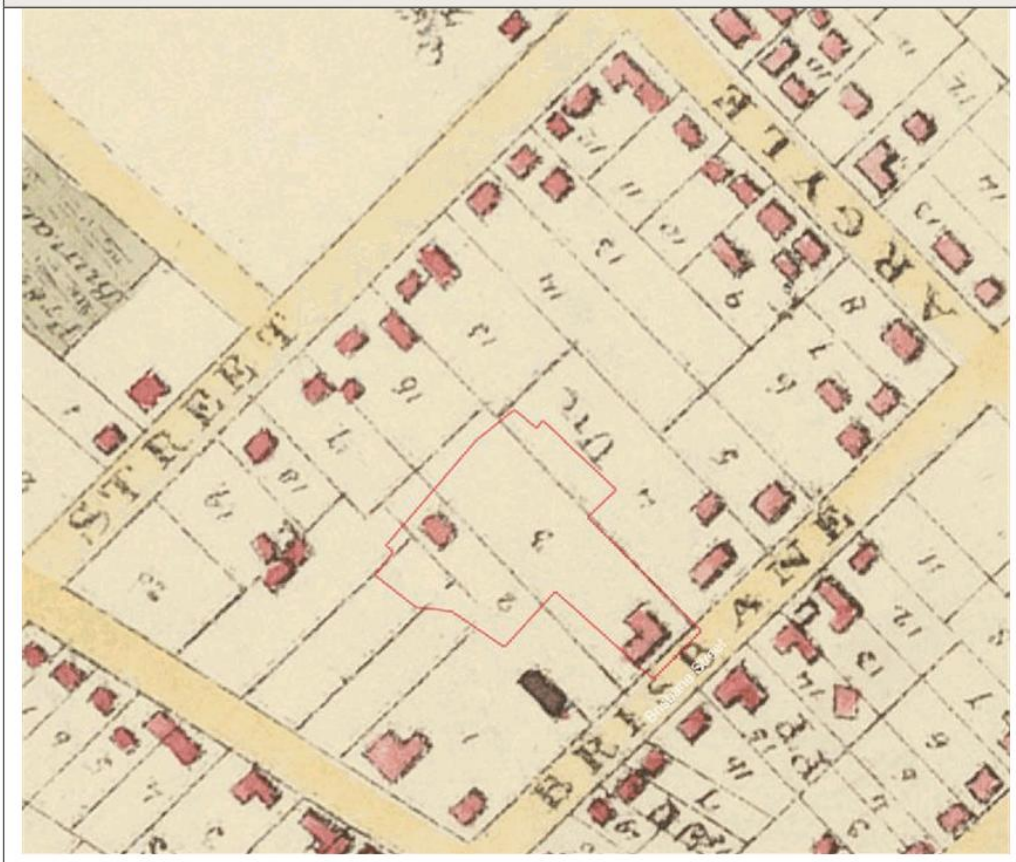
"…about seventeen months ago [January 1823] your Memorialists were favoured by His Honour Lt Governor Sorell with two building allotments in the outskirts of the town, on which they have since erected two commodious brick dwelling houses each two stories high, and their land, though extremely rugged and forbidding when they entered upon it, they have now brought into a state of productive cultivation as a kitchen garden. As a mark of the approbation with which your Honour's predecessor was pleased to view the proceedings of your Memorialists, he added to their land two other allotments on which they intend in a short time to erect two respectable dwelling houses, having already enclosed it with a neat and substantial fence"[15]

Around the same time (1825) Chapman petitioned the Governor, giving his address as Brisbane Street[16], which implies that the "allotments on the outskirts of the town" are in fact Hiddlestone and Chaman's Brisbane Street grants, although Hiddlestone's brick house would likely be the one depicted as outside the study area.

[9] *Hobart Town Gazette & Van Diemen's Land Advertiser* 30 July 1824 p2
[10] TA CSO 1/1/140/3464
[11] *Hobart Town Gazette* 19 October 1832 p5
[12] Department of State Growth (DSG) Land Titles Office (LTO) Memorial (Mem) 5/5524
[13] State Library of Tasmania Names Index 435936
[14] TA CSO1/1/68/1402
[15] TA CSO1/1/49/922
[16] TA CSO12/1/468/10387

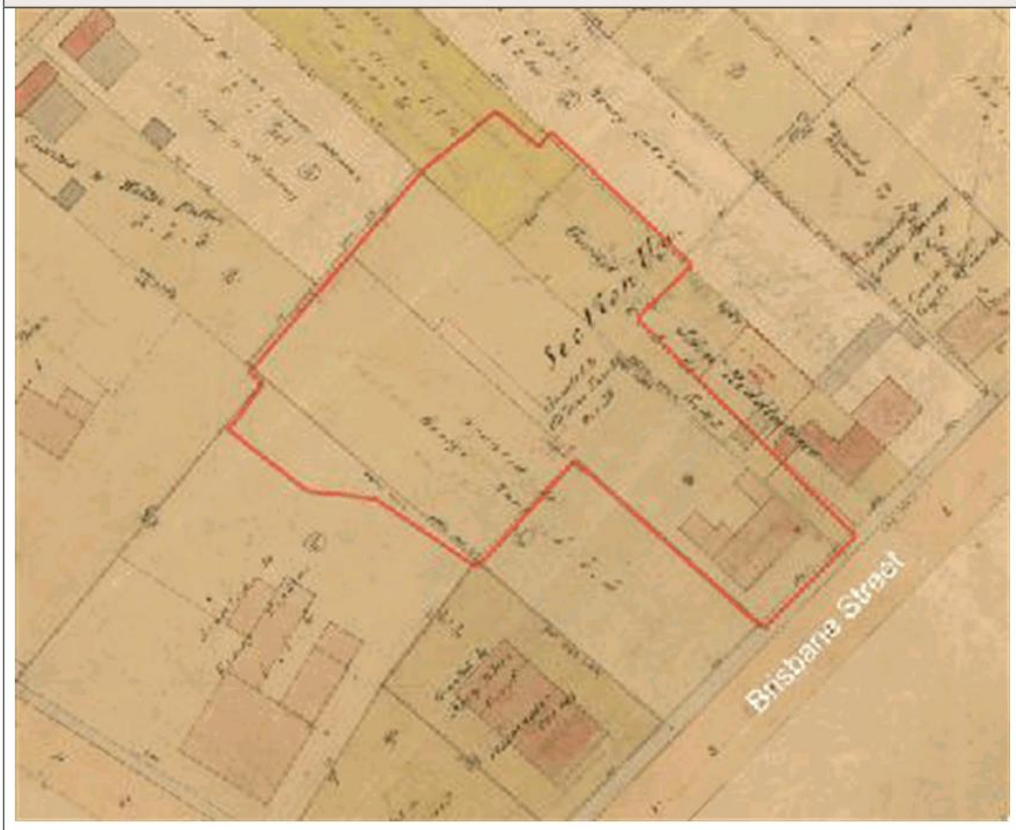
The Hunt grant
The first reference to this grant discovered during this research occurs in October 1835, when Archibald Macarthur sold a property which matches the 2 roods 18 perches shown on Sprent. Macarthur arrived free in Hobart Town in 1822 on the Skelton and in January 1823 held the first Presbyterian service in Hobart. He is closely associated with the construction of the first Scots Kirk (now St Andrew's Hall) and later the Scots Kirk in Bathurst Street. Baptismal records indicate that Macarthur and his wife Mary were living in Brisbane Street in 1829. That building is depicted on this survey. In October 1835 Macarthur sold the property to George Hunt, a Hobart merchant, for £1,058. The description of land conveyed included "together with the Stone Messuage or Tenement and all or singular other the erections and buildings now standing thereon ".

Figure 4.3 - Frankland's 1839 map of Hobart.



The Foord grant
This survey shows the Foord building on the Brisbane Street frontage, as per the earlier depiction.
The Hiddlestone grant
Although not particularly accurate this survey shows the buildings on the Hiddlestone grant outside the study area, as per the earlier depiction.
The Hunt grant
This survey shows the Hunt building on the rear of the site, as per the earlier depiction.

Figure 4.4 - Sprent's c1845 survey of Hobart. TAHO AF393-1-28.



The Foord grant

William Foord died in January 1850, leaving the property to his widow, Mary Ford[17]. The following year Mary Foord married Peter Hughes[18], who in 1851 mortgaged the 1 rood 26 perch allotment together with "the four several messuages thereon"[19]. The property was put up for auction in April 1852, and described as:

"In Brisbane Street, Hobart Town – Those three well finished Brick Houses situate near Elizabeth Street, with stables, gardens, carriage entrance and other conveniences AND ALSO a very delightfully situated Cottage adjoining the above and having an entrance from Brisbane Street"[20] This indicates that another terrace house had been added to the Brisbane Street frontage (as depicted on the Sprent survey) and another dwelling added to the rear, post-1845 but pre-1852.

[17] TA AD960/1/3 Will number 404; see also DSG LTO Mem 5/5524
[18] TAHO RGD37/1/10 no 130
[19] DSG LTO Mem 3/6937
[20] *Colonial Times* 30 April 1852 p1

This description (as well as the following auction description) appears to match the buildings shown on the Metropolitan Drainage Board Plans as 57,59 &61 Brisbane Street (the terraces) and 63 Brisbane Street (the 'Verandah Cottage). The property sold at auction with both lots (i.e. the full 1 rood 36 perches) to Agnes Sommerville, a widow, for £1280[21]. Sommerville died in November 1855, leaving the property to Joseph Allport and William Knight in trust for the benefit of her daughter, Margaret Lamb. The property was retained by Lamb until April 1868, when it was put up for auction. As previously, the property was sold as two lots:

"Lot 1: THREE BRICK HOUSES in Brisbane Street, between the properties of Messrs Salier and Murray, and near the Brisbane Street Chapel, one of which contains 9 well arranged rooms, 2 kitchens and outhouses, etc; the other two contain each 6 rooms and all have a fair-sized plot of ground at the back of each. The frontage on Brisbane Street is 54 feet 8 inches, by a depth of 297 feet. These houses are at present let to respectable tenants, and from their central position are rarely, if ever, empty. Water laid on.

Lot 2: A VERANDAH COTTAGE, at the back of Lot 1, occupied by Mr Windsor, containing 3 rooms, kitchen, outhouses, etc; it has a large garden in good order and is altogether a most desireable residence. The view from this house is grand, and from its raised position is looked upon as very healthily situated; it possesses a right of way from Brisbane Street through Lot 1, and has a depth of 118 feet, by a width of 63 feet"

Lot 1 (the terraces with Brisbane Street frontage) sold to James Ebenezer Salier for £480; Lot 2 (the 'verandah cottage' above lot 1) sold to Angus Cumming, a draper, for £265[22]. Four years later, in May 1872, Cumming sold Lot 2 to Salier, thus putting him in possession of Foord's entire 1 rood 36 perches[23].

The Hiddlestone grant

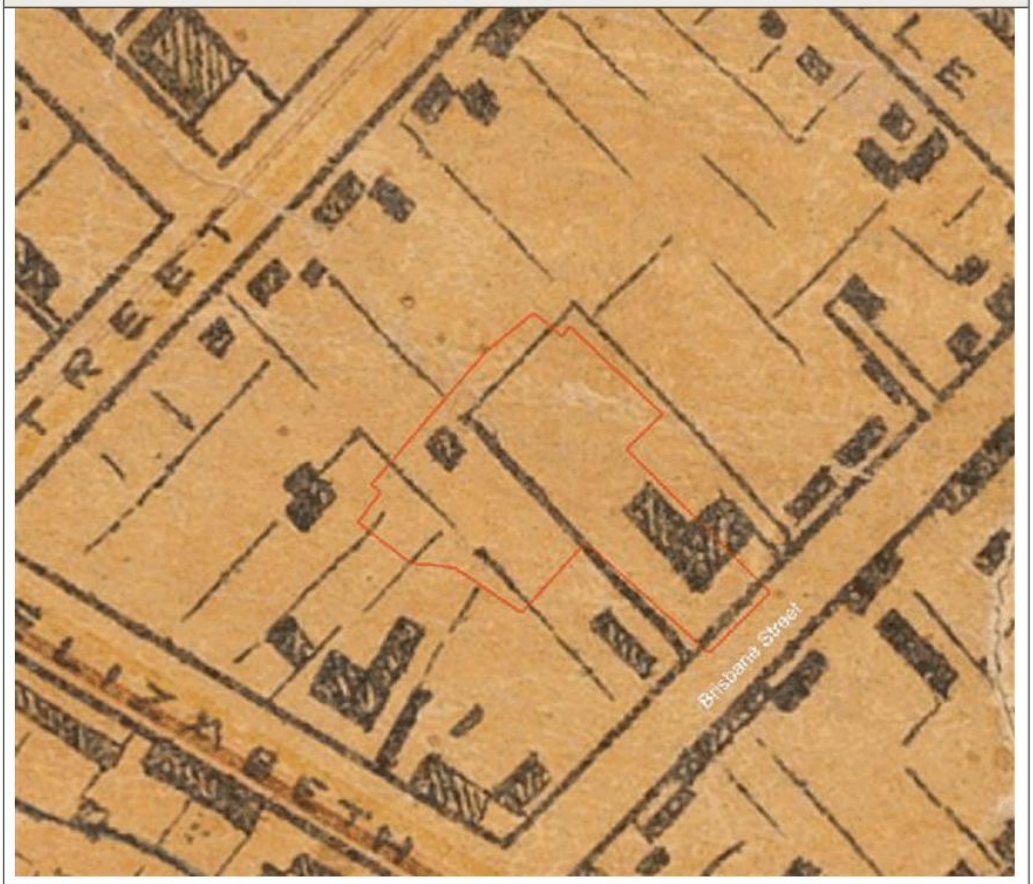
As per the earlier depictions, this survey shows the Hiddlestone buildings outside the subject site. The rear portion of site had been adhered to the backyard of a Patrick Street fronting property, with no development depicted.

The Hunt grant

[21] DSG LTO Mem 3/67937
[22] DSG LTO Mem 5/5524 and 5/5529
[23] DSG LTO Mem 5/9170

Hunt had his ownership recognised by the issuance of a title from the Crown in June 1840. In February 1850 Hunt mortgaged the property to John Murray for £550. The next transfer occurred in April 1870, when Murray conveyed the property to William Nicolson, Alexander Ireland, John Redman Bateman and Robert Galt Gray. The building at the rear of the site is not depicted on the Sprent survey, although is known to have been present at that time – this is not unusual as the Sprent survey only depicted buildings which were visible from the public domain, therefore it is not unusual that an internal building such as this was omitted.

Figure 4.5 - Hood's 1854 map of Hobart.



The Foord grant

The Hood survey of Hobart is known to be highly inaccurate in terms of boundaries and locations of buildings, however it is useful in depicting the *presence* of major buildings. This shows the terrace houses on the Brisbane Street frontage with no development at the rear.

The Hiddlestone grant

Hiddlestone applied to have his 1 rood 21 perch grant re-issued in July 1853[24] which was duly issued by the Crown in October 1853[25]. Hiddlestone died at Brisbane Street in June 1859[26], leaving a life interest to Jane Elizabeth Hiddlestone,

[24] *Colonial Times* 7
[25] TA RD1/1/27 p70
[26] TA RGD35/1/6 Number 1543

his widow[27]. Jane Hiddlestone died in October 1861[28]; in February 1862 the 1 rood 21 perch grant was put up for auction in two lots:

"LOT 1 will comprise a well-built two-storey brick dwelling, with a neat and convenient cottage adjoining, together with coach house, stables, garden, yards, and drying ground, the whole having a frontage on Brisbane Street of 63ft or thereabouts..

LOT 2 that substantial, well-finished family residence, with numerous outbuildings and every convenience for a respectable family, beautifully situated in the centre of a large and productive garden, and commanding a delightful view of the harbour and river'"[29]

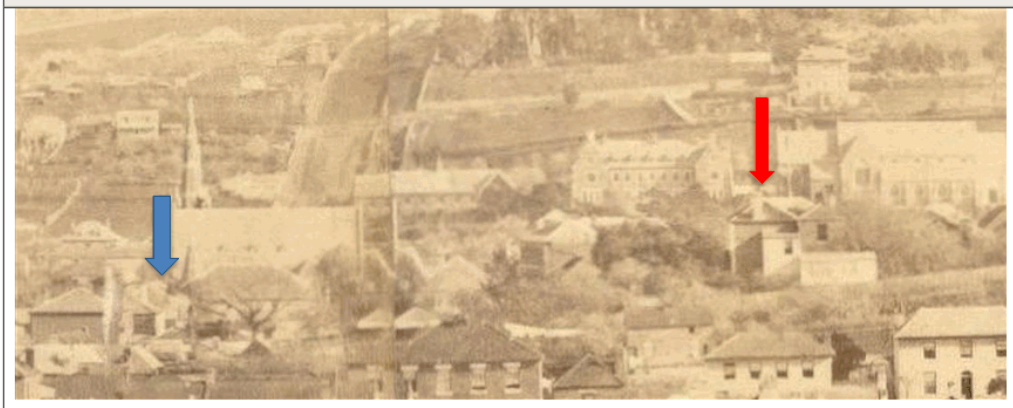
Both lots were purchased by James Ebenezer Salier (price unknown)[30]. The advertisement above indicates that Lot 1 was the brick c1824 house (outside the study area) on Brisbane Street, with Lot 2 being the house which James Ebenezer Salier would name Sydney Lodge[31]. Given that Sydney Lodge was not depicted on the 1854 Hood survey, and was described in an 1862 auction notice, that would indicate a c1860 construction which is consistent with the styling of the building.

The Hunt grant

The 1820s Hunt building is depicted on this survey approximately as per previous depictions.

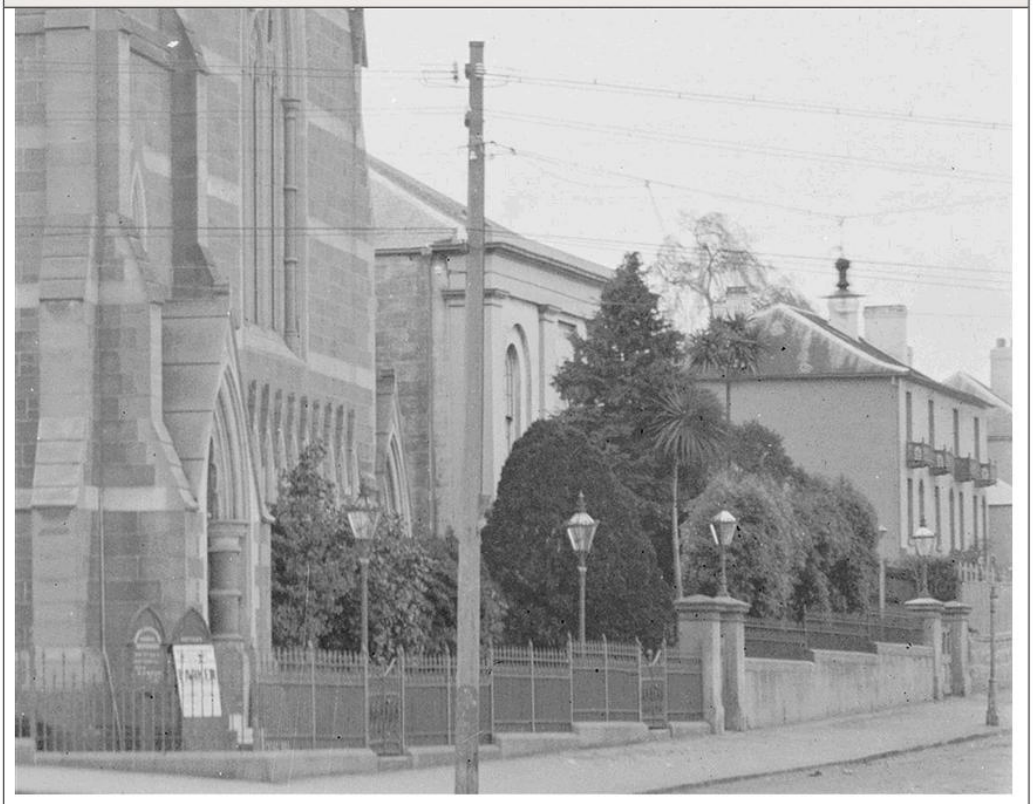
[27] TAHO AD960/1/4 No 797
[28] TA RGD35/1/6 No 3011
[29] *The Mercury* 7 February 1862 p4
[30] DSG LTO Certificate of Title (CT) 1/1112
[31] The first reference to 'Sydney Lodge' in Bathurst Street found via Trove occurs in August 1864 – see *the Mercury* 9 August 1864 p1

Figure 4.6 - C1882 panorama of Hobart from the east. TAHO NS1697-1-142.



The eastern elevation of Sydney Lodge can be seen in this image (red arrow), showing it in much the same form as it remains today, however a two-storey extension is visible on this elevation. Note that there is no veranda. The terrace houses on the street frontage cannot be seen clearly (blue arrow depicting the approximate location).

Figure 4.7 - C1900 Brisbane Street streetscape. TAHO NS392-1-752.

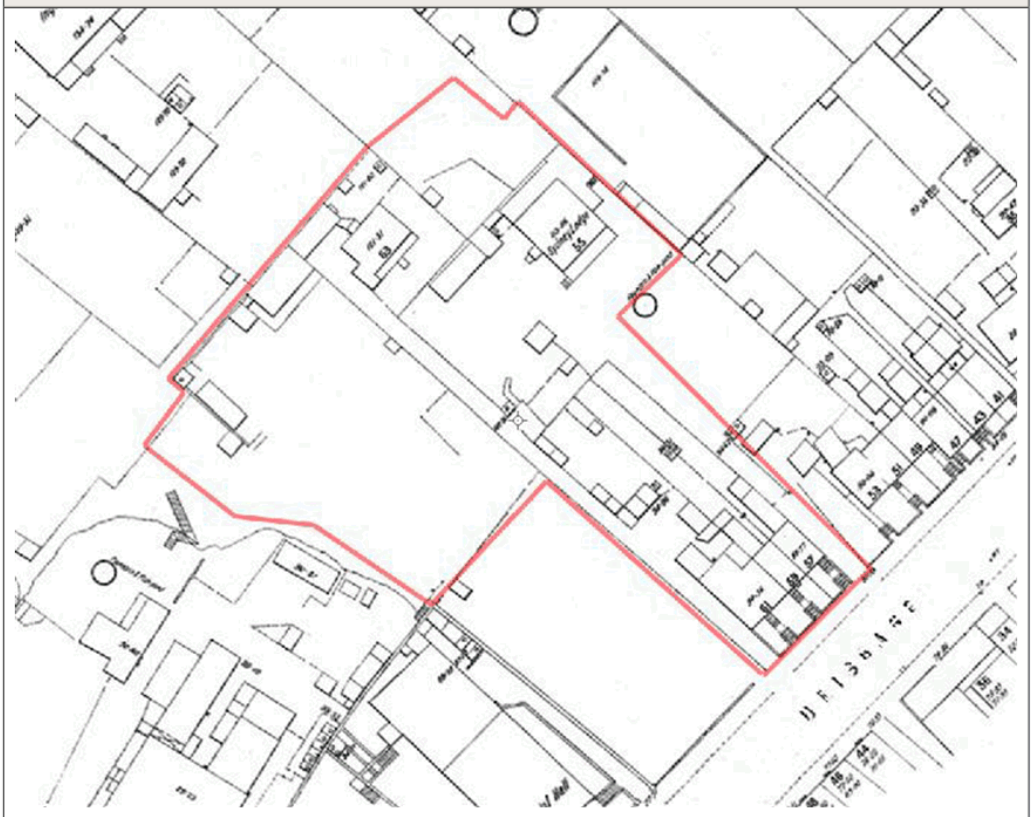


The terrace houses on the street frontage can be seen obliquely, showing the building as a two-storey brick terrace with a hipped roof and cast-iron balconies. Note that it appears to be raised considerably from street level.

Figure 4.8 - 1905 Brisbane Street streetscape. TAHO PH30-1-3706.

Whilst this image only depicts a small portion of the subject site (i.e. the western front corner of the Hiddlestone grant (i.e. the terrace houses) it demonstrates that the front of the site had a retaining wall therefore the floor level of the houses was raised well above street level.

Figure 4.9 - 1908 Metropolitan Drainage Board plan. Libraries Tasmania



The Foord grant

Noting that in 1862 and 1872 respectively Joseph Salier had purchased two separate lots that formed the original Foord grant consolidating his holding with the Hiddlestone grant that he had purchased in 1862. This resulted in a complex series of boundary adjustments, which excised the cottage on the rear of the Foord grant with a laneway to Brisbane Street on the western side of the land, the adhesion of the central portion of the Foord grant to the side of Sydney Lodge with a laneway on the eastern side of the Foord grant. The three terrace houses fronting Brisbane Street remained as per earlier configurations. Salier died prior to 1892. See the figure below in the discussion on the Hiddlestone grant.

The Hiddlestone grant

Sydney Lodge was described in an auction notice from 1895:

'that charming family residence, Sydney Lodge, known for many years as the residence of Mr JE Salier. The house is built of brick, and contains large drawing room, dining room, smoking room, study, four bedrooms, kitchen, pantry and outside kitchen, conservatory etc. The grounds are extensive and tastefully laid out, and although the property is situated in the heart of the city, it has all the seclusion and retirement of a country residence'[32]

As noted above, by 1872 Salier was also in possession of the entire Foord grant[33]. Sydney Lodge was leased following Salier's death in 1895[34]and by 1900 was being operated as a "private residence for visitors[35]. In March 1901 Salier's property was put up for auction, including:

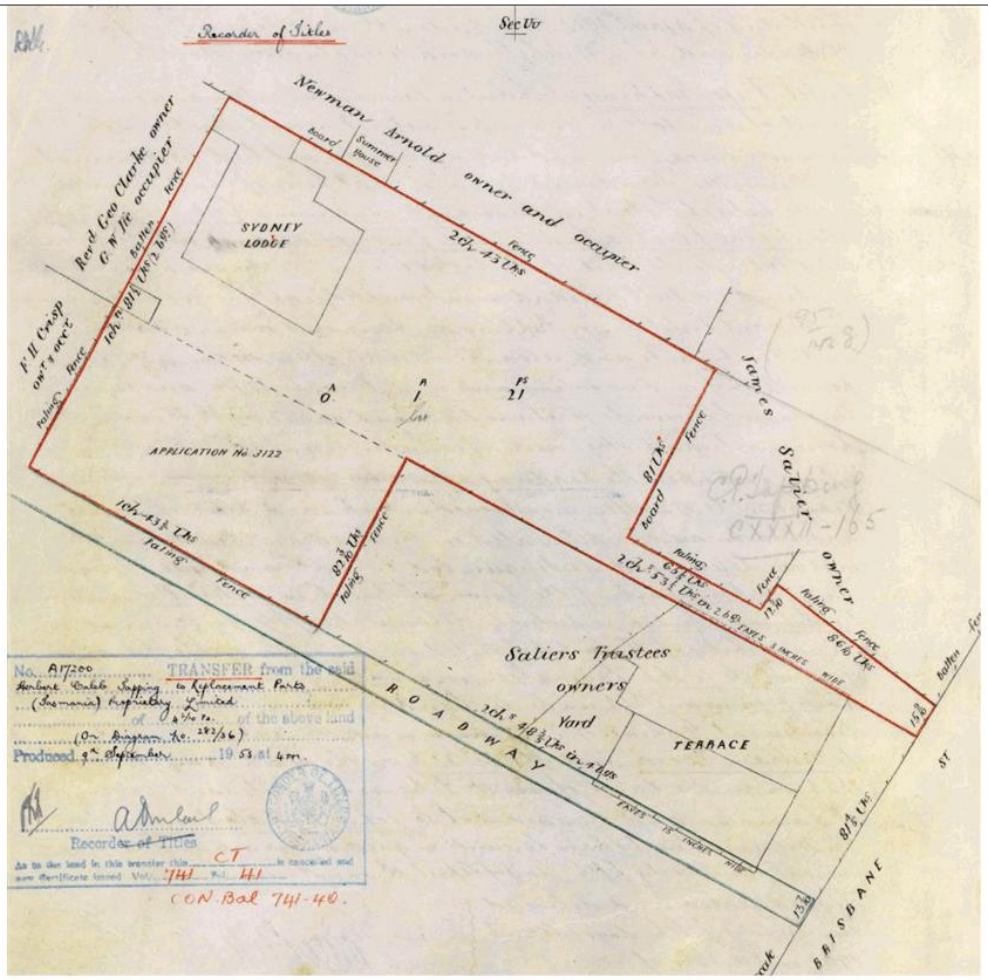
"Lot 1: Sydney Lodge, Brisbane Street, comprising commodious family residence with extensive grounds, for many years in the occupation of the late Mr Salier

Lot 5: Brick cottage, No 53 Brisbane Street, Rental £15/12s per annum,

Lot 6: Brick terrace of 3 two-storey houses, Nos 57,59 and 61 Brisbane Street, rental £78/18s per annum[36]

The property was eventually sold by Salier's estate to Caleb Pryor Tapping for a total of £1,225 in March and April 1902[37]. The figure below depicts the configuration of the Hiddlestone grant at that time – the central portion adhered to Sydney Lodge and the terrace houses at front (note that the rear cottage is not depicted on this survey, having been sold to F.H. Crisp prior.

[32] *The Mercury* 16 January 1895 p4
[33] DSG LTO Mem 5/9170
[34] *The Mercury* 30 September 1895 p1
[35] *Daily Telegraph* 13 December 1900 p4
[36] *"The Mercury* 11 December 1901 p4
[37] DSG LTO CT1/11 and 126/137



Configuration of the Sydney Lodge property in April 1902. DSG C/T 126/137.

The Hunt grant

In May 1908 the property was in the possession of Frederick Henry Crisp, a Hobart timber merchant. In November 1908, Crisp's estate subdivided the property and sold the Brisbane Street frontage to William Blockey Drake, leaving the remaining 1 rood 15 perches in the possession of the Crisp estate, which forms part of the subject area[38].

[38] DSG LTO CT173/143

This remaining portion of the Hunt grant was sold in April 1913 to Alfred Thomas Davis for £3,000[39]. By this time, the allotment had taken on a very different shape, being the northern half of the Hunt grant and adjoining land fronting Patrick Street (outside the subject site). The MDB survey shows that the 1820s Hunt house had been demolished by this time – it is unclear when. Some outbuildings of unknown vintage remained and may have been associated wit the Patrick Street property – although noting that an early sandstone wall remains on this boundary which suggests that those outbuildings may be early.

[39] DSG LTO 173/142

Figure 4.10 - C1915 Brisbane Street streetscape. TAHO NS1553-1-344

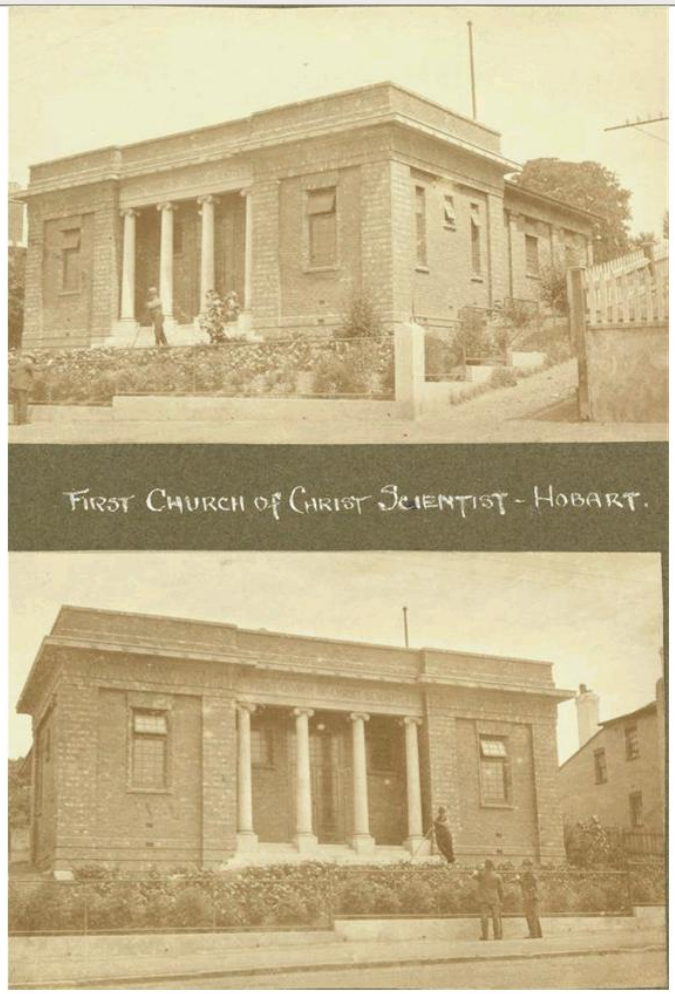
The terrace houses on the street frontage can be seen obliquely, showing the building as a two-storey brick terrace with a hipped roof and cast-iron balconies. Note that it appears to be raised considerably from street level.

Figure 4.11 - Tasmanian Boarding House Directory 1933-34. Libraries Tasmania TAS_INDEX_MARC:196160.

Sydney Lodge operated as a boarding house for the first three decades of the 20th century:

'Sydney Lodge: Hobart. Sydney Lodge Guest House, 57 Brisbane Street, Hobart, is five doors from Elizabeth Street, and near the trams, trains and boats. There is an excellent view, with nice grounds and modern comforts. Cleanliness is the motto of Mrs Grove, the proprietress, late of the west coast, and a daughter of Mr AT Anderson... '

Figure 4.12 - Adjacent First Church of Christ Scientist 1928. TAHO NS5175-1-71.



The First Church of Christ Scientist was built on the front of the Hunt grant (outside the subject site) in 1928. These images show the building newly completed, and include a portion of the terrace houses on the front of the Foord grant. Again this shows the building elevated from the street, and it shows a substantial two-storey skillion at the rear.

Figure 4.13 - 1946 aerial photograph of Hobart. DPIPWE 0015-916.

The Foord grant

This image shows the buildings on the Foord grant much as they were for most of the c19th, with the terrace houses fronting Brisbane Street and the cottage at rear. The central portion being the side garden of Sydney Lodge.

The Hiddlestone grant

This image shows Sydney Lodge with the front garden and fountain as well as expansive side and rear gardens.

The Hunt grant

Davis sold had sole the rear of the Hunt grant to Emma Bessier in December 1922. During those decades the land appears to have been well-landscaped gardens probably associated with her wider landholdings in Patrick Street. The property remained in her possession until December 1955, when a portion of her enlarged holdings (outside the subject area) was sold to Margaret Lansdell; the bulk of her holdings, part of which forms the study area, was sold to the Director of Housing in February 1956[40]

[40] DSG LTO CT803/83 and CT 837/39

Figure 4.14 - 1957 aerial photograph of Hobart. DPIPWE 0326-140

The Foord grant

The terrace houses fronting Brisbane Street remained in 1957, although the cottage at the rear had been demolished since 1946. The central section of the Foord grant remained as the side garden of Sydney Lodge.

The Hiddlestone grant

In 1953 a portion of the front garden of Sydney Lodge was sold to Replacement Parts Tasmania[41], who had (between 1946 and 1953) purchased the front section of the Hiddlestone grant, demolished the earlier buildings and had established a warehouse. At that time Sydney Lodge was owned by H.C. Tapping.

[41] DSG LTO CT741/41

Sydney Lodge and an area of 1rood 19perches were sold to the Director of Public Housing in July 1956 and then to The Crown in April 1958.[42]
The Hunt grant
By 1957, the Bessier holding appears to have been neglected, with the landscaped gardens seen in the 1946 aerial largely denuded.

In 1957 the Education Department expressed an interest in purchasing the Sydney Lodge site in conjunction with neighbouring *Ingomar* to create a new Domestic Arts School, thus leaving the old building in Murray Street [43]. Correspondence from the Education Department noted:

'the property acquired includes among other buildings, 3-conjoined residences fronting on Brisbane Street in respect of which the Department has received notice from the City Council to effect repairs. The Department has taken no action in this connection as the buildings under its scheme were due for demolition.' [44]

The total cost to acquire the Brisbane Street site was £13,500. Tenders for demolition of the three buildings was advertised in late 1957 and early 1958[45].

In 1959 the Education Department was seeking accommodation for the Visual Aids Branch/Visual Aids and Science Equipment Centre and proposed to construct three pre-fabricated 'Cyclone' units on the land acquired between Patrick and Brisbane Streets. In 1962, the Education Department negotiated with Replacement Parts Pty Ltd (see above) to exchange parcels of land to enhance the site. Once agreement had been reached, the Education Department negotiated with Hobart City Council for the construction of temporary prefabricated "Cyclone" units for a period of three years. In 1963, to comply with building regulations, tenders were called for the erection of a brick veneer skin around the temporary structures, then known as the Teaching Aids and Science Centre[46].

A new store was constructed adjacent to the Visual Aids and Science Centre in 1964.[47] Note that for the sake of consistency, the term *Teaching Aids Centre* will be used in the discussion below.

[42] DSG LTO CT741/41
[43] TA ED183/1/2966
[44] TA ED 183/1/2966
[45] *The Mercury* 21 December 1957 & 29 March 1958
[46] TA ED 183/1/2966
[47] Ibid.

Figure 4.15 - Looking down the site prior to the construction of the Teaching Aids Centre 1959. TAHO AB713-1-7034

This image shows the neglected gardens at the rear of the Hunt grant, towards the back of the First Church of Christ Scientist.

Figure 4.16 - Looking up the site prior to the construction of the Teaching Aids Centre 1959. TAHO AB713-1-7034

This image shows the neglected gardens at the rear of the Hunt grant, towards the back of the Ingomar (Patrick Street) – the building depicted being off the subject site.

Figure 4.17 - Clearing for construction of the Teaching Aids Centre 1959. TAHO AB713-1-7041.

This image depicts the rear of the subject site, looking across the rear of the Foord grant from the Hunt grant (facing east). Sydney Lodge can be seen in the background. Note the flattening of the site, with a distinct edge of the cut behind the bulldozer.

Figure 4.18 - Clearing for construction of the Teaching Aids Centre 1959. TAHO AB713-1-7036.

This image shows the boundary between the Foord and Hunt grants at the rear of the site (facing north, former Ingomar rear extension in the background). Note the demolition of the stone wall (a portion of which remains on the boundary) and bulldozing of the site.

Figure 4.19 - Clearing for construction of the Teaching Aids Centre 1959. TAHO AB713-1-7037.

This image shows the rear boundary wall of the Hunt grant (facing west). Note the stone boundary wall – a portion of which remains. Note also the distinct edge of the cut behind the bulldozer and apparent early building (privy?) on the rear corner of the site.

Figure 4.20 - Clearing for construction of the Teaching Aids Centre 1959. TAHO AB713-1-7038.

This image shows the rear of the Hunt grant (facing south-west).

Figure 4.21 - Clearing for construction of the Teaching Aids Centre 1959. TAHO AB713-1-7042.

This image shows the rear of the Hunt grant (facing south).

Figure 4.22 - Construction of the Teaching Aids Centre 1959. TAHO AB713-1-7043.

This image shows the rear of the Hunt grant (facing west). Note the distinct cut to level the site to the right of the image. There appears to be a small outbuilding (possibly a privy) on the corner of the site.

Figure 4.23 - Construction of the Teaching Aids Centre 1959. TAHO AB713-1-7048.

This image depicts the rear of the subject site, looking across the rear of the Foord grant from the Hunt grant (facing east). Sydney Lodge can be seen in the background. Note the flattening of the site, with a distinct edge of the cut behind the work site.

Figure 4.24 - Construction of the Teaching Aids Centre 1960. TAHO AB713-1-7011.

This image shows the rear boundary wall of the Hunt grant (facing west). Note the stone boundary wall – a portion of which remains. Note also the distinct edge of the cut at the edge of the works site. The frames of the temporary 'cyclone' building are under erection.

Figure 4.25 - Construction of the Teaching Aids Centre 1960. TAHO AB713-1-7098.

This image shows the boundary line between the Foord and Hunt grants, facing south. Note the deep service trench, flattening of the site and the frames of the temporary 'cyclone' building under erection.

Figure 4.26 - Construction of the Teaching Aids Centre 1960. TAHO AB713-1-7098.

This image shows the rear of the Foord grant, from the Hunt grant. Note the timber building to the side of Sydney Lodge.

Figure 4.27 - Construction of the Teaching Aids Centre 1960. TAHO AB713-1-7158.

This image shows the recently completed Teaching Aids Centre on the rear of the Hunt grant. Note the distinct cut on the left of the image.

Figure 4.28 - Completion of the Teaching Aids Centre 1960. TAHO AB713-1-7283.

This image shows the recently completed Teaching Aids Centre on the rear of the Hunt grant across the rear of the Foord grant. Note the distinct cut in the foreground of the image.

Figure 4.29 - Completion of the Teaching Aids Centre 1960. TAHO AB713-1-7285.

This image shows the recently completed Teaching Aids Centre on the rear of the Hunt grant across the rear of the Foord grant.

Figure 4.30 - Clearing around Sydney Lodge, shortly after construction of the Teaching Aids Centre 1960. TAHO AB713-1-7284

Note the earlier glazing arrangement of the building.

Figure 4.31 - Sydney Lodge c1970s. TAHO LPIC1-3-98.

Figure 4.32 - Teaching Aids Centre 1966. TAHO AB713-1-9837.

Note the upgrade of the buildings with the brick-veneer skin added in 1963.

Figure 4.33 - Teaching Aids Centre 1966. TAHO AB713-1-9839.

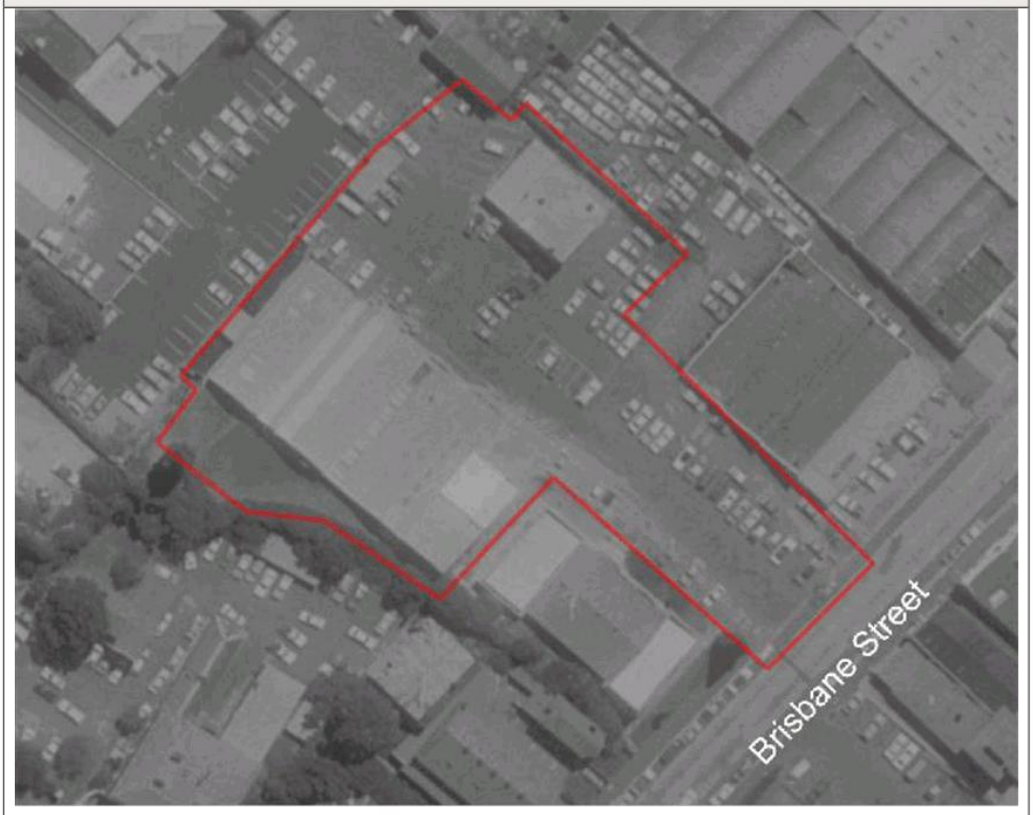
Note the upgrade of the buildings with the brick-veneer skin added in 1963.

Figure 4.35 - Teaching Aids Centre 1966. TAHO AB713-1-9836p1.

Figure 4.36 - 1967 aerial photograph of Hobart. DPIPWE 0442-143

This image shows the site in much the same arrangement as currently exists, noting that the Teaching Aids entre has had some extensions since.

Figure 4.37 - 1977 aerial photograph of Hobart. DPIPWE 0727-046



This image shows the site in much the same arrangement as currently exists, noting that the Teaching Aids entre had been extended to the south since 1967.

Figure 4.38 - Sydney Lodge 1977. Margaret Bryant Collection, TAHO NS3373-1-407.

Figure 4.39 - 1987 aerial photograph of Hobart. DPIPWE 1118-040

This image shows the site in much the same arrangement as currently exists, noting that the Teaching Aids entre had been extended to the west since 1977.

The above historical summary shows that:

- Two presumably conjoined terrace houses were constructed on the Foord grant prior to 1825. It is not clear if these were demolished to make way for a later 3 x terrace house development prior to 1845, or if another was added by that date. These were demolished c1960. Another freestanding dwelling was constructed at the very rear of the Foord grant between 1845 and 1852. This was demolished between 1947 and 1957.
- A residence was constructed on the Hiddlestone grant pre-1824, which was outside portion of that grant which now forms part of the subject site. Sydney Lodge was built on the rear of the site between 1854 and 1862, and that part of the site was subdivided with a laneway to Brisbane Street prior to 1862.
- A residence was constructed on the very rear of the Hunt grant prior to 1829. This was demolished prior to 1908 but may have had outbuildings which remained on the site after that date.
- The entire site was acquired by the Tasmanian Government/Crown in the late 1950s and all buildings except Sydney Lodge were demolished to make way for the Teaching Aids Centre which was constructed in 1960.

The following figures show overlay plans of known historic development in relation to the current layout of the site:

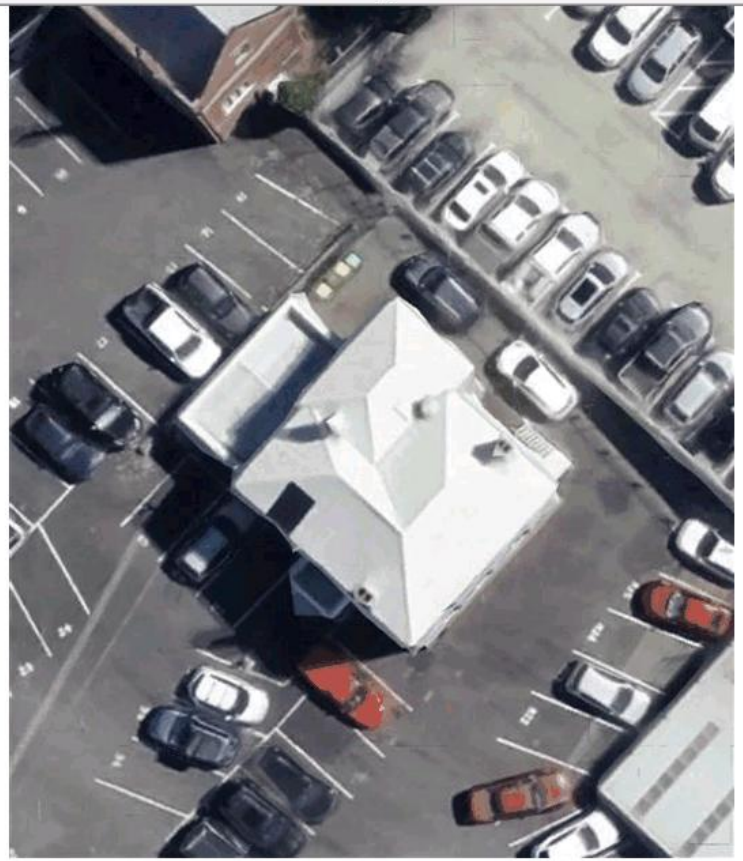
Figure 4.40 - Footprint of features as depicted on the c1829 survey plan (green) over a recent aerial photograph of the subject site (adapted from www.thelist.tas.gov.au).

Figure 4.41 - Footprint of features as depicted on the c1845 Sprent survey plan (yellow) over a recent aerial photograph of the subject site. The footprint of the building depicted on the c1829 survey on the rear of the Hunt grant is also depicted, as it is likely that the Sprent survey did not include this because of lack of visibility from public vantage points. Adapted from www.thelist.tas.gov.au.

Figure 4.42 - Footprint of features as depicted on the 1908 Metropolitan Drainage Board survey plan (blue) over a recent aerial photograph of the subject site (adapted from www.thelist.tas.gov.au).

5. General description and evolution of the place and surrounds

5.1 Sydney Lodge

Element	Image	Brief description
Form		The main portion of Sydney Lodge is an 'L-shaped' two storey building with a medium-pitched hipped roof. Adjoined (and likely contemporary) service wing is tucked into the rear which extends slightly eastward of the front eastern wall forming an overall near-square plan. The building has four plain brick chimneys (some servicing multiple fireplaces).

Southern elevation (principal façade)		The southern elevation of Sydney Lodge is symmetrical and somewhat Georgian in appearance (despite being much later than that period). The walls are painted brick on a rough-ashlar foundation. The ground floor has three sets of glazed French doors with top-lights and the top floor has three double-hung sash windows which were replaced in the 1970s (formerly being 12-pane). There is a masonry stringcourse and the building has narrow eaves. There has previously been a terrace at the front which has been removed.

Eastern elevation		The eastern elevation of the front portion of Sydney Lodge includes only a later fire exit door and modern steel stair. A larger opening has been blocked which was associated with a former eastern extension (see Figure 4.6). The rear wing which extends further eastward than the front section has an original window on the first floor (bottom sash replaced) and modified windows on the ground floor. A modern extension at the rear can be seen on this elevation.

Western elevation		The western elevation includes the main entrance door obscured by a modern porch. This has probably always been the main entrance with early images showing an earlier form of porch in this location. The ground floor has a single double-hung sash window to the rear of the main portion of the building and the upper floor has two windows. These would have originally been 12-pane but have been replaced in the 1970s. The rear extension can be seen on this elevation.
Northern (rear) elevation		The rear (northern) elevation shows the original roof form in the two sections and is blank except for an original 12-pane double-hung sash window on the upper floor of the wing. The ground floor is obscured by a modern extension.

5.2 The former Teaching Aids building

Image	Brief description
	This building is not the focus of the current report, as the statutory heritage listings for the site focus on Sydney Lodge and the archaeological potential of the site. Whilst not internally inspected, it is known that the 1960 prefabricated 'cyclone' buildings were temporary, and that it was required that these were upgraded soonafter construction – with a brick skin added. There have certainly been extensive modifications since. See Figures 4.24 – 4.34. The northernmost bay of the 1960 building has been removed to slab level (now a carpark). A southern extension was constructed between 1967 and 1977 and a rear extension was constructed between 1977 and 1987. The outward appearance of the building in no way resembles the 1960 building.

5.3 The carpark

Image	Brief description
	With the exception of the workshops (former Teaching Aids building) and Sydney Lodge, the site is predominantly used for carparking. The entire site is asphalted and has a distinct slope upwards from the street. The carpark is further described in Section 7.5.

5.4. Key views and vistas

Although the place is not within any heritage precinct under the Hobart Interim Planning Scheme 2015, the setting and curtilage of the listed place itself is a key consideration in any further development of the place. Accordingly, it is relevant to consider the key views to and from the place and the wider vistas within which the place is set. As per the Burra Charter process detailed in Figure 3.1, in order to understand and measure any possible heritage impact, an understanding of the significance of the setting and streetscape presence of the place is required. The following figure depicts the vey vantage points to the site which will be considered here – both on a nearby lens and on a wider visual catchment. This assessment will consider the importance of any residual historic views to the place and the possible impact that any development may have upon such:

Figure 5.1 – Key public vantage points towards 57-65 Brisbane Street from near environs. Adapted from www.thelist.tas.gov.au

Point	Importance to the listed place & setting (both historically and current)	Image	Possible impact of any proposed development on the site
1	Sydney Lodge has never been a prominent element in the streetscape from this vantage point, being an internal building. This view would have been an important viewline to the earlier terrace houses on the Brisbane Street frontage.		It is considered that any development on the subject site would not have any adverse impact upon the streetscape qualities of Sydney Lodge from this vantage point.

2	Sydney Lodge has some townscape presence from this vantage point, however traditionally this would not have been the case. The building post-dates the two-storey terrace houses which once occupied the frontage of the site and was accessed by a narrow laneway – it would not have been a visible nor prominent		Whilst development on the Brisbane Street frontage would obscure this view, it would reinstate a more traditional overall urban form which would reinforce the original townscape context of Sydney Lodge being an internal lot/building.

3	Sydney Lodge has some townscape presence from this vantage point, however traditionally this would not have been the case. The building post-dates the two-storey terrace houses which once occupied the frontage of the site and was accessed by a narrow laneway – it would not have been a visible nor prominent		Whilst development on the Brisbane Street frontage would obscure this view, it would reinstate a more traditional overall urban form which would reinforce the original townscape context of Sydney Lodge being an internal lot/building.

4	Sydney Lodge is not a visible streetscape element from this vantage point. Historically with domestic-scale development on the street frontage, Sydney Lodge and its front garden would have been a visible (but still not prominent) streetscape element however subsequent neighbouring development has obscured any such views.		It is considered that any development on the subject site would not have any adverse impact upon the streetscape qualities of Sydney Lodge from this vantage point.

5.5. Description of the townscape development of the area

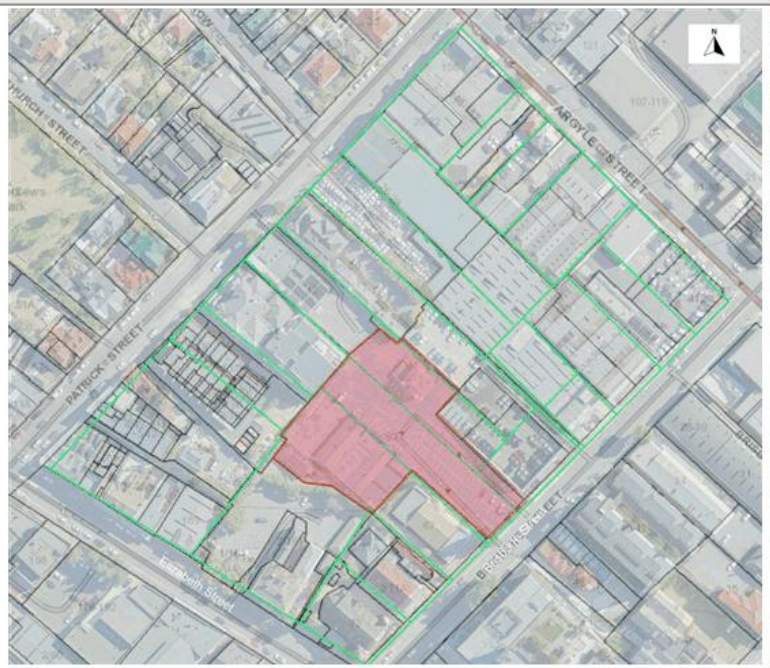
Whilst the primary objective of this document is to consider the historic heritage significance of 57-65 Brisbane Street and to provide conservation policy to guide any future development of that place, as part of understanding the townscape and streetscape presence of Sydney Lodge, and the possibility of appropriate development elsewhere on the site, it is necessary that the evolution of that wider place be considered. Further, to understand whether the possibility of infill development on any part of the site may be appropriate, it is necessary to understand the evolution of the wider environs of the subject site. Accordingly, an understanding of the evolution of the physical attributes of that setting be gained within which the significance of the setting of the place can be better understood.

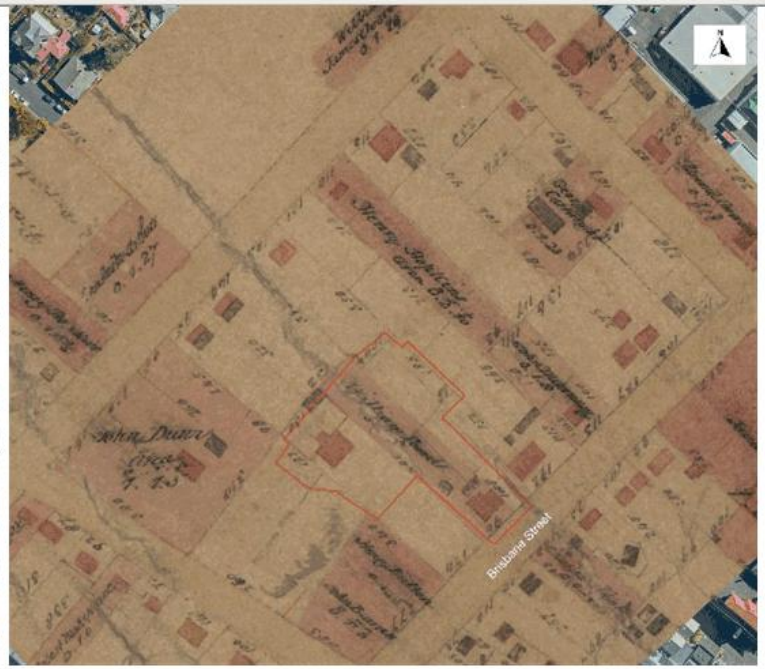
Section 4 has provided an overview history of the site, from which a wider lens can be cast to understand the historical evolution of the immediate surrounds. The following figures provide an approximation of historic titles that may have influenced the pattern of townscape development from early European settlement – based on the block bounded by Brisbane, Elizabeth, Argyle and Patrick Streets (the subject site shaded). Note that these may not necessarily represent precise title configurations but are based on both known title configuration and *apparent* configuration (e.g. where there may be several buildings on the same title, conversely where multiple titles may have comprised one apparent place).

Figure 5.2 - Hobart Grants Map

The original grant configuration of the block shows an irregular pattern of very large allotments with narrow street frontages. Being on the city fringe these lots are generally larger than those in the CBD. Some of these lots are legible in the current townscape – but generally in the commercial development towards Argyle Street (which as below has generally arisen from the re-consolidation of formerly subdivided lots.

Figure 5.3 - C1829 survey of Hobart





The c1829 survey of Hobart shows a similar arrangement to the grants map of larger allotments although by this time some had been consolidated into even larger lots. Some internalization of development (e.g. the Hunt grant) had occurred by this time.

Figure 5.4 - Sprent's c1845 survey of Hobart

Sprent's survey shows a similar arrangement of large allotments, although some subdivision had occurred on Argyle and Brisbane Street frontages. The Sprent survey is not particularly useful in demonstrating internal development patterns, as it relied on streetfront/publicly visible buildings, therefore some known internal development is not depicted.

Figure 5.5 - 1908 Metropolitan Drainage Board survey of Hobart

By 1908 a substantial amount of subdivision and infill had occurred, with the larger allotments generally only surviving on the Patrick Street frontage as well as those associated with Westella and the church on the corner of Elixabeth and Patrick Streets. Not a substantial amount infill had occurred in the latter-half of the 19th century with development maximising much narrower street frontages – Sydney Lodge had been built during that period, with the internal development of the block largely limited to subject site as well as some smaller-scale developments off Argyle Street.

Figure 5.6 - 1967 aerial photograph of Hobart

The 1967 aerial photograph shows a reversion to larger allotments. The 1940s-60s aerial photographs in Section 4.2 show that the area had not evolved substantially in the first half of the 20th century, however in the late 1950s and through the 1960s a substantial amount of the finer-grained late-19th century subdivisions were re-subsumed back into larger titles, with that development demolished for mid-20th commercial development. The subject site is an example of that trend.

The above analysis demonstrates the following points:

- The block is typical of the larger city-fringe allotments designated around 1820, with long and narrow allotments with narrow street frontages common.
- Generally early development was near the street frontage, with large backyards, although internal development was common.
- The latter-half of the 19th century saw substantial subdivision of these larger allotments with some internal development accessed by laneways (i.e. battle-axe lots). Sydney Lodge is an example of such development.
- That pattern of development and subdivision existed for the first half of the 20th century.
- In the 1950s and 60s, much of that finer-grained development of the later 19th century was re-subsumed into larger allotments to make way for commercial development.

The subject site is typical of that pattern of development. Sydney Lodge is a rare survivor of the mid-19th century infill development, but the overall subject site is typical of the mid-20th century consolidation of earlier titles into larger commercial lots.

5.6. Architectural tenor of the area

That ad-hoc development of this part of the CBD fringe has resulted in the area representing a diverse range of architectural styles reflecting different periods and scales of subdivision patterns periods – as per the discussion on subdivision and infill development above, the environs of the subject site are an example of that ad-hoc development that has evolved in the way it demonstrates townscape form and architectural character, which is probably demonstrated by the fact that the area is not recognised as any heritage precinct.

This analysis considers the general architectural tenor of the buildings in the surrounding area as defined by Figure 5.7 as a means of understanding the wider architectural character of the immediate environs of the subject site. Note that this assessment was done via online sources and observations from public spaces - no private property was accessed and no photographs of private residences were taken.

Figure 5.6 - Study area for the 'immediate environs' description below. Adapted from www.thelist.tas.gov.au

Colour	Architectural style/era
Yellow	Post-mid c20th larger-scale apartment/commercial development.
Orange	Later c20th smaller-scale apartment/commercial/residential development.
Blue	Early-mid c20th residential/commercial development.
Green	C19th residential/commercial development and c19th-early c20th ecclesiastical buildings (heritage listed).

Figure 5.6 depicts the following points on the tenor of the architectural forms of the surrounds of the subject site:

- Few 19th century building survive in the area – mostly clustered around the corner of Elizabeth and Brisbane Street and fronting Patrick Street. Sydney Lodge and 40a Patrick Street) are the only remaining internal examples of such a building.
- Of the 19th century buildings, there is no cohesive style, setback or function – e.g. there are a range of architectural styles, periods and sizes of residential buildings, and a range of commercial and ecclesiastical buildings.
- Early 20th century buildings are uncommon – most of these (together with much of the earlier 19th century building stock) were cleared in the mid 20thcentury for commercial development.
- The Argyle Street half of the block is typified by mid-late 20th century commercial buildings with whole-of-site footprints, which is common on the north-eastern portion of the Brisbane Street frontage.
- The area has no coherent or consistent streetfront setback, and the immediate environs of the subject site is on the border between larger scale commercial development and the cluster of 19th-eatly 20th century ecclesiastical buildings.

This evolution of the area is a key principle which will be considered in the following section regarding significance of the subject site and surrounds.

5.7. Adjacent state heritage listed places

As per the statutory heritage provisions detailed in Section 2, the Tasmanian Heritage Council has the ability to consider the possible impact of development of a site registered on the Tasmanian Heritage Register upon adjacent places that are also registered. As depicted on Figure 2.1, the site is adjacent to *Ingomar* (34 Patrick Street, THR 2566).

An apartment block at the rear of *Ingomar* has recently been constructed which provides complete visual separation of the heritage building of *Ingomar* itself from the subject site. It is concluded that any development on the subject site permissible under the planning scheme would have no impact whatsoever on *Ingomar*.

Figure 5.7 – Ingomar Apartments from the subject site.

6. Statement of historic heritage significance

No detailed statements of significance are known to exist for 57-65 Brisbane Street. The Tasmanian Heritage Register datasheet for Sydney Lodge only gives very brief statements, which are expanded upon here. The following statements of significance are based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand. Note that natural history values have not been assessed here, as these are beyond the scope of this assessment. This statement of significance has been based upon the history of the place as outlined above, however could be further refined with more detailed investigations into the site history. The statement has also been formulated with consideration to the site and environs analysis in Section 5.

A. Importance to the course, or pattern of our cultural or natural history.

Sydney Lodge is if historical significance in demonstrating the second-generation infill development of a larger allotment on the Hobart city fringe and the creation of internal allotments demonstrating the increasing density of the city in the mid-19th century.

B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.

The site, nor the immediate surrounds are considered to exhibit any uncommon, rare or endangered aspects of our cultural history.

C. Potential to yield information that will contribute to an understanding of our cultural or natural history.

The site is known to have been the site of at least two 1820s buildings at the rear, as well as three pre-1840s terrace houses on the Brisbane Street frontage (possible replacing an earlier 1820s building. This is further considered in Section 7.

D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Sydney Lodge is considered to be a fine example of a c1860s larger-scale city fringe residence representing second-generation infill development of the site. The western and northern additions are of no significance. Although largely lost, the garden setting of the building was a key factor in its significance. The building has little streetscape significance – having always been set on an internal allotment, however that internal lot arrangement has some significance in demonstrating mid-19th century townscape evolution of the Hobart city fringe.

E. Importance in exhibiting particular aesthetic characteristics

It is not considered that the site nor the immediate surrounds demonstrate any remarkable aesthetic characteristics.

F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.

The site, nor the immediate surrounds are considered to demonstrate any high degree of creative or technical achievement.

G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

The site is not considered to have any strong nor special association with any cultural group for social, cultural or spiritual reasons.

H. Special association with the life or works of a person, or group of persons, of importance in our history.

The site has no known direct special associations with the life or works of a person or persons of importance in our history.

7. Statement of historical archaeological potential.

7.1. Statutory requirements for historical archaeology

As the subject site is within a *Place of Archaeological Sensitivity* as defined by Table E. 13.4 of the scheme, Further to Clause E.13.5.1 any development which requires excavation may require:

(f) a statement of archaeological potential;
(g) an archaeological impact assessment;
(h) an archaeological method statement;

Further, the Tasmanian Heritage Council may consider archaeological impact in any proposal for the site – although no entry for Criterion C (Research Potential) is articulated in the Tasmanian Heritage Register datasheet, the council can require an assessment of archaeological potential to inform their assessment of any proposed development.

7.2. 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, summarizing 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 site – 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.

7.3. Determining general archaeological potential and significance

As per the historical background of the site presented here in Section 4, the following is known:

- Two presumably conjoined terrace houses were constructed on the Foord grant prior to 1825. It is not clear if these were demolished to make way for a later 3 x terrace house development prior to 1845, or if another was added by that date. These were demolished c1960. Another freestanding dwelling was constructed at the very rear of the Foord grant between 1845 and 1852. This was demolished between 1947 and 1957.
- A residence was constructed on the Hiddlestone grant pre-1824, which was outside portion of that grant which now forms part of the subject site. Sydney Lodge was built on the rear of the site between 1854 and 1862, and that part of the site was subdivided with a laneway to Brisbane Street prior to 1862.
- A residence was constructed on the very rear of the Hunt grant prior to 1829. This was demolished prior to 1908 but may have had outbuildings which remained on the site after that date.
- The entire site was acquired by the Tasmanian Government/Crown in the late 1950s and all buildings except Sydney Lodge were demolished to make way for the Teaching Aids Centre which was constructed in 1960.

These depictions of the historic features are presented in Figure 7.1:

Figure 7.1 – Composite overlay of outlines of features from the c1832 survey (green), Sprent's 1840s survey (yellow) and 1908 MDB survey (blue). Note that the c1839 Frankland depiction is not presented here as its accuracy is dubious. Adapted from www.thelist.tas.gov.au

7.4. Consideration of prior disturbance

Disturbance from demolition of c19th buildings

There are several known demolition events that have occurred on the site:

- Demolition of the pre-1829 house on the rear of the Hunt grant. The date of demolition is unknown but between 1854 and 1908.

- Possible demolition of the pre-1824 house on the Brisbane Street frontage of the Foord grant (note that it is not clear if this was demolished, or added to in order to form the three pre-1845 terrace houses).
- Demolition of the c1845-1852 house on the rear of the Foord grant sometime between 1946 and 1957.
- Demolition of the three terrace houses on the Brisbane Street frontage of the Foord grant around 1958.

No documentation regarding the demolition of these buildings has been found in the course of this research (which is not unexpected). Another demolition event occurred in 1959 with the clearing of remnant outbuildings on the rear of the Hunt grant and the later c19th outbuildings surrounding Sydney Lodge – see below for commentary on the demolition of these, which is documented in a series of photographs from that time.

Figures 4.7, 4.8, 4.10 and 4.12 depict that the terraces fronting Brisbane Street were set higher than the street with a retaining wall at the front. That fact has implications for archaeological potential as it implies that their demolition would have included demolition of the retaining wall and the fill behind, which *may* have resulted in a more thorough demolition of sub-floor structure and deposits. The 1908 Metropolitan Drainage Board survey provides height data which has been found across the city to be highly accurate when compared (from consistent points) with current height data. Figure 7.2 depicts several height datum across the site from 1908, which is compared to current data in Figure 7.3. This shows that the floor level of the terrace houses were approximately 1600mm above the current ground level. This indicates that there has been a substantial amount of material removed from the Brisbane Street frontage – noting however that this diminishes further rearward, where levels are currently similar to 1908 – therefore the floor/yard level of rear portion of those buildings as well as the buildings to the rear of the site would have been similar to the current levels:

Figure 7.2 – Level data from the 1908 Metropolitan Drainage Board plans.

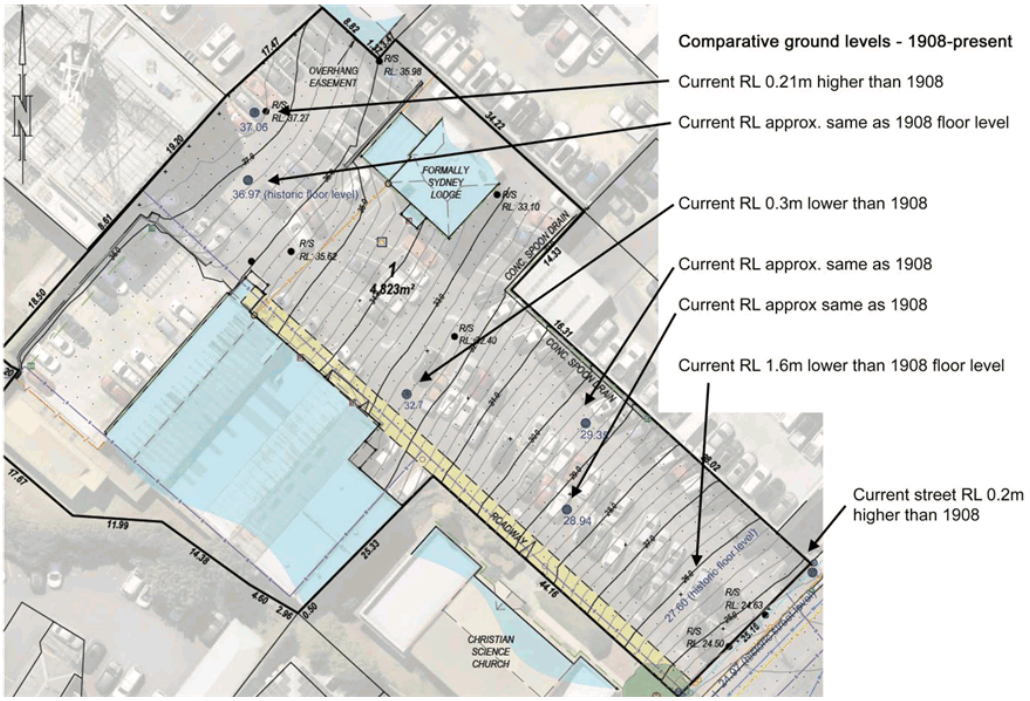


Figure 7.3 – Comparative levels, 1908 and present. Baseplan by Rogerson and Birch Surveyors.

Disturbance from construction of mid-c20th buildings

Figures 4.17-4.21 depict the clearing of the site in 1959 ahead of the 1960 construction of the teaching aids centre. These images depict the demolition of a building on the rear of the Hunt grant – of which a portion of the boundary wall remains. The images also depict that an estimated metre of depth (at the top of the site) was bulldozed to provide a level building platform which would certainly have impacted any shallow archaeological remains – i.e. the pre-1829 building on the Hunt grant and the pre-1845 building on the rear of the Foord grant. This work would also have impacted the footprints of the outbuildings surrounding Sydney Lodge which were demolished at that time.

Disturbance from service trenches

There appears to have been limited disturbance from underground services. A search of public underground asset registers via the byda.com.au system only indicates a Tas Networks LV cable running from Brisbane Street to the workshop building along the edge of the Church of Christ Scientist site. That line appears to take a similar line to the substantial trench depicted

on Figure 4.25 being the c1960 stormwater line from the Teaching Aids Centre. This line does not cross any historic building footprints as depicted on Figure 7,1, therefore would probably have had limited archaeological impact.

Note that the byda.com.au system does not depict privately owned underground assets, and it is unclear where underground services run to and from Sydney Lodge, therefore there is likely to be a range of linear disturbance across the site. The archaeological impact of such is however likely to be limited, given that services would likely be limited to areas that did not previously contain buildings (e.g. the terrace houses that were demolished in 1960) and would logically be located in traditionally open spaces and laneways which would have lower archaeological potential in any case.

7.5. Site observations

Site observations give little insight into the possible archaeological potential of the site. The site follows a gentle slope which as per Figure 7.3 is close to the historically recorded topography of the site (with the exception of the Brisbane Street frontage). The entire carpark is asphalted (with some concrete – e.g. the remnant floor of the northern bay of the Teaching Aids Centre). Note that it is possible that there were parts of the site which were historically terraced – for example the lines between buildings and in gardens on Figure 7.1 may indicate fences, or they may represent retaining walls indicating terracing.

Figure 7.4 – The gentle slope of the site which is similar to the historic topography.

Figure 7.5 – The gentle slope of the site which is similar to the historic topography.

The only obvious archaeological feature is the remnant stone wall at the rear of the site (i.e. the rear of the Hunt grant) which borders onto Ingomar (Patrick Street). This is the wall that can be seen in Figures 4.16, 4.18, 4.19, 4.22 and 4.24. The ground level adjacent to the wall is up to 1.0 metre below the base course of the wall and is retained by modern blockwork and a battered garden bed – consistent with the depictions of bulldozing in front of that wall to form a flatter terrace at the time of construction of the Teaching Aids Centre. This would have heavily impacted/destroyed any archaeological remains associated with that wall.

Figure 7.5 – Retaining wall at the base of the historic stone wall, indicating excavation in front of that wall.

Figure 7.6 – Excavation at the rear of the site (top of the Hunt grant) to form a flat terrace for the northern bay of the Teaching Aids Building in 1960 – the slab from that building now used for parking.

As part of the Environmental site analysis for the site[48], six boreholes were sampled on the Brisbane Street frontage of the site, which have given an indication of subsurface site conditions in that area as per Figure 7.7. A review of the borelogs within that report indicates that no cultural material was encountered, with 200-300mm of fill on the surface (likely to be modern carpark surface and base) and refusal from 1.2-1.8m. Whilst this does suggest that the site has been cleared to sterile ground, it must be acknowledged that this testing was not intended to seek cultural material and the cores themselves were not archaeologically inspected. It is also probable that the boreholes (being such small diameter) could miss any cultural material altogether.

[48] Geo-Environmental Solutions: Environmental Site Analysis, 65 Brisbane Street, Hobart, Tasmania. January 2025.

Figure 7.7 – Borehole locations January 2025. Geo-Environmental Solutions (p12).

7.6. Archaeological zoning plan

Given the above discussion, the following archaeological zoning plan for the site is proposed (Figure 7.7) to be read in conjunction with the following table:

Figure 7.8 – Area of high archaeological potential (red). Adapted from www.thelist.tas.gov.au

Colour	Likely remains	Likely Disturbance	Significance	Potential
Red	- Remains of the three pre-1845 terrace houses and possible remains of what might be an earlier (pre-1824) house. - Possible basement spaces. - Occupation debris associated with those houses.	Disturbance more likely closer to Brisbane Street however as the site rises disturbance is likely to be less.	Significant in representing several early residences and associated material culture.	High
Orange	- Remains of the pre-1829 residence on the rear of the Hunt grant. - Possible basement spaces. - Occupation debris associated with that house.	Likely widespread shallow disturbance associated with site works at the time of construction of the Visual Aids Centre.	Significant in representing a very early residence and associated material culture.	Medium
Blue	- Underfloor deposits associated with Sydney Lodge. - Remains of the former terrace in front of Sydney Lodge.	Likely to be undisturbed.	Of historical interest due to association with early occupation of Sydney Lodge.	Low
Remainder of the site	- Remains of later minor structures (e.g. sheds, privies) and possible features such as wells, cesspits and rubbish pits. - Remains of landscape elements (e.g. paths, garden edging etc.).	Probably ephemeral features likely to have been subject to shallow disturbance. If present, deeper features and deposits may remain.	Of historical interest in understanding the minor infrastructure of the site and associated material culture.	Low

Section 8 will include archaeological management policies further to the discussion above and the archaeological zoning plan.

7.7. The likely significance and research potential of any archaeological remains

As depicted above, the subject site has a reasonable simple built development history (albeit a complex title history), with several c1820s development sites (plus the extant Sydney lodge site) – which mostly are the only layer of development prior to their demolition. Those portions of the subject site which was subject to that c19th development were wholly residential and appears to have remained as such until the time of demolition.

Given the demolition of the buildings and formation of a carpark over any remains, any such remains would be limited to low-level structure (i.e. foundations, possible lower courses of the buildings) and any subsurface features such as basements, wells, cesspits etc. – although no such structures have been determined through historical research (i.e. no such structures are described in early accounts of the buildings), although are considered possible. There is also the possibility of artefactual remains relating to the habitation and use of the buildings as per the thematic discussion below.

The site may also yield information on site formation processes which have acted upon the site, both pre and during construction (e.g. alteration of the natural landform, construction rubble), use (e.g. occupation deposits), demolition (e.g. demolition rubble) and post-demolition use (e.g. fill and disturbance).

Much of the significance of these sites are their comparative earliness – the 1820s representing an important formative period in Hobart's post-European settlement history. The residential sites and their domestic occupation are considered to be of high archaeological potential due to their earliness and have the potential to demonstrate 19th century domestic life in the area (and wider Tasmania for that matter) in an archaeological context. These represent a small contiguous section of a Hobart city-fringe community from the 1820s onwards which can provide a valuable additional and comparative dataset to other such archaeological investigations undertaken in Hobart in the last two decades.

From a wider regional perspective, archaeological data and remains yielded from the subject site, whether coupled with other Hobart/Tasmanian data, has the potential to strengthen a comparative dataset for research into intra-colonial society through comparison with mainland (and indeed inter-colonial society on an international level).

From a temporal perspective, any remains from the investigation of such colonial communities represent a formative period of the settlement of Hobart 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*[49], the following questions could be investigated in the archaeological remains expected to be present within the subject site:

[49] http://www.heritage.tas.gov.au/media/pdf/Archae%20ResGlines%20%20FINAL%20-%20June%202009.pdf

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 conform to the historic plans?
- What construction methods were used in the buildings and other infrastructure?
- What evidence of alteration of the natural landscape and cultural interventions to the site is archaeologically determinable (e.g. filling of the site, demolition events, site formation processes etc.).
- 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?

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, do artifacts relate to the lifeways of the households that lived and/or worked on the site? For instance, do any artifacts represent class, gender, taste and health/hygiene of those living/working on the site? 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 residents, etc. and how they lived.

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, 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 any activities archaeologically apparent on the site (e.g. drinking, food, hygiene, entertainment) provide meaningful comparisons on aspects of those themes with other contemporary residential Hobart enclaves or wider Hobart/Tasmania or for that matter Australian or international 1840s+ residential sites?
- Do the conclusions on gender, class, economic and social status of the inhabitants of the residences and associated buildings conform to historical perspectives of Colonial households?

- 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 residential enclaves or sites 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. urbanisation/development of Hobart, railway/port upgrades, start of rubbish collection etc.)?

8. Heritage management policies

Based on the statements of significance outlined in Section 6, as well as the discussion on archaeological significance in Section 7, and in-light of the statutory heritage requirements detailed in Section 2, the following sets policies for the future management of the heritage values of the place.

Policy #	Policy	Reason for policy
General policies		
1.	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia *Burra Charter.*[50]	To ensure that the future management of the heritage values of the place is undertaken to heritage industry best-practice.
2.	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place.	To acknowledge that the place has heritage significance and consequent statutory heritage requirements.
The Existing building – Sydney Lodge		
3.	If any major works or any extensions are proposed to the Sydney Lodge building (excluding the provisions of Policy 4), then a detailed conservation management plan must be formulated for the building to inform any planning/proposals.	To acknowledge the significance of the building and that the level of detailed analysis of that building was not part of the scope for the current project.
4.	The western entrance porch, rear extension and eastern fire stairs on Sydney Lodge may be removed or modified (within existing building envelopes) as desired.	Noting the clear non-significance of these elements.
5.	The minimum garden curtilage for Sydney Lodge should be as per Figure 8.1 and a landscape design is to be produced by persons with experience in heritage landscapes. Ideally this should be informed by, or interpretive of, original landscape	To restore some of the original garden curtilage of Sydney Lodge and to provide an appropriate domestic setting for the building. This should include backyard space, but not to preclude parking which may support ongoing use of the building.

[50] http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

	elements of the building, and implemented as part of any major site development.	
6.	Parking immediately adjacent to the building should not occur (with the exception of the rear extension). Parking at the rear of the building is likely to be acceptable, however a softer landscape treatment or separation from wider parking areas should be utilised.	
7.	Viewlines from Brisbane Street to Sydney Lodge are not considered critical and compliance with Policies 5 and 6 are considered sufficient to maintain its townscape qualities.	Noting that Sydney Lodge has always been on an internal lot and has never had prominence from Brisbane Street.
Historical archaeology		
8.	If excavation is proposed in areas marked in red on Figure 7.8, then these excavations are to be preceded by an archaeological impact assessment and archaeological method statement in accordance with the Tasmanian Heritage Council's Practice Note 2 (Managing Historical Archaeological Potential in the Works Process).	To ensure that significant archaeological remains are managed in accordance with industry standard.
9.	If excavation is proposed in areas marked in orange on Figure 7.8, then these excavations are to be monitored by an archaeologist during the works and if any significant remains are encountered then these are to be managed in accordance with the Tasmanian Heritage Council's Practice Note 2 (Managing Historical Archaeological Potential in the Works Process).	
10.	No archaeological input is required for excavations elsewhere on the site, however works crews are to be briefed on the possibility of unanticipated	

	discoveries and in the event any such remains are found these are to be assessed by an archaeologist and managed as per the provisions of Policy 9.	
New buildings, streetscape and townscape development		
11.	The height of any new development should not exceed the ridge height of Sydney Lodge.	To maintain some subservience of any new development in comparison to Sydney lodge in the wider townscape context. This would allow for higher development on the front of the site (owing to slope) but further limit height on the rear of the site that could potentially dominate Sydney Lodge in the wider townscape.
12.	It is not considered necessary for any new buildings on the site to emulate any of the heritage character of the site nor surrounds (e.g. in materiality, colour, form, fenestration etc.). It is considered sufficient that general planning provisions can guide suitable development without the need for specific heritage input.	To acknowledge the diversity of built forms, styles, periods and detailing of the surrounding area and that emulation of Sydney Lodge in particular is not warranted.
Subdivision		
13.	The site may be subdivided as desired without any adverse heritage impact (noting Policies 5 and 6 in relation to the curtilage of Sydney Lodge).	Acknowledging that the history of the subdivision and consolidation of the site is complex and that the current title configuration is not considered to be significant.
14.	Sydney Lodge need not retain its own individual street access – it may be accessed via a shared access/right-of-way.	Noting that Sydney Lodge has always been on an internal lot with shared access – which is a common townscape feature in the area.

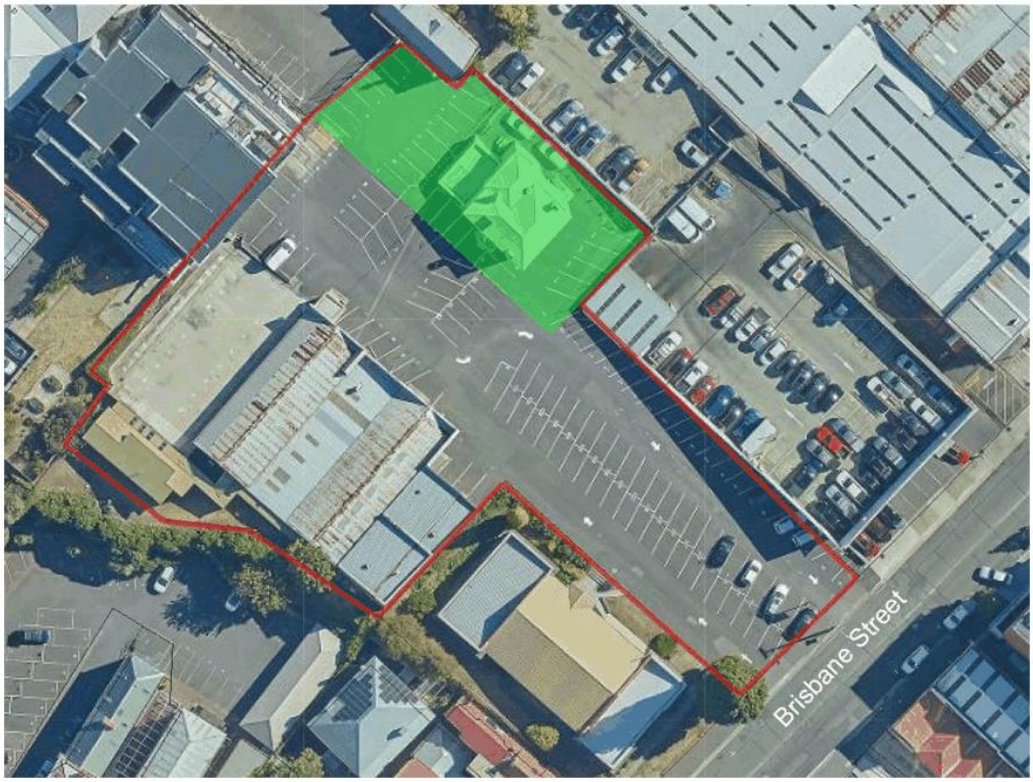


Figure 8.1 – Suggested minimum curtilage for Sydney Lodge, pursuant to Policy 6.

The following tables consider how these policies may be applied in compliance with the performance criteria of the scheme provisions, with additional commentary where necessary. Where possibly relevant to any proposed development of the subject site, the Acceptable Solutions have been included here as initial guidance:

Clause E.13.7 (1-3) – Heritage Place

	Policy Guidance	Performance Criteria
E.13.7.1 - Demolition	3. If any major works are proposed to Sydney Lodge, these are to be guided by a CMP. 4. Western porch and rear extension of Sydney Lodge may be demolished if desired.	*Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;* *(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;* *(b) there are no prudent and feasible alternatives;* *(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;* *(d) significant fabric is documented before demolition.*
E.13.7.2 – Building and Works other than Demolition	5. Curtilage of Sydney Lodge. 6. Parking in proximity to Sydney Lodge. 11. Height of any new development. 12. Style of any new development.	*P1. Development must not result in any of the following:* *(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;* *(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*
		P2. Development must be designed to be subservient and complementary to the place through characteristics including: *(a) scale and bulk, materials, built form and fenestration;* *(b) setback from frontage;* *(c) siting with respect to buildings, structures and listed elements;* *(d) using less dominant materials and colours.*

	3. If any major works are proposed to Sydney Lodge, these are to be guided by a CMP. 11. Height of any new development. 12. Style of any new development.	*P3. Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.* *P4. Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.*
	5. Curtilage of Sydney Lodge.	*P5. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.* *P6. The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.*
E.13.7.3 - Subdivision	13. Subdivide as desired. 14. Access to Sydney Lodge.	*P1. A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:* *(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;* *(b) ensuring a sympathetic pattern of subdivision;* *(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.*

9. Proposed development and heritage impact assessment

As per the methodology detailed in Section 1.3, and further to the brief for this project as per Section 1.1, the following heritage impact assessment takes the conservation policies from this document as well as the statutory heritage provisions which apply to the place and applies these to a proposed development for the place.

Again, it is emphasised that the conservation policies were formulated in the absence of any foreshadowed development of the site – and have aimed to take the general characteristics of the site and surrounds and to develop conservation policies which the design process is to respond to in order to align to the relevant statutory heritage provisions. The conservation policies have been used to inform the design process and the heritage impact assessment has measured the performance of the design process in meeting the heritage objectives.

9.1. The proposed development

A proposal has been developed by Lara (architects) in conjunction with Aldanmark (Engineers) for a mixed-use development on the Brisbane Street frontage of the site. Th documents relied upon for the heritage impact assessment are the set by Lara Architects dated 17/3/2025, Development Application issue A1004, A2200, A2201 – A2205, A2031 – A2038, A3001 – A3006 and 3D modelling associated with those drawings. Refer to the architectural documentation and planning report for full details of the proposal, which will (in brief) include:

- A five-level mixed-use building on the Brisbane Street frontage of the site, extending rearward to the point where the site widens to include Sydney Lodge, with the existing laneway to Sydney Lodge (and the workshops) retained. This will include:
    - Ground floor commercial and parking.
    - First floor office space.
    - Second floor office space and parking.
    - Two floors of residential apartments.
        - The proposed new building will be approximately equivalent to the eave height of Sydney Lodge and substantially lower than the neighbouring Ingomar apartments.
- No works are proposed to the existing workshops building.
- No works are proposed to Sydney Lodge.
- The proposal includes the reinstatement of a soft landscape setting for Sydney Lodge and rationalisation of nearby parking.
- Some rearrangement of existing parking across the site.

9.2. Heritage & archaeological impact assessment and statement of compliance

This heritage impact assessment will assess the possible impact of the works outlined in Section 9.1 against the specific policies outlined in Section 8, aimed at assisting the statutory assessment and determination of the proposal as required by the relevant heritage listings detailed in Section 2 (via the assessment against the performance criteria of the planning scheme). This will include a general heritage impact assessment as well as an archaeological impact assessment.

9.2.1 – Impact upon historic built fabric

The proposal does not include any works to Sydney Lodge, therefore there will be no impact upon historic built fabric. Note that Heritage Management Police 3 requires that if in future any major works are proposed to that building then a detailed conservation management plan must be formulated for the building to inform any planning/proposals

9.2.2. Impact upon the setting of Sydney Lodge

The proposal includes the intent to provide for a garden setting to the sides and rear of Sydney Lodge, as a means if reinstating a more 'domestic' landscape to the building, reminiscent of its traditional front garden which is now largely lost to development off the subject site. Currently, Sydney Lodge is completely surrounded by asphalt car parking areas, therefore the intent of reinstating some green space around the building is considered to be a substantial heritage benefit.

The rear area of Sydney Lodge is to remain as parking – which is considered necessary to assist in the ongoing adaptive reuse of that building – which is considered to be a reasonable expectation. This is not considered to be an adverse heritage impact and there is a proposed landscape buffer to delineate that area and to provide a sense of 'backyard' space. It is recommended that the surface treatment of that parking area be differentiated from the wider site to further promote a sense of independence and separation of that area from the wider parking area.

It is recommended that if the development is approved that a condition of approval be that a detailed landscape plan is formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting for the building, and that this be implemented to the satisfaction of permit authorities.

9.2.3. Impact upon the streetscape/townscape qualities of Sydney Lodge

As detailed in Section 4, Sydney Lodge has always been situated on an internal lot, with precedented development on the Brisbane Street frontage which pre-dates that building. The proposed building will result in an infill of that area which has been vacant since 1960 and assists in replacing lost urban form in providing a

larger building close to the Brisbane Street frontage. Whilst this will result in the loss of some (non-prominent) views of Sydney Lodge, the building will remain in its original context of an internal allotment with the benefit of the development providing for an improved landscape setting to the building (as discussed above).

The proposed building will have an overall height approximating the eave height of Sydney Lodge, therefore retaining it as the highest structure on the site which retains the (narrow) ability to discern the building from wider viewing points across the city, as per Heritage Management Policy 11.

9.2.4. Compatibility of the style, bulk and form of the proposed building to Sydney Lodge.

As discussed above, Sydney Lodge has traditionally been an entity separate to the site of the proposed new building, therefore the relationship of these buildings should remain as 'neighbours' rather than the proposed building attempting to take design cues from Sydney Lodge. To attempt to emulate any aspect of the design of the heritage building in the new building would result in a misguided attempt to 'fit' with that building. Heritage Management Policy 12 It is not considered necessary for any new buildings on the site to emulate any of the heritage character of the site nor surrounds (e.g. in materiality, colour, form, fenestration etc.). It is considered sufficient that general planning provisions can guide suitable development without the need for specific heritage input.

The green wall of the western elevation of the proposed building provides for an improved approach to Sydney Lodge (which will also be along the traditional access pathway) which will assist (in combination with the improved landscape setting of Sydney Lodge) in reinstating a gardenesque feel to the building.

9.2.5 - Archaeological impact assessment

As per the documentation, the entire footprint of the proposed development will require excavation. Although relatively shallow at the Brisbane Street frontage, this will deepen towards the central portion of the development, but be shallower towards the rear (owing to the ground floor occupying only a portion of the footprint (cut into the slope). For the purpose of this assessment, it will be assumed that at least shallow excavation is required across the entire footprint of the proposed building.

Figure 9.1 – Area of proposed development (shaded green) in relation to the areas of archaeological potential as per Figure 7.8. Adapted from www.thelist.tas.gov.au

Figure 9.1 demonstrates that the proposed development footprint will impact upon practically all of the area designated a high archaeological potential – i.e. the footprint of the three pre-1845 terrace houses (and the potentially earlier 1820s building on that site).

As detailed in Section 2, Clause E13.10.1 (c) the HIPS15 requires consideration of *strategies to avoid, minimise and/or control impacts arising from building, works and demolition;* and E.13.10.1(e) requires consideration of *measures proposed to preserve significant archaeological evidence 'in situ'.*

The following points are made in terms of the potential impact of the proposed development upon the archaeological resource:

- Section 7 of the current document has provided a statement of historical archaeological potential, which has indicated that there are likely to be significant archaeological remains within the development footprint – albeit it is not known how thoroughly these have been previously disturbed.
- The feasibility of the proposed development requires a building of the footprint proposed. If that footprint were reduced (e.g. to avoid the area of high archaeological potential) a higher building would

be required for that feasibility, which is likely to have greater impact upon Sydney Lodge. Similarly, if the proposed development footprint were moved rearward on the site (i.e. to avoid the area of high archaeological potential) then this would certainly have an adverse impact upon the setting and curtilage of Sydney Lodge.

- Whilst if archaeological remains are present, and although these are considered significant in the research potential they could yield (see Section 7.7), the level of significance is not considered to warrant in-situ retention provided that a thorough archaeological program is implemented to yield that archaeological potential.
- Archaeological potential of such sites is rarely yielded in the absence of development, which provides the cost feasibility of implementing an archaeological program as mitigation for impact.
- Subject to archaeological findings, the proponent of the development gives the undertaking that an interpretation plan which will provide meaningful communication of the archaeological results will form part of the development. It is expected that a condition of any approval will require an interpretation plan to be submitted to permit authorities and implemented ahead of practical completion.

The above points demonstrate that there is no prudent or feasible alternative to the likely impacts on the archaeological resource arising to the development – and in order to address Performance Criterion E.13.10.1(d) of the HIPS15) an archaeological method statement is necessary to realise archaeological potential. Accordingly section 9.3 will propose an archaeological method statement which the proponent commits to if the development is approved.

9.3. Archaeological method statement

Test excavation

Section 7.4 has considered the possibility of prior disturbance of the site and concludes that it is possible that the area designated as high archaeological potential (i.e. red) on Figure 7.8 *may* have been subject to extensive prior disturbance, however this is not conclusive and is thought to be less likely further rearward on the site. Ahead of the works program, it is proposed to excavate a text trench 1.0m wide and approximately 20 metres long through the centre of the area of high archaeological potential in order to gain a better understanding of subsurface conditions and to attempt to confirm the presence of structural material and/or artifact deposits – or whether prior disturbance has resulted in all of such being removed. The approximate location of the test trench is depicted on Figure 9.2:

Figure 9.2 – Proposed test excavation (purple) in relation to the 1829 depiction of the building footprint (green) and 1845 depiction (yellow). Base image from www.thelist.tas.gov.au.

In the event that the test excavation reveals that prior disturbance has been extensive/total, then the area may be re-designated to a lower archaeological potential and managed according to the relevant policy for that level of potential. If however the test excavation reveals that there is in-situ structure and/or deposits, then the area of high archaeological potential will be further investigated as per the archaeological method statement below as part of an early works program for the development.

Excavation methodology

Bitumen and non-significant overburden will be removed via mechanical excavator under archaeological supervision to just above the expected depth of any structure as determined by the test excavation. The area will be gridded at the discretion of the archaeologist 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.

The general approach to excavation will be by gridding the area in units which are responsive to the nature of the remains (e.g. in horizontal control units no greater than 1000x1000mm, or the width of the linear trench, in areas where remains appear to be complex or concentrated, or in larger control units where remains are not as complex or concentrated) and removal of each contextual unit or spit (in depths as deemed appropriate by the archaeologist, according to the nature of the strata and/or remains). 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 the stratigraphic sequence will be relatively simple, (in reverse order of deposition) that of post-demolition, demolition, occupation, construction and pre-construction/natural (however noting that it is possible that there have been two early building events on this part of the site). 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. It will however be considered whether in-situ structure might remain for interpretation, however the feasibility of such is not known at this stage.

It is proposed that all depositional strata be removed initially, as per above, with the aim of exposing and retaining any/all structural remains in-situ for holistic recording, prior to their removal ahead of the works excavation program. Any salvageable building materials will be retained for use elsewhere at the discretion of the site owner (possibly in interpretive installations or contemporary recycled features).

Cessation of archaeological input

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 is encountered, and that adequate consultation has been undertaken with Hobart City Council's Heritage Officer and Heritage Tasmania to verify that all on-site archaeological requirements have been met (and archaeological conditions satisfied).

Recording

Any structure or significant cultural deposit encountered will be thoroughly recorded (both photographically and sketched at a scale of no smaller than 1:20 and plotted on the site plan at a scale of a scale no smaller than 1:200). The first preference will be to keep structural remains in-situ (and covered in geo-fabric, unless removal is necessary to further investigate lower strata (which may bear archaeological remains), or if there is no prudent and feasible alternative to removal to allow the development to proceed – in which case remains will be

removed after thorough recording. A pointcloud survey of structure will be undertaken, as well as drone photography.

Artifacts

Given the history of the site as provided in Section 4, it is likely that any artifacts encountered will be domestic in nature. that any significant artifacts are found during excavations, these 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 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 of the new development (upon completion) – 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.

Reporting requirements

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):

- An executive summary of findings
- Details of the methodology employed
- Detailed interpretations of findings
- Relevant annotated photographs (including drone photography)
- Site plans at a scale of no less than 1:200
- Trench plans at a scale of no less than 1:50
- Feature plans/sketches at a scale of no less than 1:20
- Photograph log

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 and ahead of practical completion of the building.

Public benefit

Subject to the exact nature and findings of the archaeological program, the following public benefit program will be implemented during and following the works:

- 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).
- If archaeological results warrant, an academic publication may be produced (not at the proponent's expense). In any case, archaeological results will be made freely available for future archaeological research.

It is not considered feasible to have any on-site public benefit events during the works program.

Aboriginal heritage

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, 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*

Site contamination

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).

9.4. Assessment against conservation policy:

As per the methodology outlined in Section 3, this document has undertaken an analysis of the form, fabric and spaces of the place in order to refine a statement of historic heritage significance and to formulate conservation policies which align to the statutory heritage requirements in order to maintain that significance in the event of any future development on the site. The proposed development as detailed in the documentation cited above will be assessed in-line with that conservation policy in order to determine the compliance of the proposal with that policy. Where any disparity in compliance occurs, commentary will be made below from the architectural statement whereby a range of other consideration (i.e. not necessarily limited to heritage) will be detailed in order to resolve any non-compliance and to attempt to justify any heritage impacts. Following that discussion against the conservation policies, the proposal will be assessed against the specific statutory heritage requirements of Section 2.

Policy #	Policy	Comment on proposal
General policies		
1.	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia *Burra Charter*.[51]	As per the methodology detailed in Section 3, the current document has been formulated in accordance with the principles of the ICOMOS Australia *Burra Charter* and has been utilised to guide the proposal.
2.	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place.	The current document provides a heritage management strategy to ensure that the heritage values of the site are not unreasonably impacted by the proposal and that where necessary mitigation strategies are employed to manage any impact.
The Existing building – Sydney Lodge		
3.	If any major works or any extensions are proposed to the Sydney Lodge building (excluding the provisions of Policy 4), then a detailed conservation management plan must be formulated for the building to inform any planning/proposals.	No works are proposed to Sydney Lodge. The proponent gives the undertaking that if any major works are proposed in the future that a conservation management plan will guide the planning of such.

[51] http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

4.	The western entrance porch, rear extension and eastern fire stairs on Sydney Lodge may be removed or modified (within existing building envelopes) as desired.	No works are proposed to Sydney Lodge.
5.	The minimum garden curtilage for Sydney Lodge should be as per Figure 8.1 and a landscape design is to be produced by persons with experience in heritage landscapes. Ideally this should be informed by, or interpretive of, original landscape elements of the building, and implemented as part of any major site development.	The proposal provides for a garden setting for Sydney Lodge in accordance with this policy. It is recommended that if the development is approved that a condition of approval be that a detailed landscape plan is formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting for the building, and that this be implemented to the satisfaction of permit authorities.
6.	Parking immediately adjacent to the building should not occur (with the exception of the rear extension). Parking at the rear of the building is likely to be acceptable, however a softer landscape treatment or separation from wider parking areas should be utilised.	The proposal includes removal of parking immediately adjacent to Sydney Lodge as per this policy. The landscape plan as per (6) is to include a suitable surface treatment and landscaping to achieve compliance with this policy.
7.	Viewlines from Brisbane Street to Sydney Lodge are not considered critical and compliance with Policies 5 and 6 are considered sufficient to maintain its townscape qualities.	The proposal complies with policies 5 and 6 and therefore complies with this policy.
Historical archaeology		
8.	If excavation is proposed in areas marked in red on Figure 8.2, then these excavations are to be preceded by an archaeological impact assessment and archaeological method statement in accordance with the Tasmanian	The archaeological impact assessment and archaeological method statement proposed in Section 9 complies with these policies.

	Heritage Council's Practice Note 2 (Managing Historical Archaeological Potential in the Works Process).	
9.	If excavation is proposed in areas marked in orange on Figure 8.2, then these excavations are to be monitored by an archaeologist during the works and if any significant remains are encountered then these are to be managed in accordance with the Tasmanian Heritage Council's Practice Note 2 (Managing Historical Archaeological Potential in the Works Process).	
10.	No archaeological input is required for excavations elsewhere on the site, however works crews are to be briefed on the possibility of unanticipated discoveries and in the event any such remains are found these are to be assessed by an archaeologist and managed as per the provisions of Policy 9.	
New buildings, streetscape and townscape development		
11.	The height of any new development should not exceed the ridge height of Sydney Lodge.	The proposed new building has a maximum heigh approximately equal to the eave height of Sydney Lodge, therefore complies with this policy.
12.	It is not considered necessary for any new buildings on the site to emulate any of the heritage character of the site nor surrounds (e.g. in materiality, colour, form, fenestration etc.). It is considered sufficient that general planning provisions can guide suitable development without the need for specific heritage input.	As per the discussion in Section 9.2.4 the proposal is consistent with this policy.

Subdivision		
13.	The site may be subdivided as desired without any adverse heritage impact (noting Policies 5 and 6 in relation to the curtilage of Sydney Lodge).	The proposal is consistent with this policy.
14.	Sydney Lodge need not retain its own individual street access – it may be accessed via a shared access/right-of-way.	The proposal is consistent with this policy

9.5. Assessment against E.13.7 Performance Criteria – Heritage Places

Clause E.13.7 (1-3) – Heritage Place

	Performance Criteria	Commentary
E.13.7.1 - Demolition	*Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;* *(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;* *(b) there are no prudent and feasible alternatives;* *(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;* *(d) significant fabric is documented before demolition.*	The proposal does not result in the loss of any significant fabric, forms, outbuilding or landscape elements. Consideration against points (a)-(d) is not required.
E.13.7.2 – Building and Works other than Demolition	*P1. Development must not result in any of the following:* *(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;* *(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*	Height: The proposal does not exceed the eave height of the existing heritage building on the site consistent with heritage management policy 11 of the current document. Scale, bulk and form: The scale bulk and form of the proposed building is not considered to be detrimental to the values of the existing heritage building (see Section 9.2.4). Fenestration: Heritage management policy 12 does not require any new building to emulate the fenestration of the existing heritage building. Siting: The proposal involves a positive heritage outcome for the setting and curtilage of the existing heritage building consistent with heritage management policies 5 and 6.

		Materials, colours and finishes: Heritage management policy 12 does not require any new building to emulate the materials, colours or finishes of the existing heritage building. No significant streetscape elements will be lost with the proposed development. Refer to the Tree Inclined report *Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St Hobart.* **The proposal adequately addresses this Performance Criterion.**
	P2. Development must be designed to be subservient and complementary to the place through characteristics including: *(a) scale and bulk, materials, built form and fenestration;* *(b) setback from frontage;* *(c) siting with respect to buildings, structures and listed elements;* *(d) using less dominant materials and colours.*	As per P1. **The proposal adequately addresses this Performance Criterion.**
	P3. Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.	As per P1. **The proposal adequately addresses this Performance Criterion.**
	P4. Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	The proposal does not involve an extension to existing buildings.
	P5. New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	The proposal does not include any new front fencing.

	P6. The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.	No significant landscaping is proposed for removal. The proposal will result in a positive heritage outcome to the setting and surrounds of Sydney Lodge in the implementation of a suitable landscape plan to replace the parking areas that currently surround the building. Refer to the Tree Inclined report *Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St Hobart.*

9.6. Assessment against E.13.10 Performance Criteria – Places of Archaeological Potential

	Performance Criteria	Commentary
E.13.10.1 – Building and Works other than Demolition	*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'.*	The current document fulfills (a) in that it provides a predictive model of archaeological potential. The proposed test excavation in Section 9.3 provides for refinement of that predictive model in accordance with (b). Section 9.2.5 has considered options for minimising impact upon archaeological remains as required by (c). The archaeological method statement in Section 9.3 provides for the further investigation and realising of archaeological potential and provision for public benefit as required by (d). Section 9.2.5 has considered the possibility of retaining archaeological evidence in-situ as required by (e).
E.13.10.2 – Subdivision	*P1. Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:* *(a) that no archaeological evidence exists on the land;* *(b) that there is no significant impact upon archaeological potential.*	The title history of the site is complex, and apart from recognising that Sydney Lodge has always been an internal title, is of no historical merit or significance. The proposed development may involve strata titling which is not considered to result in any archaeological impact.

MULTI-USE DEVELOPMENT, 57-65 BRISBANE STREET, HOBART

TRAFFIC IMPACT ASESSEMENT

Hubble Traffic

Updated June 2025

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Version	Date	Reason for Issue
Draft	March 2025	Draft issued for client feedback
Final	March 2025	Final issued
Updated	June 2025	Response to Council's RFI

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1. Introduction

Aldanmark has engaged Hubble Traffic to prepare an independent Traffic Impact Assessment to consider the traffic impacts of a proposed five-storey multi-use building at 57-65 Brisbane Street, Hobart (development site).

This assessment is based on Aldanmark project plans 24E99-92 revision H. Has considered the functional requirements of the proposed uses, the size, topography, and position of the lot, the current surrounding road network, and the need to provide adequate on-site parking while ensuring safe and efficient access.

The site has five existing tenancies operating on the sites perimeter, which will remain unchanged with the development.

The development has been assessed against the Hobart Interim Planning Scheme E5 Road and Railway Assets Code, E6 Parking and Access Code, and the Australian Standard 2890.1:2004.

This report has been prepared to satisfy the requirements of Austroads' Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019, and has referred to the following information and resources:

- Hobart Interim Planning Scheme (planning scheme)
- Road Traffic Authority NSW (RTA) Guide to Traffic Generating Developments
- Australian Standards AS2890 parts 1, 2 and 6
- Austroads series of Traffic Management and Road Design
  - Part 4: Intersection and crossings, General
  - Part 4a: Unsignalised and Signalised Intersections
  - Part 12: Traffic Impacts of Development
- Department of State Growth crash database
- Autoturn Online vehicle turning software
- LIST Land Information System Tasmania Database

City of Hobart Council (Council) - Request for Further Information

The Council has requested further information regarding the development application. This assessment has been revised to include updated plans provided by the developer, further analysis of traffic data, and an extended evaluation against the planning scheme. Section 10 provides detailed responses to each request made by the Council.

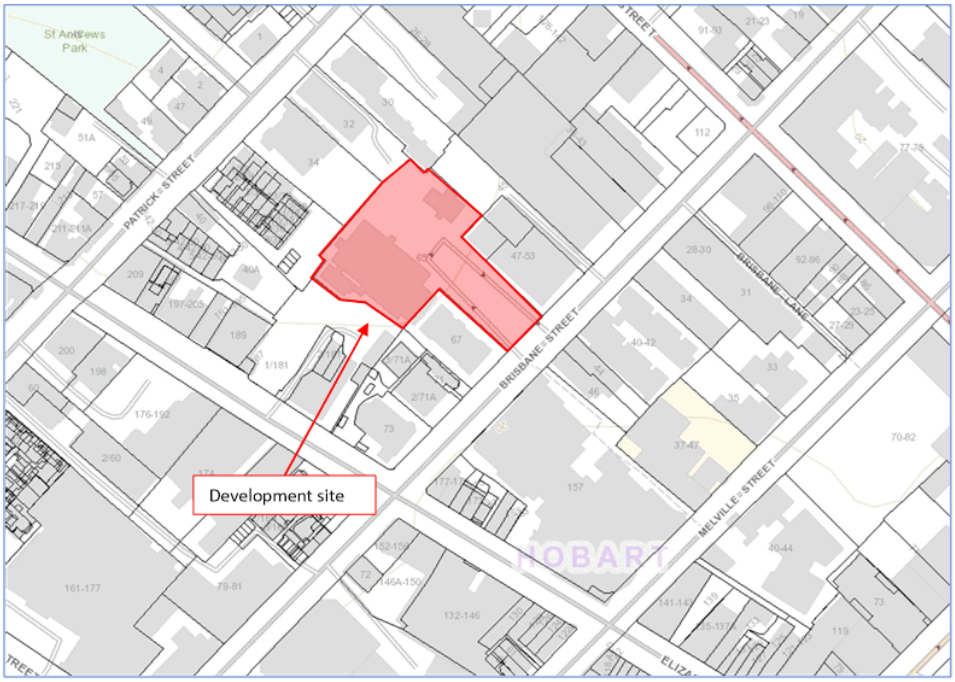
2. Site Description

The development site, located at 57-65 Brisbane Street, currently operates as a car parking station with approximately 146 spaces and five tenancies situated on the perimeter of the site.

The site is positioned on a steep incline, with separate entry and exit access onto Brisbane Street.

According to the Land Information System Tasmania Database (LIST), the development site is within an established Commercial zone, in close proximity to the Hobart Central Business District (CBD).

Diagram 2.0 – Extract from LIST Database



3. Development proposal

The development proposal is to construct a new five-storey building, without any changes to the existing five tenancies, or changes to the parking spaces located at the rear of the site. The building will include:

- Ground floor: One large tenancy suitable for general retail use, bicycle parking with associated change room and lockers, waste storage, lobby and pedestrian access onto Brisbane Street.
- First and second floors: Each floor will be suitable to accommodate a commercial use, specifically office use, with final floor layouts to be completed at a later date.
- Third floor: Five residential apartments, comprising four two-bedroom and one three-bedroom apartment.
- Fourth floor: Three residential penthouse apartments, each with a minimum of three bedrooms.

In total, 72 on-site car parking spaces will be provided. These will be achieved by retaining 59 of the existing parking spaces located at the rear of the site and providing 13 new parking spaces on the second floor of the new building, as a new enclosed parking module, which will be allocated to the residential apartments.

Diagram 3.0A – Proposed development layout

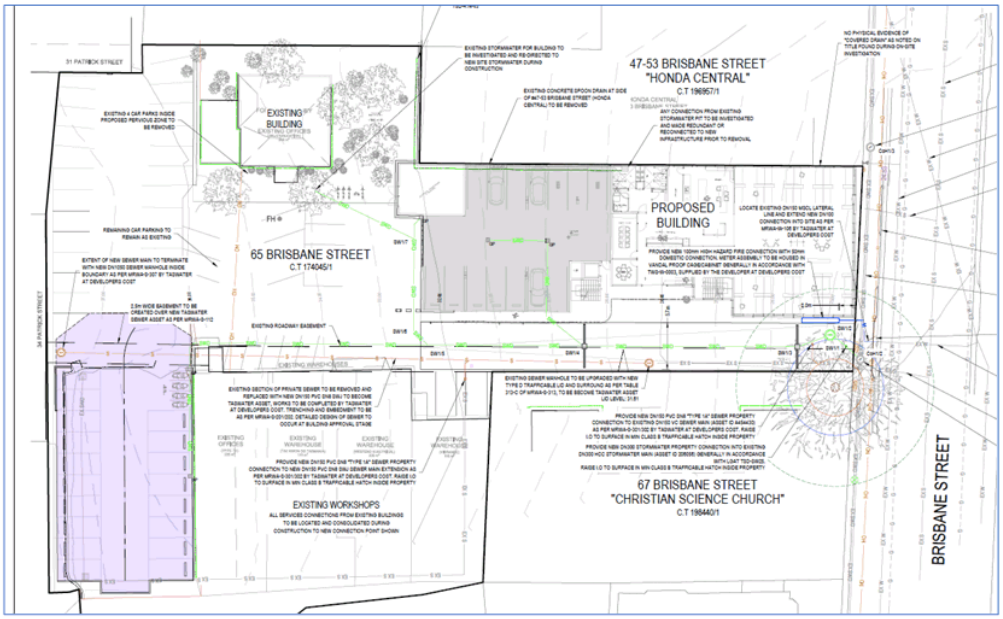


Diagram 3.0B – Proposed ground floor layout

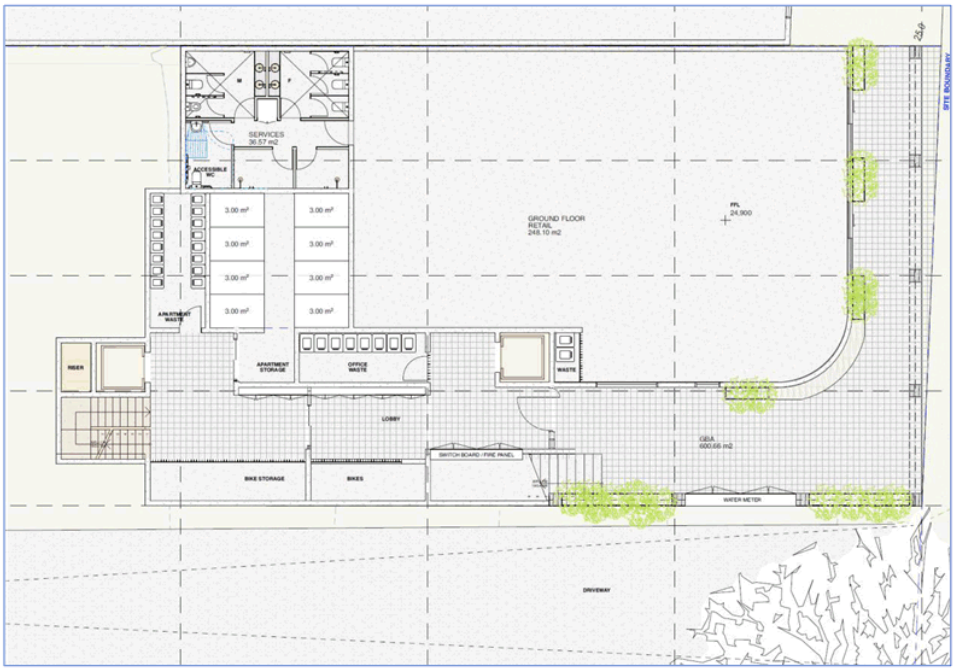


Diagram 3.0C – Proposed first floor layout

Diagram 3.0D – Proposed second floor layout

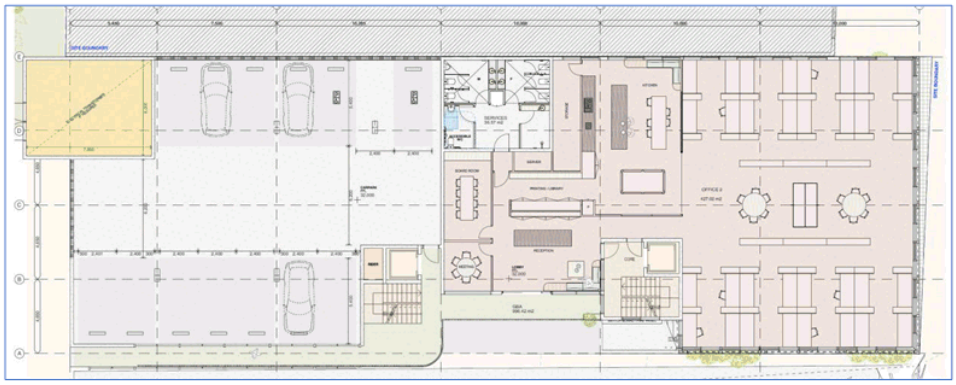


Diagram 3.0E – Proposed third floor layout

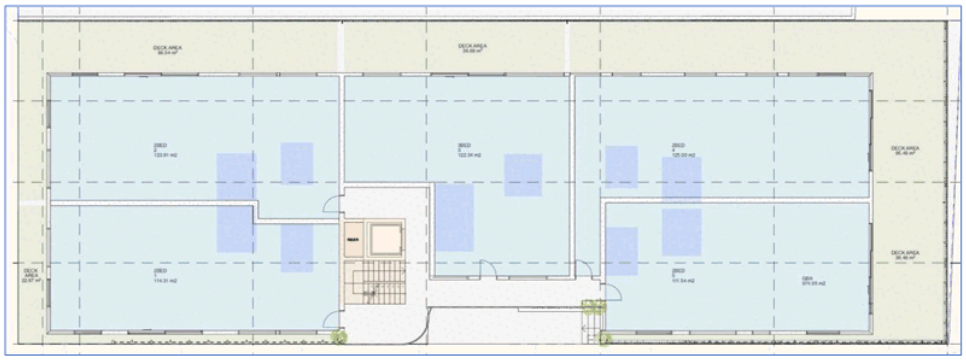


Diagram 3.0F – Proposed fourth floor layout

4. Trip generation by this development

A trip in this report is defined as a one way vehicular movement from one point to another excluding the return journey, therefore, a return trip to and from a land use is counted as two trips.

To determine the impact of the development, it is necessary to compare the trips currently generated by the parking station with the estimated trips from the new building. Noting that the number of trips generated by the existing tenancies will remain the same.

The RTA Guide to Traffic Generating Developments (RTA Guide), has been used to estimate the number of trips generated by general retail, residential and office uses, while all other on-site uses have been estimated.

Table 4.0 –Requirements as per RTA Guide

Land use	RTA land use	Generation Rate
General retail	Specialty shop	• Daily vehicle trips of 40 trips per 100m² of floor area, and • Peak trips of 5.6 per 100m² of floor area.
Residential	Medium density residential units, smaller units (up to two bedrooms):	• Daily vehicle trips of 5 per unit, and • Weekday peak trips of 0.5 per unit.
	Medium density residential units, larger units (three or more bedrooms):	• Daily vehicle trips of 6.5 per unit, and • Weekday peak trips of 0.65 per unit.
Office	Office and commercial	• Daily vehicle trips of 10 trips per 100m² of floor area, and • Peak trips of 2 per 100m² of floor area.

4.1. Existing trips generated by the parking station

Of the 146 on-site car parking spaces, 125 spaces are available for lease. Each space generates two trips per day, one arriving and one leaving, with an estimated 10 percent of spaces generating an intermediate trip during the day. Based on this, the 125 leased parking spaces are estimated to generate 275 daily trips when fully occupied.

Based on a recent traffic survey undertaken at the site, 41 vehicle movements were generated in the morning peak hour and 58 vehicle movements in the evening peak hour. With the site providing 146 parking spaces, this equates to each space generating 0.28 vehicle movements in the morning peak hour and 0.4 vehicle movements in the evening peak hour.

It is estimated that the leased parking spaces generate 275 daily trips, with 35 trips occurring during the morning peak period and 50 trips during the evening peak period.

Table 4.1 – Number of trips generated by the parking station

Trips	Daily	Morning peak	Evening peak
Parking station	275	35	50

4.2. Existing trips generated by existing tenancies

Of the five existing tenancies, two are office land use, while the others are general retail, service industry, and sports and recreation use.

General retail and Office Land use

Based on the floor areas, the RTA Guide estimates that the general retail use has the potential to generate 62 daily trips, with 9 trips likely to occur in the peak periods. While the office use is estimated to generate 50 daily trips, with 10 likely to occur in the peak periods.

Service Industry use

The number of trips generated by a service industry use is generally determined by the number of vehicles that can be serviced in one day and the number of employees. Assuming a worst-case scenario of three service bays operating, with each generating three vehicles per day, three employees, and one flatbed truck per day, this use could generate a total of 13 vehicles per day.

From the 13 vehicles per day, it is estimated all employees travel during the peak periods, and 50 percent of customers drop off and pick up their vehicles within the peak periods, generating eight trips within both peak periods.

While the trip assessment accounts for two trips by a flatbed truck delivering a repair vehicle outside of peak periods, this scenario is unlikely due to the infrequent nature of these deliveries.

Sports and Recreation use

It is difficult to estimate the number of trips generated by this use, which has two dedicated parking spaces, and relies on sharing the parking spaces of other tenancies when they are not operating.

Based on a floor area of 170 square metres, its estimated this type of use could generate eight parking spaces. In a worst-case scenario where three one-hour classes were operating at full capacity, it could generate eight vehicles in any one hour, totalling 24 vehicles, or 48 daily trips.

Based on the RTA Guide trip generation rates, the existing tenancies has the potential to generate up to 186 daily trips, with 43 occurring within the busiest peak hour. A comparison of the recent manual survey data indicates that these tenancies generate most of their trips outside of the normal commuter peak hours, with the morning survey recording a small number of peak hour trips as shown in table 4.2.

Table 4.2 – Estimated number of trips

Use	RTA Guide trips		Manual survey	
	Daily	Peak	Morning peak	Evening peak
Retail	62	9	1	2
Office	50	10	5	6
Service industry	26	8	2	2
Sports and recreation	48	16	1	1
Total	**186**	**43**	**9**	**11**

4.3. Trips generated by new building tenancies

Residential trips

Based on the RTA Guide trip generation rates, section 3.3 residential housing, four two-bedroom and four three-bedroom residential apartments are estimated to generate 46 daily trips, with 5 trips likely to occur during the peak periods.

Table 4.3A – Residential trips

Dwelling Type	RTA Generation rate	Number of units	Daily trips	Peak trips
Two bedrooms	5 per day 0.5 per peak	4	20	2
Three bedrooms	6.5 per day 0.65 per peak	4	26	3
Total		**8**	**46**	**5**

Retail trips

Based on a floor area of 247 square metres, the retail tenancy is estimated to generate a total of 99 daily trips, with 14 trips likely to occur within the busiest peak hour.

The general retail is located on the ground floor, with customers likely to use the supply of on-street parking rather than the on-site parking located at the rear of the development. This will generate trips along Brisbane Street, with customers unlikely to generate a trip using the site's vehicular access.

For the purpose of this assessment, these trips will be assessed as trips generated by the development.

Office trips

The office areas have a combined floor area of 961 square metres over two floors, with the RTA Guide indicating this use could generate 96 daily trips, with 19 trips occurring during the peak periods.

Table 4.3B – Number of trips generated by the office accommodation

Trips	Daily	Morning peak	Evening peak
Office use	96	19	19

Alternative transport mode

The development is within close proximity to a variety of alternative transport modes that reduce the reliance on private vehicles. These include the Hobart CBD Bus Interchange with high-frequency bus services and on-road cycle facilities that promotes active transport

To understand the use of alternative transport modes, a parking survey was conducted at the formerly named Vodafone multi-storey building, located at the corner of Argyle and Bathurst Streets in Hobart. This site was chosen as it operates in a similar manner to the proposed development, providing 184 casual parking spaces, 144 permanent parking spaces, and four floors of office accommodation.

The survey data demonstrates that where suitable alternative transport modes are available, the use of private vehicles is significantly reduced, with 40% of the occupants using alternative transport options like ridesharing, walking, and cycling.

This survey data can be found within Appendix C.

Total trips generated by the new building:

When the new building is fully operational, the RTA Guide predicts that the building could generate 241 daily trips, with 38 trips likely to occur within the busiest peak hour. However, a portion of these trips can be discounted, with some employees likely to use alternative transport.

Overall, with the discounts applied to the office use, the new building is estimated to generate 203 daily trips, with 30 trips likely to occur during the busiest peak hour.

Table 4.3C – Estimated number of trips

Use	RTA Guide trips		Discount	Estimated trips	
	Daily	Peak		Daily	Peak
Residential	46	5	None	46	5
Retail	99	14	None	99	14
Office	96	19	40% using alternative transport	58	11
Total				**203**	**30**

4.4. Estimate of change in trips generated by the development

As previously discussed, with no proposed changes to the existing tenancies, it is expected that they will continue to generate the same number of trips. The change in trips will result from converting the parking station into the new building.

The parking station (125 leased parking spaces) is estimated to be generating 275 daily trips, with 35 of these trips occurring in the morning peak, and 50 trips in the evening. The new building is predicted to generate 203 daily trips, with 30 trips likely to occur in the morning and evening peak periods. Even without the alternative transport discount for the office accommodation, the new building is expected to generate less trips than the parking station.

Table 4.4 demonstrates that the new building is likely to reduce the number of trips generated per day and in the peak periods, compared to the parking station.

Table 4.4 – Estimated trip generation

Trips	Daily	Morning peak	Evening peak
Parking station	275	35	50
New building	203	30	30
Difference	**-72**	**-5**	**-20**

5. Existing road network

5.1. Brisbane Street characteristics

Brisbane Street operates in an east-to-west orientation past the development site, extending between Brooker Avenue and Hill Street. The horizontal road alignment is straight and situated within mostly flat terrain.

Adjacent to the development site, the road has been constructed to an urban standard, with a 12.1 metre wide bitumen surface, concrete kerb and channel, footpaths along both sides, and street lighting. Due to the close proximity to the CBD, there is a high demand for on-street parking, with short-term parking restrictions installed to provide a high turnover of on-street parking spaces.

With no posted speed limit signs, the urban default 50 km/h speed limit applies by regulation.

Photograph 5.1 – Brisbane Street standard

5.2. Elizabeth Street and Argyle Street intersections

Brisbane Street intersects both Elizabeth Street and Argyle Street, forming two four-way intersections. The traffic signals operate as isolated sites, where the lights change based on demand, including pedestrian demand, providing an efficient level of service. The surrounding roads already carry significant traffic flows through these two signal controlled intersections ensuring motorists receive an appropriate level of traffic efficiency.

Traffic modelling at the signal sites is not considered necessary, as the phasing of signals will adapt to traffic flows through the intersection and continue to balance the competing needs of users.

5.3. Traffic flow on the surrounding road network

To evaluate the traffic impact from the development, it is important to understand the current traffic flow on the surrounding road network. Recent manual traffic surveys were undertaken at the development site's entry and exit accesses with Brisbane Street, during the morning and evening peak periods of Wednesday, 18th December. This data is available in Appendix A.

The surveys indicate that Brisbane Street is moderately trafficked, with slightly higher two-way traffic flows captured in the evening peak compared to the morning peak.

Overall, the development site was observed to be a low traffic generator, with 41 two-way vehicles captured entering and leaving during the morning peak, and 58 vehicles in the evening peak.

Based on the manual traffic survey data, the following diagrams illustrate the turning movements and two-way traffic flows along Brisbane Street.

Diagram 5.3A – Morning peak hour traffic movements

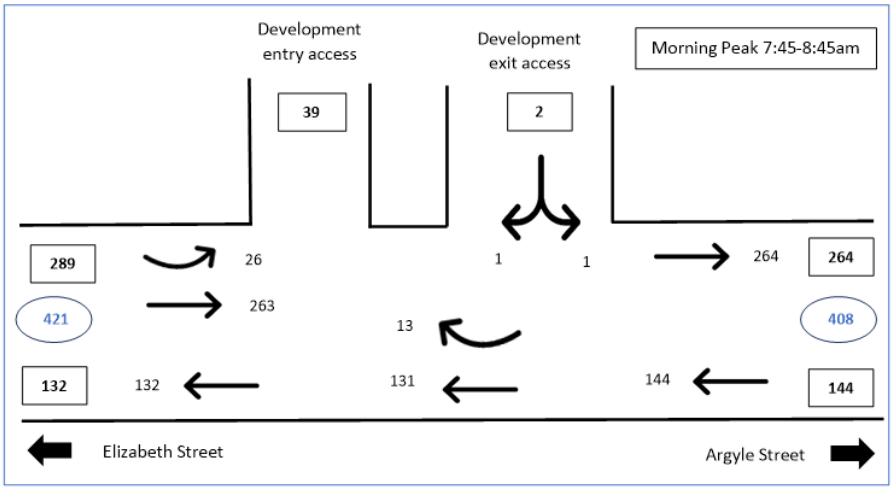
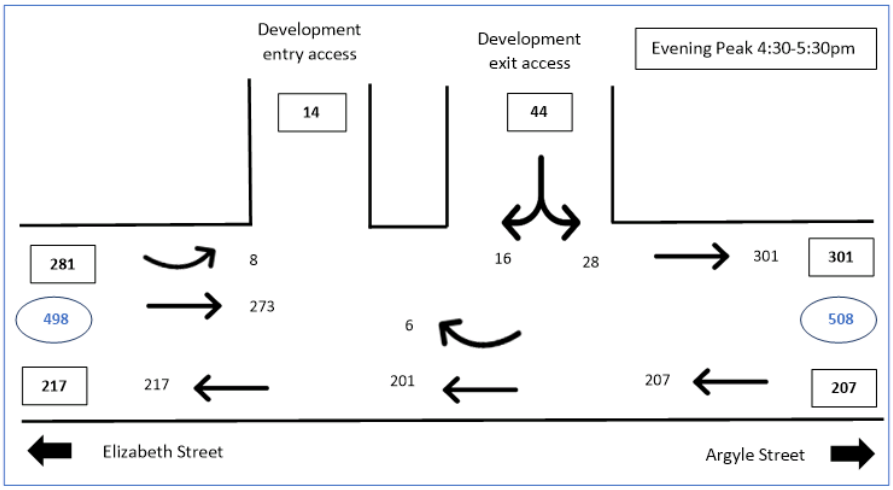


Diagram 5.3B – Evening peak hour traffic movements



5.4. Road safety of surrounding road network

The Department of State Growth maintains a database of reported road crashes. A check of this database for the last completed five years found a total of 17 accidents occurring along Brisbane Street between Elizabeth and Argyle Streets.

Most of the accidents occurred at the signalised intersections, mainly resulting in property damage only.

Five crashes occurred between the intersections, all resulting in property damage, where a vehicle:

- reversed into a fixed object or parked vehicle
- rear-ended the vehicle in front
- hit an object on the footpath
- hit an object while manoeuvring
- hit an object while parking

The type and number of crashes are considered acceptable for this type of road, with the low operating speeds minimising the crash severity. This number of crashes does not indicate motorists are having any difficulty negotiating the road layout.

6. Impact from traffic generated by this development

As indicated in section 4 of this report, the development is estimated to reduce the daily number of trips by approximately 72, with five fewer trips occurring in the morning peak and 20 fewer in the evening peak. With the development estimated to reduce the number of trips generated, this section will analyse the current level of traffic performance motorists are receiving.

The manual surveys indicated that Brisbane Street is moderately trafficked, 433 two-way vehicle movements observed in the morning peak period and 508 in the evening.

According to the extract from the RTA Guide, for urban environments, Brisbane Street is providing motorists with a high level of service, operating between LOS A and B. This means that the traffic flow is stable, motorists have the freedom to select their own operating speed, and there should be sufficient gaps in the traffic stream to enable vehicles to enter and leave without causing adverse impacts.

Building construction on Brisbane Street between Elizabeth and Murray Streets has caused changes in traffic conditions, potentially reducing the number of vehicles traveling on Brisbane Street past the development site during recent manual traffic surveys. Assuming these works may have impacted the traffic flow by 30%, the level of service is not expected to deteriorate, as shown in the table below.

Brisbane Street experiences moderate traffic levels, with sufficient capacity to support an increase in traffic flow without adversely affecting traffic performance. The traffic signals at both ends of the street contribute to maintaining efficient traffic flow.

Table 6.0 – Traffic performance for Brisbane Street users

Brisbane Street	**Existing flows**			
	Morning		**Evening**	
	EB	**WB**	**EB**	**WB**
Existing flows	289	144	301	217
Level of Service	**B**	**A**	**B**	**B**
30% additional traffic	376	187	391	282
Level of service	**B**	**A**	**C**	**B**

Diagram 6.0 – Extract from the RTA Guide

Table 4.4
Urban road peak hour flows per direction

Level of Service	One Lane (veh/hr)	Two Lanes (veh/hr)
A	200	900
B	380	1400
C	600	1800
D	900	2200
E	1400	2800

7. Access arrangement to and from the development site

7.1. Access into and out of the development

The development site has two existing vehicular accesses onto Brisbane Street, operating as separate entry and exit. The development will operate with a single two-way access point, using the current access on the western side of the property, which is approximately 10 metres wide.

The removal of the exit access will increase the supply of on-street parking.

Photograph 7.1 – Existing vehicular accesses onto Brisbane Street

7.2. Sight distance leaving the development site

At the proposed two-way access point, Brisbane Street has a straight horizontal road alignment, and a slight vertical grade on the eastern side that does not inhibit sight distance for motorists leaving the site.

With Brisbane Street located within a 50 km/h speed environment, planning scheme table E5.1 specifies that the Safe Intersection Sight Distance (SISD) is 80 metres. On-site measurements of the available sight distance were taken, with motorists having 90 metres of available sight distance in both directions, enabling vehicles to enter and leave the development site in a safe and efficient manner, without impacting other road users.

It is important to note that due to the high demand for on-street parking, parked vehicles on the right side of the vehicular access have the potential to limit sight lines. Parked vehicles are a temporary obstruction and have the potential to limit SISD for a driver located 2.5 metres back from the edge of the kerb. However, when there is a parked vehicle, the driver can move beyond the kerb face to increase sight distance, knowing the parked vehicle provides suitable protection.

The following two photographs below demonstrate that a driver positioned beyond the kerb face can achieve appropriate sight distance when on-street parking is occurring.

Photograph 7.2A – Available sight distance to the left

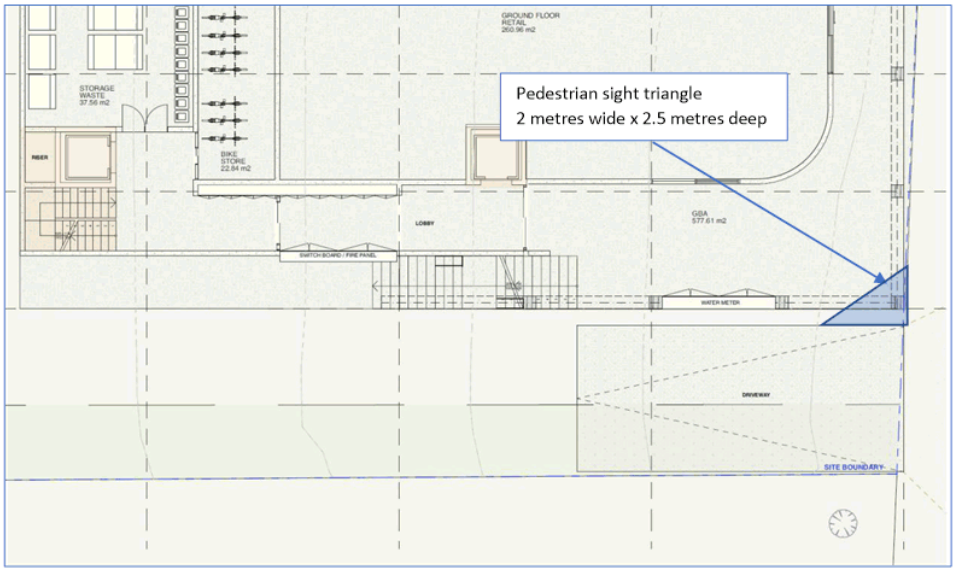
Photograph 7.2B – Available sight distance to the right

7.3. Pedestrian sight distance

It is important for drivers leaving the development site to have adequate sight lines to pedestrians using the footpath along Brisbane Street. Adequate sight lines between a driver leaving the site and pedestrians using the footpath will be achieved by minimising physical obstacles in the pedestrian sight triangle.

The ground floor building is set back from the edge of the footpath, with columns located at the back of the footpath and to the side of the driveway to support the first floor. The supporting columns will be well set apart, and a single column located within the pedestrian sight triangle is not expected to inhibit pedestrian sight lines.

Diagram 7.3 – Pedestrian sight triangle



8. Parking requirements

8.1. Number of car parking spaces required for the new building

Planning scheme table E6.1 prescribes the number of on-site car parking spaces required, based on the type of land use. The new building has three different uses, Business and professional services (Office use), General retail and hire (except as otherwise specified in this table), and Residential (multiple dwelling containing two or more bedrooms).

Based on eight residential apartments and the floor areas of other uses, the new building requires 58 on-site car parking spaces under table E6.1 of the planning scheme, as illustrated in the table below.

Table 8.1 – Planning scheme on-site car parking spaces for the new building

Activity	Use	Planning scheme requirements	Floor area /dwellings	Number of parking spaces
Office	Business	One space per 30 square metres of floor area.	961m^2	32
Retail	General Retail	One space per 30 square metres of floor area.	247m^2	8
Residential	Residential	Two spaces per dwelling	8 dwellings	16
	Visitor parking	One dedicated visitor space per four dwellings		2
Total for new building				**58**

8.2. Number of parking spaces required for the existing five tenancies

The existing five tenancies located on the perimeter of the site will remain. Each tenancy has an allocated number of on-site parking spaces, which will not change with the development. These tenancies have a variety of land uses, including Business and Professional Services (Office use), General Retail and Hire, Service Industry, and Sports and Recreation.

Based on the floor areas of each use, the existing businesses require 29 on-site car parking spaces to comply with table E6.1 of the planning scheme.

Table 8.2 – Number of on-site car parking spaces required for the existing tenancies

Activity	Use	Planning scheme requirements	Floor area	Number of parking spaces
Drug Education Network	Office	One space per 30 square metres of floor area.	240m^2	8
Hype TV	Office	One space per 30 square metres of floor area.	225m^2	8
Vibrance	General Retail	One space per 30 square metres of floor area.	155m^2	5
West End Mechanics	Service industry	Three spaces per 100 square metres of floor area, or three spaces for each work bay, whichever is greater	200m^2	6
Tae Kwon Do TAS	Sports and recreation	Subject to traffic and parking impact assessment	170m^2	2
Total for existing businesses				**29**

Despite the planning scheme specifying a higher number of parking spaces for these existing tenancies, the developer has indicated that the current allocation of 21 spaces adequately meets the reasonable demand without any reported operational issues. Consequently, it is deemed appropriate to maintain the current allocation of parking spaces for the existing tenancies, particularly with the site constraints.

8.3. Functional parking demand

Apartments

The need for on-site parking is reduced due to the sites location on the fringe of the Hobart CBD. The five apartments located on the third floor (mainly two-bedrooms) will be allocated one parking space, while the three-penthouse apartments on the top floor will be allocated two parking spaces.

The parking spaces allocated to the apartments will be within an enclosed parking module and include two accessible parking spaces, that can be used by users of the new building.

Existing five tenancies

In accordance with the developer's recommendations, 21 on-site parking spaces will be allocated to the five existing tenancies. While this number of spaces is below the acceptable threshold, no operational issues are anticipated.

Retail use

The retail space has a floor area of 246m² and is situated on the ground floor with direct access to Brisbane Street. Given its inner-city location, many customers are expected to arrive on foot, while those traveling by vehicle are likely to use the supply of on-street parking, as access to the retail on-site parking spaces may be more convenient.

Under planning scheme table E6.1, eight on-site parking spaces are required for the retail use. This number of spaces is considered excessive when taking into consideration the inner city location, the supply of on-street parking, and access convenience. The development will provide 4 on-site spaces for this retail use.

Office accommodation

The development will provide 32 on-site parking spaces allocated to office employees. This is likely to create an oversupply of parking for this use, as given the inner-city location, it is expected that a reasonable number of employees will use an alternative transport mode.

8.4. Number of spaces being provided by the development

To comply with the planning scheme table E6.1, this development should provide 87 on-site parking spaces. However, due to the site constraints only 72 on-site parking spaces can be achieved. Based on a functional parking demand, the development is expected to operate successfully with 70 parking spaces, as shown in table 8.4.

Table 8.4 – On-site parking being provided by the development

Type of use	Planning scheme requirement	Function demand	Reasoning of reduce parking demand
Existing five tenancies	29	21	These uses are currently operating with 21 spaces, with no operational issues raised
Office accommodation	32	32	No discount. This might result in an oversupply, with employees using alternative transport modes
Retail Use	8	4	Inner-city location, customers likely to arrive on foot, while vehicles are likely to use the on-street parking supply
Residential	18	11	Two-bedroom apartments provided with one parking space, due to the inner-city location.
Accessible parking		2	Located within the apartment parking module
Total	**87**	**70**	

8.5. Other parking requirements

Bicycle parking spaces

Table E6.2 prescribes the number and class of bicycle parking spaces required, based on the type of use.

- Residential Use has no requirement
- Office use requires one space for each 250 square metres of floor area, after the first 250 square metres for employees, with one space per 1,000 square metres for customers if the floor area exceeds 1,000 square metres.
- General retail (Shop) use requires one space for each 500 square metres of floor area, after the first 500 square metres for employees, and one for each 500 square metres for customers.

Based on the floor areas, the development site is required to provide six bicycle spaces for employees and two spaces for customers. A total of eight bicycle spaces will be provided, complying with the planning scheme acceptable solution.

Motorcycle parking spaces

Based on the development providing 72 on-site parking spaces, three motorcycle parking spaces are required. Four motorcycle parking spaces will be provided, exceeding the requirement and complying with the planning scheme acceptable solution.

Accessible parking spaces

Under the National Construction Code (NCC), the development site has multiple classifications, where: Class 2 (Residential) has no requirement, Class 5 (Office) and Class 8 (mechanic workshop) requires 1 space per 100 car parking spaces, and Class 6 (General retail) requires one space per 50 car parking spaces. Based on the rate requiring the highest number of accessible spaces, the development site is required to provide two accessible spaces.

Two accessible spaces will be provided within the site, supported with a shared zone, located on the second floor of the new building, allowing patrons to use the lift to access other floors and the existing tenancies.

9. Internal development layout

9.1. Design vehicle

The primary type of vehicle accessing this site will be light vehicles, based on the developer's information. Among the existing tenants, only West End Mechanics generate occasional heavy vehicle movements. Occasionally, a flatbed truck is used to drop off and pick up repair vehicles, which is comparable to a heavy rigid vehicle (12.5 metres in length).

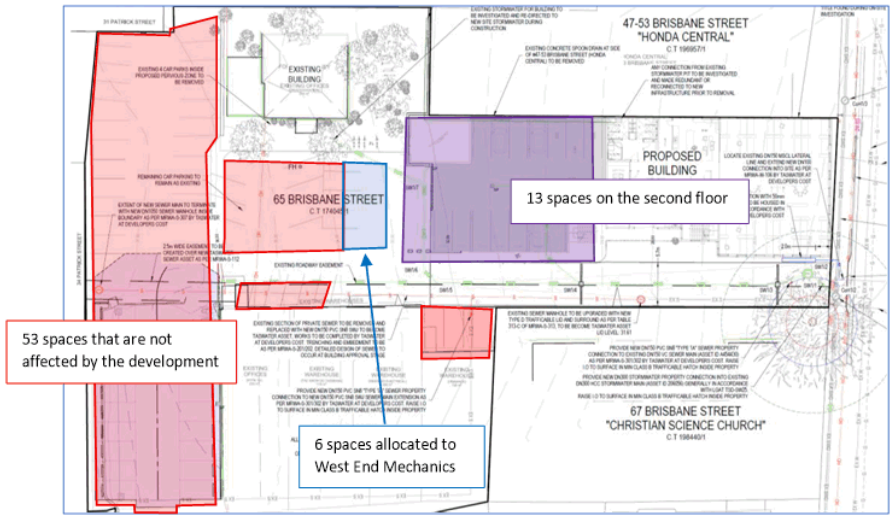
West End Mechanic has six parking spaces opposite their workshop. When a flatbed truck arrives, the operator rearranges vehicles within these spaces to allow the truck to turn around. AS this process does not affect other parking spaces or users and will continue with the development.

No other heavy vehicles are expected, with any heavy vehicles associated with the new building to use on-street parking on Brisbane Street, while employees and visitors to the site are expected to generate light vehicle movements, measuring less than 5.5 metres in length.

9.2. Layout of parking spaces

The design features two distinct parking modules. The first is an enclosed parking module situated on the second floor of the new building, providing 13 parking spaces specifically allocated to the apartments, and include two accessible spaces. The second parking module offers 59 existing parking spaces.

Diagram 9.2 - Layout of on-site car parking



9.3. Layout and dimensions of existing parking spaces

The majority of parking spaces at the rear of the new building will remain untouched in their current position, and although some of the spaces are situated on non-compliant vertical grades, they are considered fit-for-purpose.

The section highlighted in purple in the diagram below will be reconfigured and designed to comply with Australian Standards 2890.1:2004 (the Standard), user class 3, suitable for short-term city parking. Each space will be a minimum of 2.6 metres wide, 5.4 metres long, and supported with a minimum 5.8 metre manoeuvring aisle.

All parking spaces will be situated on an asphalt surface, line marked and some operating with wheel stops. Diagram 9.3 below illustrates the number of allocated parking spaces for the existing tenancies and their location.

Diagram 9.3 – Allocated parking spaces for existing tenancies

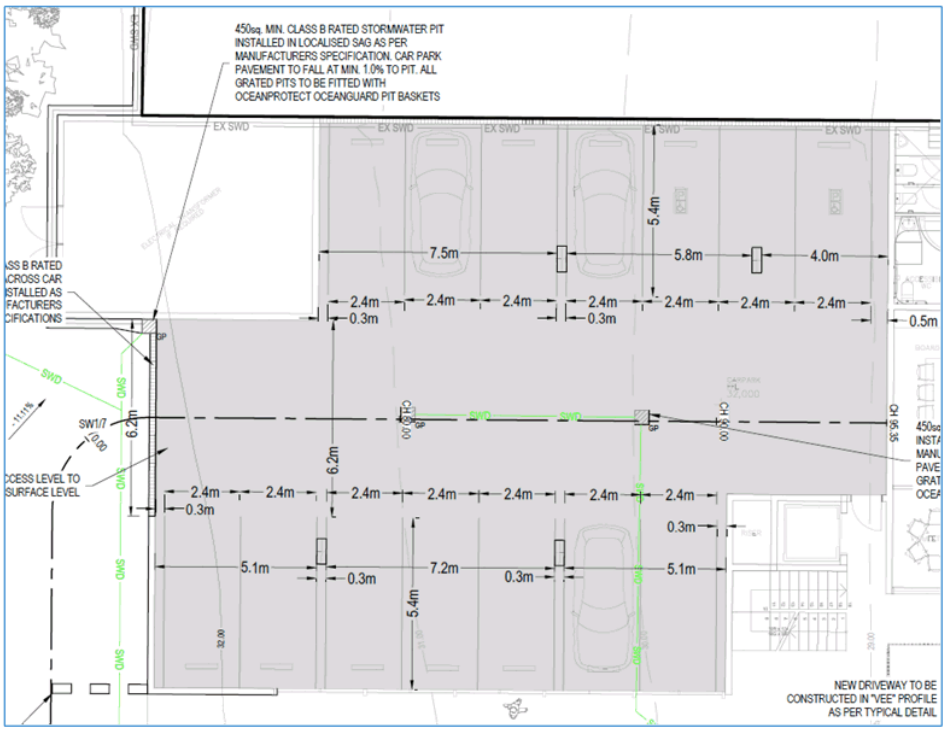
9.4. Enclosed parking module for the apartments

The parking spaces have been designed to comply with the Standard, user class 1A, suitable for residential and employee parking. The spaces will be a minimum of 2.4 metres wide, 5.4 metres long, and supported with a minimum 5.8 metre manoeuvring aisle.

Where a parking space is located adjacent to a vertical obstruction higher than 150 millimetres, an additional 0.3 metres of width will be provided between the space and the obstruction. If there is a vertical obstruction on both sides, 0.3 metres will be provided on both sides of the space. The location of the vertical columns complies with the Standard section 5 and figure 5.2, ensuring they do not inhibit vehicles entering or leaving, or opening of doors.

All parking spaces will be delineated with pavement markings and supported with wheel stops where possible. A minimum headroom clearance of 2.3 metres will be provided.

Diagram 9.4 – Layout of enclosed parking module



9.5. Gradient of car parking spaces

Section 2.4.6 of the Standard prescribes that parking spaces shall be designed to a maximum of five percent in both longitudinal and transverse directions. All reconfigured and new spaces within the enclosed parking module and have been designed with less than five percent gradients.

Due to the natural topography of the land, some of the existing parking spaces located behind the new building, currently operate with non-compliant grades, but are considered fit-for-purpose. The developer has advised the extent of infrastructure works to achieve compliant grade for these spaces is beyond the capacity of this project.

9.6. On-site turning and vehicle manoeuvrability

The new parking spaces have been designed with sufficient manoeuvring area to allow cars to enter and leave the spaces in a safe and efficient manner. Vehicle swept path software has been used to demonstrate a selection of the new on-site parking spaces located within the enclosed parking, available in Appendix B.

9.7. Internal driveway and stormwater

The design will retain the existing internal driveway layout, with some minor modifications. The main driveway, extending from Brisbane Street, will be a minimum of 5.5 metres, accommodating two-way traffic movements.

The driveway connecting Brisbane Street to the enclosed parking module will feature a new asphalt surface. A catch drain will be installed across the entrance to the enclosed parking module, with another catch drain positioned as close as possible to Brisbane Street. These drains are designed to collect and direct stormwater to an approved stormwater system.

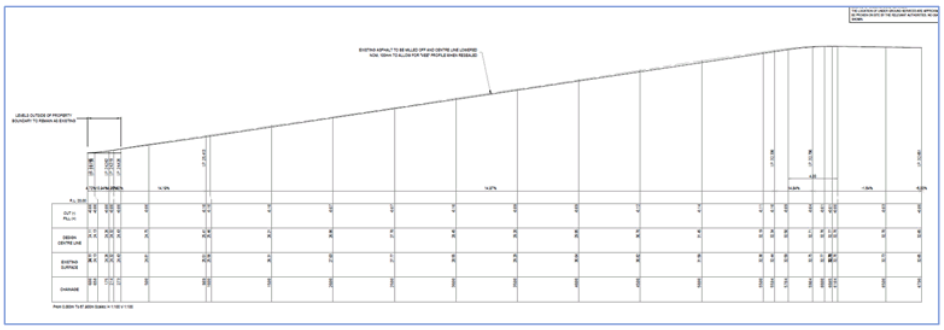
9.8. Internal gradients

The site's steep topography means the existing driveway's vertical grades will mostly stay the same, with an asphalt overlay fixing any deformations. A handheld electronic level found that most of the driveway has a grade of less than 15 percent, except for a five-metre section at 16 percent. According to the Standard, these grades are suitable for this type of development, with most vehicles being light and under 5.5 metres in length.

Although the existing Brisbane Street footpath grade at the vehicular crossover is higher than desirable, there is no scope for modification due to the presence of a Heritage Listed Tree adjacent to this driveway and access. Retaining the current footpath grade is not expected to cause any adverse impact on vehicles entering or leaving, or pedestrians.

The Aldanmark plans indicate that the gradient of the driveway is less than 15 percent, with a change in grade at the 60-meter chainage supplemented by a 4-meter long vertical curve. This driveway design is anticipated to offer an acceptable level of service for users.

Diagram 9.8 – Internal driveway gradients



9.9. Loading and unloading activity

All loading and unloading activities associated with the general retail will be conducted from on-street, utilising the available on-street parking along Brisbane Street.

As previously mentioned, West End Mechanics occasionally utilises a flatbed truck to deliver repair vehicles. The operator currently possesses six parking spaces directly opposite the workshop. When the flatbed truck is needed to deliver a vehicle, on-site vehicle rearrangement occurs to facilitate the truck's manoeuvring and turnaround, ensuring the vehicle enters and departs in a forward driving direction. The developer has advised this arrangement occurs without causing adverse impact, and will continue under the redevelopment of the site.

All vehicles will enter and leave the development site in a forward driving direction.

9.10. Waste collection

The design includes a communal waste storage area on the ground floor. The bins will be wheeled out to the front of the building for kerbside collection. It is proposed that the bins will be lined up underneath the building, between the columns, to ensure there is no adverse impact on pedestrians using the footpath.

The developer has advised that the existing tenancies will continue to manage their own waste collection.

10. Response to Council's RFI

A response to each item raised by Council is contained within the table below.

Additional information requested	Section addressed in the report	Comment
E5.5.1 – Existing Road Accesses and Junctions. Council indicates that the traffic flows are expected to be higher along Brisbane Street, once the westbound lane between Elizabeth Street and Murray Street is reopened. This would need to be factored into the assessment.	Section 6	Brisbane Street operates with a moderate level of traffic and has sufficient capacity to manage increased traffic flow. This capacity can accommodate potential traffic increases due to changes in the nearby section of Brisbane Street. Section 6 concluded that an additional 30% traffic is unlikely to affect the level of performance, with users likely to continue to experience an appropriate Level of Service. Traffic signals at either end of Brisbane Street ensures traffic flow remains within an acceptable performance level.
E6.7.5 – Design of Parking Areas Council have requested: • Plan showing layout and dimensions, • Long section showing gradients of parking spaces, • Swept paths of vehicles entering and leaving parking spaces • Plan showing extend of proposed safety barriers and wheel stops	Sections 9.2, 9.3, 9.4 and Appendix B	Updated plans illustrating the parking dimensions and additional clearance for any parking spaces located adjacent to a vertical clearance. Updated civil plans show the long sections of parking spaces and internal driveway. Swept paths have been updated to reflect the new plans, showing vehicles entering and leaving the new on-site parking spaces, with appropriate 0.3 metre clearance. The layout of the existing parking spaces will not changed Updated civil plans illustrate the location and dimensions of the wheel stops, complying with the Standard.
E6.7.13 – Commercial Vehicles Details of proposed commercial vehicle access provisions for the site.	Section 9.1	The only commercial vehicle expected to use the site is an occasional flatbed truck delivering a repair vehicle to the West End Mechanics. This operator currently possesses six parking spaces directly opposite the workshop. When the flatbed truck is needed to deliver a vehicle, on-site vehicle rearrangement occurs to facilitate the truck's manoeuvring and turnaround, ensuring the vehicle enters and departs in a forward driving direction. The developer has advised this arrangement occurs without causing adverse impact, and will continue under the redevelopment of the site. Overall, all vehicles are expected to enter and leave in a forward-driving direction.
E6.6.1 – Number of Car Parking Spaces Council are asking for a response to comply with either the acceptable solution or the performance criteria.	Section 11.2	As the development site does not meet the required number of parking spaces under table E6.1, the development has been assessed against the performance criteria, demonstrating that the development will have sufficient number of on-site car parking spaces, to meet the reasonable demand.

Additional information requested	Section addressed in the report	Comment
		The updated civil plans illustrate the current and proposed allocated parking spaces for the existing tenancies. These tenancies will continue to operate with the same number of allocated spaces.
E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability Council have requested more information.	Section 8.5 and 11.2	Under the NCC, the development site has multiple classifications, with the site required to provide accessible parking spaces at the highest rate under the classifications. Based on this, the development is required to provide accessible parking at a rate of one space per 50 car parking spaces. Two accessible parking spaces will be provided, supported with a shared zone, and this number complies with NCC requirements.

11. Planning scheme

11.1. E5.0 Road and Railway Assets Code

E5.5.1 Existing road accesses and junctions

In comparing the existing car parking station with the proposed new building, the development is estimated to generate less daily and peak hour vehicle movements and complies with the acceptable solution A3.

E5.6.2 Road accesses and junctions

The entry access has sufficient width to accommodate two-way traffic flow and will be used as the main entry and exit, with the site's existing exit to be closed. This complies with the acceptable solution A2.

E5.6.4 Sight distances at accesses, junctions, and level crossings

The available sight distance at the entry access onto Brisbane Street exceeds the planning scheme requirements for a 50 km/h speed environment. This means vehicles will be able to enter and leave in a safe and efficient manner, complying with the acceptable solution A1.

11.2. E6.0 Parking and Access Code

E6.6.1 Number of parking spaces

To meet the acceptable solution under the planning scheme, the development is required to provide 87 on-site car parking spaces. Due to site constraints, the development site is able to provide a maximum of 72 on-site car parking spaces, meeting the functional parking demand, and is required to be assessed against the performance criteria P1.

Performance criteria	Assessment
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;	A functional car parking demand has determined that the site is expected to generate a parking demand of 70 on-site car parking spaces, instead of the prescribed 87 spaces under the planning scheme. This is based on the two-bedroom residential apartments operating with one dedicated space each, the existing five tenancies to continue to operate with 21 parking spaces, and the

	majority of retail customers to use the supply of on-street parking.
b) the availability of on-street and public car parking in the locality;	Brisbane Street has been constructed with sufficient width to support on-street parking, while maintaining two-way traffic flow. Kerbside restrictions have been installed to generate a high turnover of vehicles using the on-street parking spaces.
c) the availability and frequency of public transport within a 400m walking distance of the site;	The closest bus stops are located on Elizabeth Street and Argyle Street, which are both within 200 metres of the development site. Both streets are high frequency routes, with regular services operating every 10 minutes.
d) the availability and likely use of other modes of transport;	Due to the close proximity to Hobart CBD, walking and cycling provide suitable alternative transport modes. Particularly with on-road cycle lanes operating along Argyle Street.
e) the availability and suitability of alternative arrangements for car parking provision;	None.
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;	None.
g) any car parking deficiency or surplus associated with the existing use of the land;	Aware of none.
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;	The five existing tenancies currently operate with 21 on-site car parking spaces without operational issues. Retaining this number of spaces for these tenancies is considered appropriate.
i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities,	None.

	where such facilities exist or are planned in the vicinity;	
j)	any verified prior payment of a financial contribution in lieu of parking for the land;	None.
k)	any relevant parking plan for the area adopted by council;	Aware of none.
l)	the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;	The development has maximised the number of parking spaces on-site, while maintaining the historic cultural heritage significance of the land.
m)	whether the provisions of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.	A significant tree is located adjacent to the developments access; however, this will not result in any loss of on-site car parking spaces.

E6.6.2 Number of accessible parking spaces

The design includes two accessible parking spaces, supported with a shared zone, within the apartment parking module. These spaces are located on the second floor of the new building, located adjacent the building lifts, to be used for the whole site.

E6.6.3 Number of motorcycle parking spaces

Three dedicated motorcycle parking spaces will be provided by the development, complying with the acceptable solution.

E6.6.4 Number of bicycle parking spaces

In total the development is providing eight bicycle spaces complying with the planning scheme acceptable solution.

E6.7. Development standards

Development standards	Comment
6.7.1 Number of Vehicular Accesses;	The development site will use the existing entry only access with Brisbane Street as a two-way access, while removing the exit only access, which complies with the acceptable solution.
6.7.2 Design of Vehicular Access;	The existing entry access measures 10 metres wide and is suitable to accommodate two-way traffic flow, complying with the acceptable solution.
6.7.3 Vehicular Passing Areas Along an Access;	The access, driveway and internal roads will be of sufficient width to allow for two-way traffic movements, complying with the acceptable solution.
6.7.4 On-site Turning;	The design allows for all vehicles to enter and leave the development site in a forward-driving direction.
6.7.5 Layout of Parking Areas;	The parking spaces at the rear of the building will remain unaffected by the development, with no changes planned. The layout of the new parking spaces within the enclosed parking module has been designed to comply with AS2890.1:2004, ensuring that vehicles can enter and leave in a safe and efficient manner, in accordance with the acceptable solution.
6.7.6 Surface Treatment of Parking Areas;	An asphalt surface will be provided for the internal driveways, while the new spaces will be located on a concrete surface.
6.7.7 Lighting of Parking Areas;	Lighting of the new parking spaces will be provided to meet the acceptable solution.
6.7.8 Landscaping of Parking Areas;	Landscaping will be provided in the development site.
6.7.9 Design of Motorcycle Parking Areas;	The development is providing three motorcycle parking spaces which will be designed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.
6.7.10 Design of Bicycle Parking Facilities;	Secure bicycle parking will be provided on the ground floor for both employees and visitors.
6.7.11 Bicycle End of Trip Facilities;	In total the development is providing eight bicycle parking spaces, with associated changerooms and amenities located on each floor.
6.7.12 Siting of Car Parking;	Not applicable for a development located within a Commercial zone.
6.7.13 Facilities for Commercial Vehicles;	West End Mechanic will continue to operate with six parking spaces directly opposite the workshop. Vehicle shuffling within these spaces will allow for the occasional flatbed truck to turnaround. No other commercial vehicles are expected on-site and would use the on-street parking along Brisbane Street.
6.7.14 Access to a Road;	The development has direct access onto Brisbane Street.

12. Conclusion

From a traffic engineering and road safety perspective, the additional traffic generated from this development is not expected to create any adverse safety, amenity, or traffic efficiency problems, as:

- the development site is predicted not to intensify the number of vehicle movements,
- the surrounding road network is highly managed with traffic signals that adapt to increases in traffic demand, ensuring an appropriate level of service is provided, minimising delays and traffic queues,
- a total of 72 on-site car parking spaces will be provided, which is expected to meet the reasonable needs of the new building and existing tenancies, minimising the potential for overflow parking,
- parking spaces at the rear of the property will remain unaffected by the development, and are considered fit-for-purpose,
- the entry access is of sufficient width to accommodate two-way traffic flow and has sufficient available sight distance to allow vehicles to enter and leave the site in a safe and efficient manner.

This Traffic Impact Assessment found no reason for this development not to proceed

13. Appendix A – Manual traffic surveys

Manual traffic surveys undertaken on Wednesday 18th of December

Morning traffic survey data

Time AM	Brisbane Street				Development site	
	Straight towards Elizabeth St	Straight towards Argyle St	Right into development site	Left into development site	Left onto Brisbane St	Right onto Brisbane St
7:15 – 7:30	20	37	1	7	0	0
7:30 – 7:45	33	44	1	11	0	0
7:45 – 8:00	21	53	6	11	0	0
8:00 – 8:15	31	67	0	7	0	0
8:15 – 8:30	43	68	4	5	1	0
8:30 – 8:45	36	75	3	3	0	1
Total	**184**	**344**	**15**	**44**	**1**	**1**
Peak total	**131**	**263**	**13**	**26**	**1**	**1**

*10 vehicles parked before the start of the survey, with a total of 67 vehicles parked at the conclusion

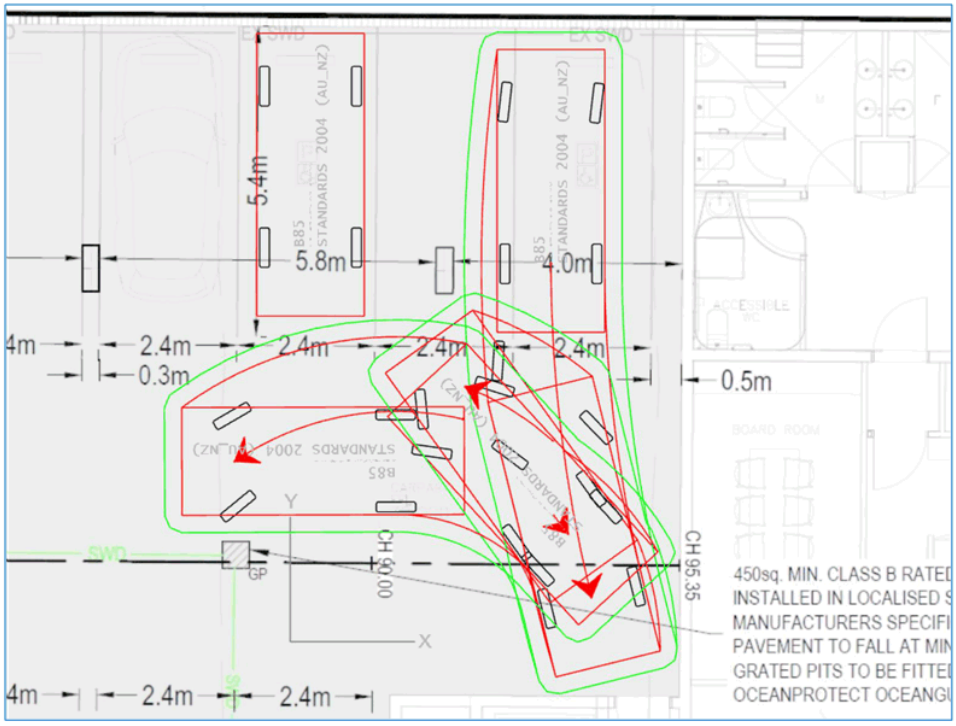
Evening traffic survey data

Time PM	Brisbane Street				Development site	
	Straight towards Elizabeth St	Straight towards Argyle St	Right into development site	Left into development site	Left onto Brisbane St	Right onto Brisbane St
4:00 – 4:15	71	67	2	0	7	3
4:15 – 4:30	45	58	0	2	4	1
4:30 – 4:45	56	55	0	0	6	2
4:45 – 5:00	38	55	4	2	7	4
5:00 – 5:15	48	80	1	3	6	6
5:15 – 5:30	59	83	1	3	9	4
Total	**317**	**398**	**8**	**10**	**39**	**20**
Peak total	**201**	**273**	**6**	**8**	**28**	**16**

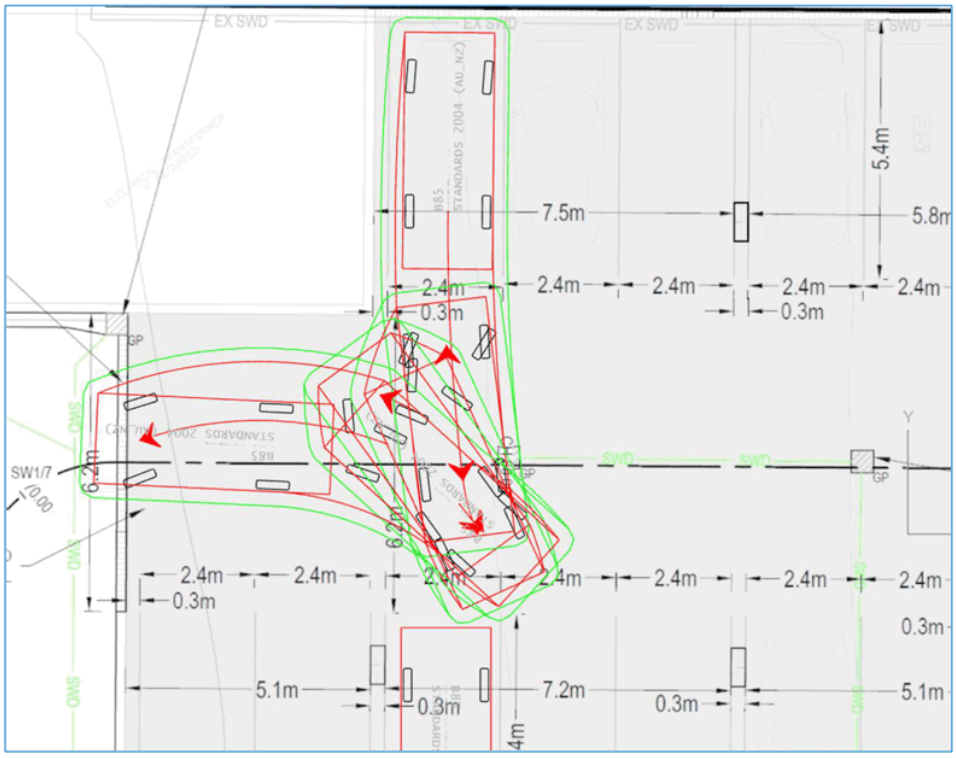
*80 vehicles parked before the start of the survey, with a total of 39 vehicles parked at the conclusion

14. Appendix B – Vehicle swept paths

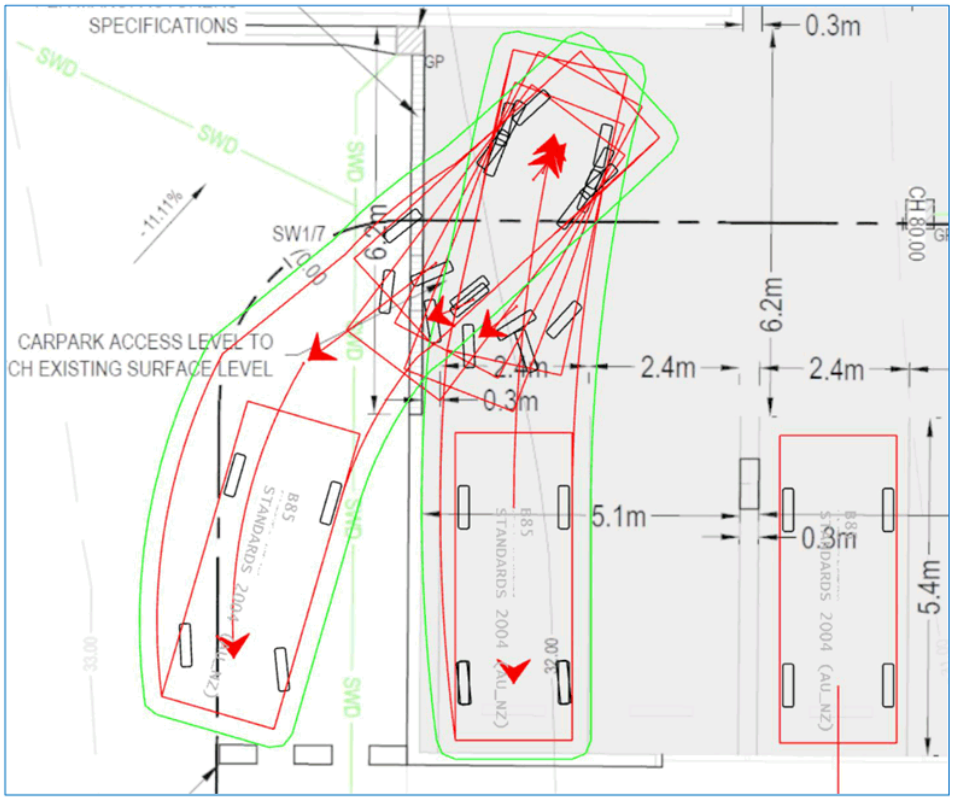
Swept path of a B85 vehicle leaving parking space



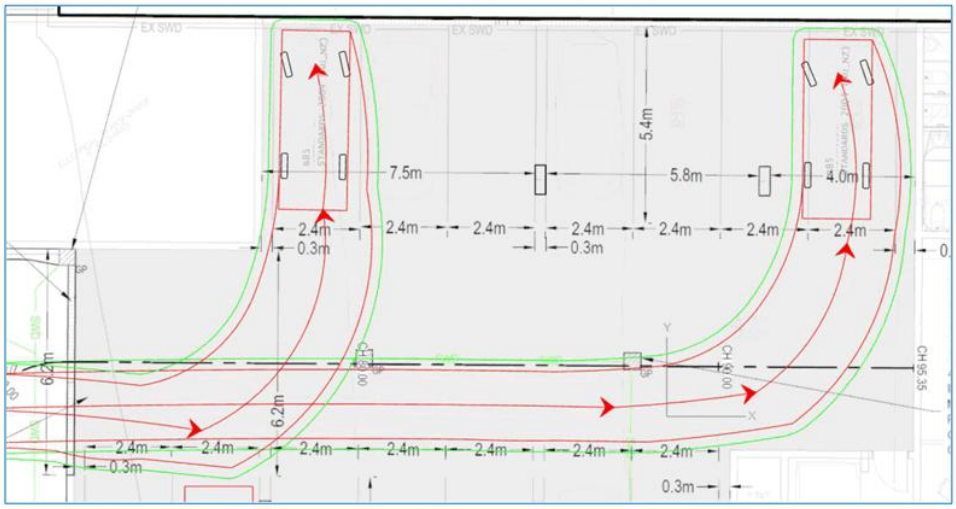
Swept path of a B85 vehicle leaving parking space



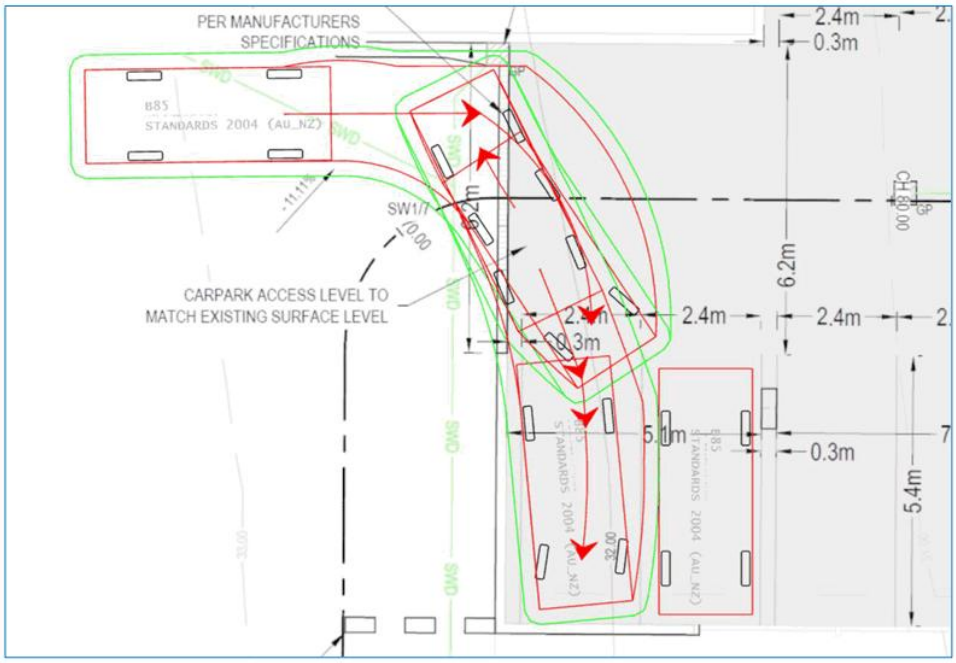
Swept path of a B85 vehicle leaving parking space



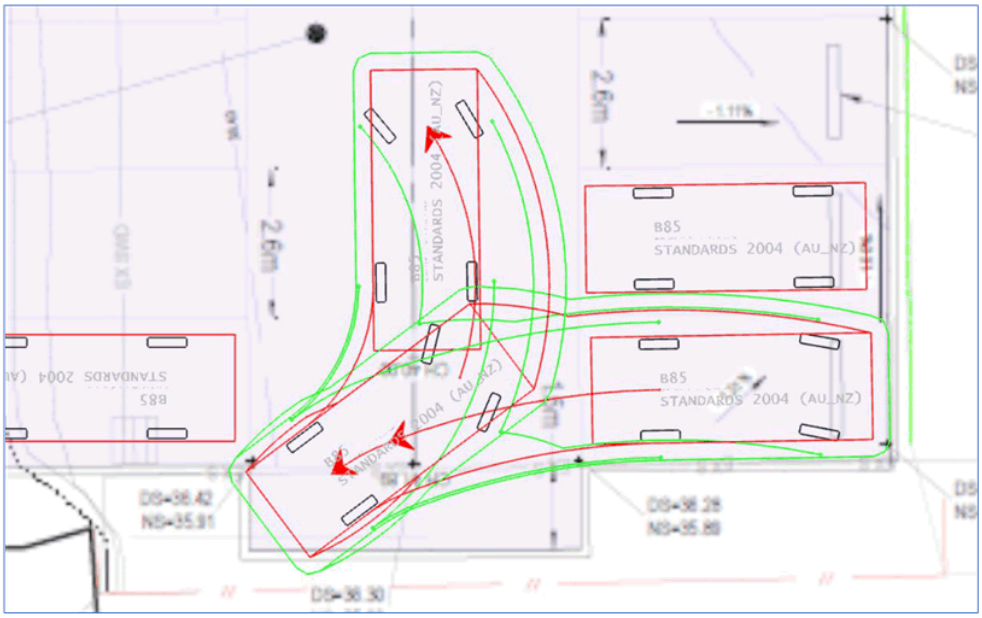
Swept path of a B85 vehicle entering parking spaces



Swept path of a B85 vehicle entering parking spaces



Swept path of B85 vehicle leaving the last parking space, using 1.5 metre blind aisle extension, with the kerbing adjacent to the spaces being less than 150 millimetres in height, allowing vehicle overhang.



15. Appendix C – Manual survey of Vodafone building

A parking survey was conducted on Wednesday, October 23, 2024, at the formerly named Vodafone building, to determine the transport modes staff used to arrive. This building is similar to the proposed development, as it provides on-site parking and office accommodation, and operates within close proximity of the Central Business District. It is within walking distance to high-frequency public transport services, surrounded by residential areas, and accessible by cycling.

The building is located at the corner of Argyle Street and Bathurst Street, with vehicles able to enter and exit from both streets, while pedestrians and cyclists can use three entrances: Argyle Street, Bathurst Street, and Liverpool Street. It was noted that pedestrians used the building to walk through and exit onto different streets.

The multi-storey building provides three levels of parking, with 184 spaces allocated to casual users, and this supply was fully occupied before 7:45 am, meaning that any vehicles arriving after that time were associated with the 144 permanent spaces.

The 90-minute survey commenced at 7:30 am and captured the following data:

- Total of 102 vehicles arriving, with 90% being single occupant (10% ridesharing).
- 4 individuals arrived using a bicycle (2%)
- 56 individuals arrived by walking to the site (33%)

This survey data clearly demonstrates that about 40% of users arrived using alternative transport modes, reducing the reliance on private vehicles.

Table 14.0A – Vehicles arriving and leaving

Time AM	Vehicles in				Vehicles out		
	Single occupant		Multi occupant	Total	Single occupant	Multi occupant	Total
	Argyle St	Bathurst St					
7:30 – 7:45	12	7	3	22	0	0	0
7:45 – 8:00	11	9	0	20	0	0	0
8:00 – 8:15	6	2	1	9	0	0	0
8:15 – 8:30	5	8	2	15	3	0	3
8:30 – 8:45	13	10	3	26	7	1	8
8:45 – 9:00	9	0	1	10	1	0	1
Total	**56**	**36**	**10**	**102**	**11**	**1**	**12**

Table 14.0B – Pedestrians and cyclists arriving

Time AM	Argyle St	Bathurst St	Liverpool St	Walk through	Total accessing the building
7:30 – 7:45	1	11	4	6	10
7:45 – 8:00	2 (1)*	12	10	12	12
8:00 – 8:15	1 (2)*	6 (1)*	5	4	8
8:15 – 8:30	4	8	4	7	9
8:30 – 8:45	2	7	2	4	7
8:45 – 9:00	1	6	9	6	10
Total	**11 (3)***	**50 (1)***	**34**	**39**	**56 (4)***

*Cyclists are shown in brackets

Tree inclined

Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St, Hobart.

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16 December 2024

1. Terms of reference

- This assessment of potential impact by development at 65 Brisbane St on mature Bhutan Cypress - listed on the significant Tree Register for the City of Hobart - was requested by Mark Gardner, Structural / Civil Engineer with ALDENMARK Consulting Engineers.
- The proposed development within the potential root zone of the subject tree includes: i) construction of a large building, ii) driveway renewal and iii) possible trenching for sewer and electrical infrastructure.
- Inspection of the site and subject tree was completed on 10/12/2024.
- Drawing used for this assessment was:
    - Brisbane St, Site – 1:200 Proposed, A1004 Rev A -WIP, 12/11/2024

2. Findings summary

- The TPZ area within the footprint of the works is already impacted by compaction and asphalt seal.

- Despite a theoretical encroachment over the TPZ of 16%, impact by the proposed works could be managed to a low level with adoption of tree protection measures outlined in Section 5.

Figure 1. The subject Bhutan Cypress, view to north.

3. The proposed development and nearby trees

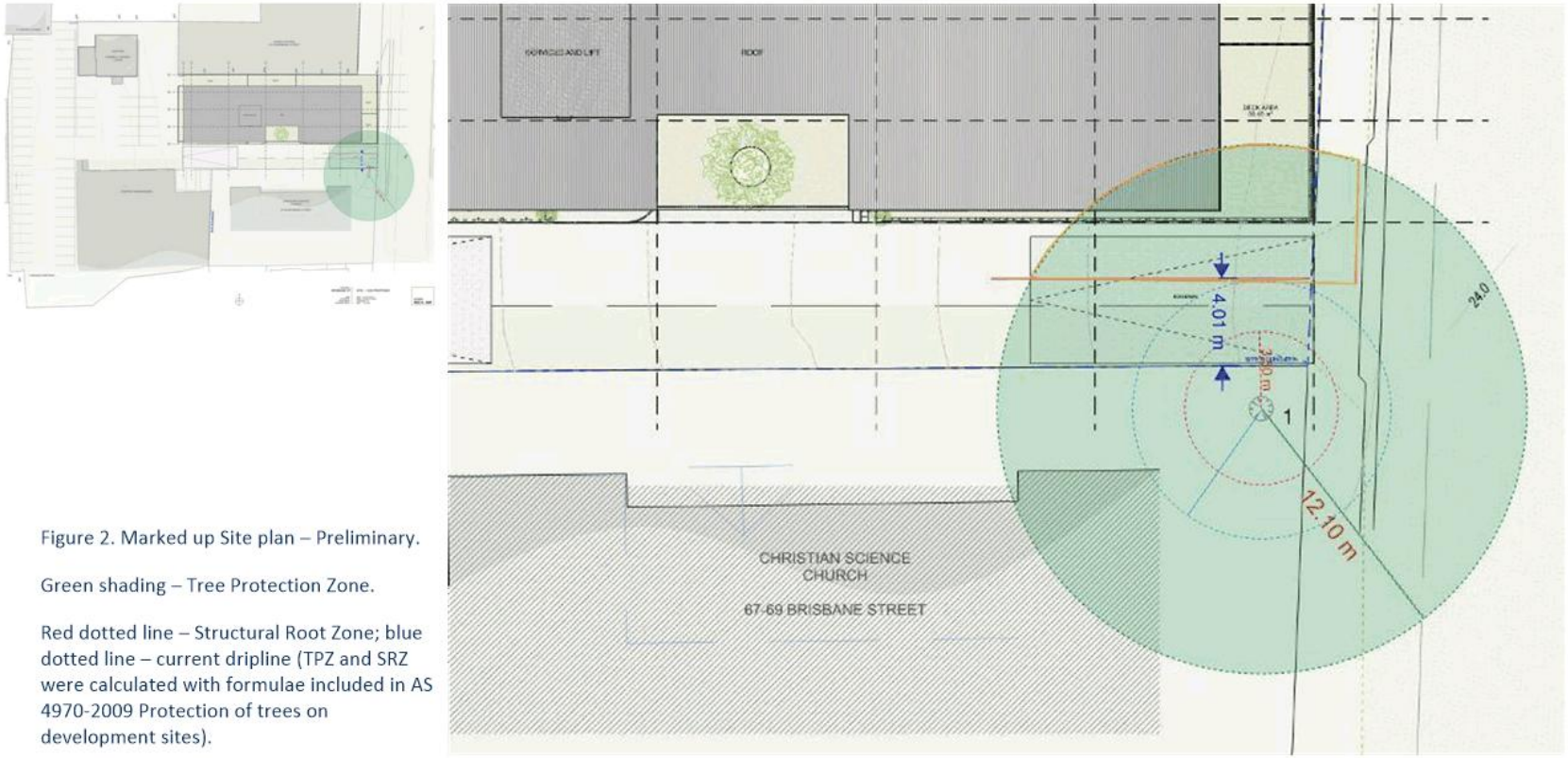

Figure 2. Marked up Site plan – Preliminary.

Green shading – Tree Protection Zone.

Red dotted line – Structural Root Zone; blue dotted line – current dripline (TPZ and SRZ were calculated with formulae included in AS 4970-2009 Protection of trees on development sites).

Red solid line – minimum separation between the services trench and the tree.

4. Potential impact of the works on nearby trees

TREE	SPECIES	DAB	DBH	H/S	SRZ	TPZ	FEATURES	ENCROACHMENT	Enc %	Ret.
1	Cupressus torulosa	1.17	101	G/G	3.5	12.1	The tree is growing at 67 Brisbane St in an elevated mulch bed and lawn retained by concrete walls on the southern and eastern side (2.3 m to edge of the wall to the east). Lower crown branches overhang to 2.4m above the surface of the existing driveway to the east of the trunk. Asphalt sealed car park in remaining area of TPZ to the east. The works footprint extends over the SRZ and TPZ of the cypress.	* Removal and replacement of the existing driveway seal – negligible impact expected. * Footings for a large building approximately 8 m from the trunk centre – potential for moderate impact. * Potential excavation for sewer and electrical infrastructure within 5.8 m of the trunk centre – potential for moderate impact. * Likely need for crown lifting over the driveway – negligible impact expected	16	Y

Tree - tree number in attached plans
Species - botanical name of tree
DAB - trunk diameter above root flare (m)
DBH - trunk diameter over bark at approximately 1.4m above the ground (m)
H/S - assessment of tree vitality / structure (G- good, F- fair, P- poor, D- dead)
SRZ - structural root zone radius (m)
TPZ - tree protection zone radius (m)*
FEATURES - key points affecting the tree's potential for maintenance within the scope of the proposed development
ENCROACHMNET - Nature of the encroachment over trees' TPZ
Enc % - proportion of the TPZ impacted by proposed works
RET. - retention recommendation (Y – yes, to be retained; N – no, tree to be removed, Pos. – possible, conditional)

- - SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

5. Tree protection measures

- The site and works footprint does not lend itself to establishment of an exclusion zone. The TPZ area within the footprint of the works is already impacted by compaction and asphalt seal.

- Engagement of a Project Arborist will be essential to oversee works within the TPZ.
    - These include:
        - Removal of the existing asphalt seal over the driveway and car park within the TPZ.
        - Potential trenching for services:
            - further construction detail is necessary about the proposed alignment and depth of the trenching - preferably as close to the building footings as possible
            - trenching to extend no closer than 4 m from the property boundary,
            - trenching may be attempted using traditional machinery but may need to be completed with hydro excavation upon the recommendations of the Project Arborist.
        - Excavation for building footings.
        - Large roots >50 mm in diameter should be protected as much as possible during works. If necessary, pruning of large roots must be documented and completed by the Project Arborist.

    - No liquid waste or concrete waste to be disposed of within the tree TPZ during the works.

- Crown lifting over the driveway should be completed at the start of the project and before machinery access to the site to avoid potential damage by high vehicles and machinery. It is likely that only small laterals will require removal to provide adequate clearance.
    - The pruning must be completed by an arborist with minimum AQF Level 3 qualifications and comply with AS 4373-2007 Pruning of amenity trees.

GES

GEO-ENVIRONMENTAL

SOLUTIONS

ENVIRONMENTAL SITE ASSESSMENT

65 Brisbane Street, Hobart, Tasmania

January 2025

For Brisbane Street Apartments Pty Ltd

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point, 7004. Ph 6223 1839 E: Office@geosolutions.net.au

DOCUMENT CONTROL

Title	Version	Author	Date Written	Reviewed By	Date Reviewed
Environmental Site Assessment: 65 Brisbane Street, Hobart, Tasmania	Version 1	Sarah Joyce	8th January 2025	Mark Downie	9th January 2025

EXECUTIVE SUMMARY

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 65 Brisbane Street, Hobart, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Brisbane Street Apartments Pty Ltd 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 multi-level building with carparking, commercial premises on the lower levels and tenanted residential spaces on the upper levels. The objective of this ESA was to investigate the site for contamination, by addressing E2.6.2 P1 performance criteria P1 of the Hobart Interim Planning Scheme of 2015.

The following information was gathered during the desktop investigation:

- The site currently features a large workshop building, a historic building formally *Sydney Lodge* and a large car parking area. The investigation area and proposed footprint of the new building is a single level open-air, asphalt covered carpark. The proposed development is a new multi-story building featuring commercial use such as offices and carparking on the ground level and residential apartments on the upper levels. This ESA report was requested as part of the planning process for this site redevelopment.
- The site is zoned Commercial land use under the *Hobart Interim Planning Scheme of 2015.*
- The geology of the site is mapped as being underlain by Late Carboniferous - Triassic Upper Fluviolacustrine Sequence of quartz sandstone sequence. The elevation of the investigation area ranges from 26 to 32m above sea level and the site dips steeply to the southeast. The closest downgradient ecosystem receptors are Hobart Rivulet (contained in culverts) located approximately 400m southeast from the site, and the River Derwent at Constitution Dock which is located approximately 800m southeast from the site.
- The historical aerial photographs confirm that prior to 1946, the site housed a town house building on the Brisbane Street, street-front and the former *Sydney Lodge* at the rear of the property, by the 1960's this house on the street front was demolished and the area covered by asphalt and used for vehicle parking; the former *Sydney Lodge* remains on site to this day. Also, in the 1965's a large industrial shed, thought to be a vehicle workshop was constructed. This workshop has had several small out buildings added to it. It also remains on site today.
- The Environment Protection Authority Tasmania layers on the LIST were reviewed and there were no regulated premises and underground petroleum storage systems located either upgradient from the site or directly adjacent to the site.
- 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; and metals.

From the soil assessment, it is concluded that:

- Environment There were two samples, BH2 0.5-0.6 and BH3 0.1-0.2 that had ESL guideline limit exceedance for benzo(a)pyrene for commercial / industrial land use and the same two samples had an exceedance above the EILs for zinc; BH3 0.1-0.2 also had an EIL exceedance for copper. However, there is an absence of an 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 receptors.
- Excavated Soil Management There were eight primary samples that returned a Level 1 Material (clean fill) classification. There were eight primary samples that returned a Level 2 Material (low level contaminated soil) classification for elevated levels of either arsenic, beryllium, chromium, cobalt, lead, manganese, mercury, nickel, zinc or benzo(a)pyrene. There was one primary sample BH6 0.5-0.6 that returned a Level 3 Material (contaminated soil) classification for elevated levels of manganese.
- Perched water was encountered in BH6 at 0.7m. A water sample was unable to be collected. Water was noted as clean in appearance and odour free.

The following is recommended at the site:

- Environmental Risk Given exceedances of ESL guideline limits were observed, a Soil and Water Management Plan (SWMP) is required to minimise the movement of soil and sediment off-site during the construction phase. Correct implementation of the SWMP will mitigate the identified environmental risks.
- Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil). For any future excavation of soil at the site, future waste classification should be conducted in accordance with EPA Tasmania IB105.
- Groundwater If groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.
- Statement of Suitability The findings from this investigation confirm that there is currently no risk to Human Health or the Environment as part of the planned works at the site providing that the above recommendations are followed.

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ABREVIATIONS

AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ALS	Analytical Laboratory Services
ANZG	Australia and New Zealand Guidelines for Fresh and Marine Water Quality
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

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

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 65 Brisbane Street, Hobart, Tasmania - hereby referred to as 'The Site'. GES was commissioned by Brisbane Street Apartments Pty Ltd 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.

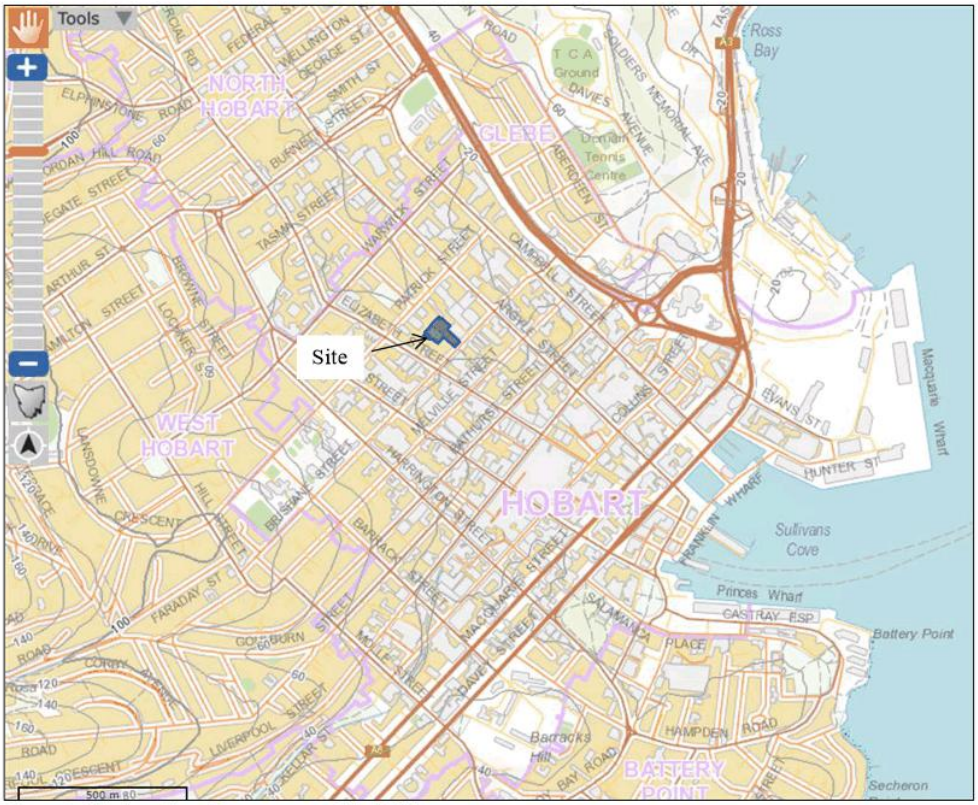

Figure 1 Site Location (Image source TheLIST)

1.2 Site Layout

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

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 of a multi-level building with carparking, commercial premises and tenanted apartment spaces. The objective of this ESA was to investigate the site for contamination, by addressing performance criteria under the *Hobart's 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 and the aerial photo viewer.
- Drilling of six soil boreholes to collect 17 primary samples, which were selected for analysis.
- Samples were sent for analysis to ALS Global laboratory in Springvale Victoria which is a National Association of Testing Authorities (NATA) accredited laboratory.
- Analysis to determine the presence or absence, and if present the level of contamination of the site 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.
- A risk assessment, known as a Conceptual Site Model (CSM) was developed for the site; and
- Findings were presented in this ESA Report, detailing any specific onsite human health and environmental risks.

1.5 Site Details

Site details are presented in Table 1.

Table 1 Site Details

SITE LOCATION	65 Brisbane Street, Hobart, Tasmania.
TITLE REFERENCES	Title Reference 174045/1, Property ID 3537209.
INVESTIGATION AREA	The investigation area is the Brisbane Street front of the site in the footprint of the proposed commercial building.
SITE AREA	The site is 4722m^2 and the proposed footprint of the proposed building is 700m^2.
SITE ELEVATION & GRADIENT	The Site is situated 26-31m above sea level and falls towards the southeast.
SITE SURFACING	The surface of the site is an asphalt carpark.
SITE OWNER	G & L Management Pty Ltd
PREVIOUS AND CURRENT LANDUSE	A commercial premises with a large shed that has been present on site since the 1960s, used for vehicle maintenance. The investigation area has been an asphalt carpark since that time.
SITE & SURROUNDING LAND ZONING	The site is zoned *commercial.*
PLANNING REQUIREMENTS	Potentially contaminated land code applies
PROPOSED LAND USE	Commercial Building with tenanted apartment spaces on the upper levels.

2 PLANNING

2.1 Proposed Development

The client is proposing a multi-level building with carparking, commercial premises on the lower levels and tenanted residential apartment spaces on the upper levels. This plan will be submitted to the Hobart City Council through the Development Application process. The relevant building plans are presented in Appendix 2.

2.2 Hobart Interim Planning Scheme

The site is considered potentially contaminated land under the Hobart Interim Planning Scheme 2015 (HIPS) due to the historical uses of the site which housed a mechanics workshop and therefore the development application must include an assessment against the code because it includes excavation and ground disturbance.

2.3 Environmental Site Assessment

As there are proposed excavation works at the site, there are no acceptable solutions to proposed works, E2.6.2 P1 performance criteria P1 of the HIPS are to be addressed which includes

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

2.3.1 Remediation and Protection Measures

If the ESA 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. 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.

2.3.2 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).

3 DESKTOP STUDY

3.1 Site Walkover

During the site walkover, photographs were taken and observations made with regards to current site conditions, relevant photographs are presented in Appendix 3. The current conditions of the investigation area were in line with the sites current use of vehicle parking. The surface of the investigation area is covered by an asphalt. There is the large workshop building on the northwestern side of the site, the historical Former *Sydney Lodge* is in the northeast portion of the site.

3.2 Site Zoning

The site is zoned Commercial under the Hobart Interim Planning Scheme of 2015, the investigation area is outlined in red in Figure 3. The land use surrounding the site is commercial, inner residential, central business and utilities. The proposed use of the site is a multi-level building with commercial landuses including carparking and offices on ground levels, and tenanted apartments spaces on upper levels.

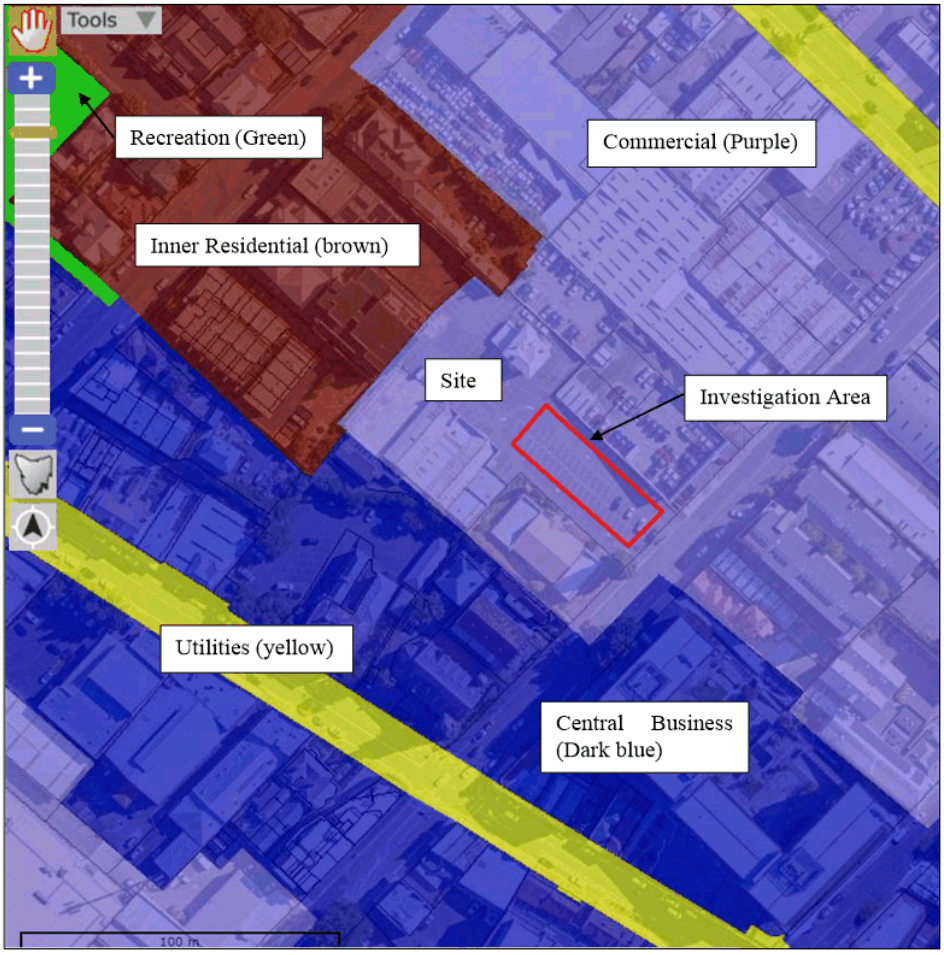

Figure 3 Hobart Councils Interim Planning Scheme Zones 2015 (Image source: The LIST)

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 Late Carboniferous - Triassic Upper Fluviolacustrine Sequence of Quartz Sandstone Sequence (Rq). The mapped units surrounding the site include;

R – Triassic/Periman Undifferentiated upper parmeener supergroup rocks. Late Carboniferous - Triassic Upper Fluviolacustrine Sequence of Quartz Sandstone Sequence

Rq – Late Carboniferous to Triassic sedimentary sequences, Parmeener Supergroup, Upper Parmeener Supergroup, Upper Fluviolacustrine Sequence - Quartz Sandstone Sequence (Rq)

Jd – Jurassic dolerite -Dolerite (tholeiitic) with locally developed granophyre.

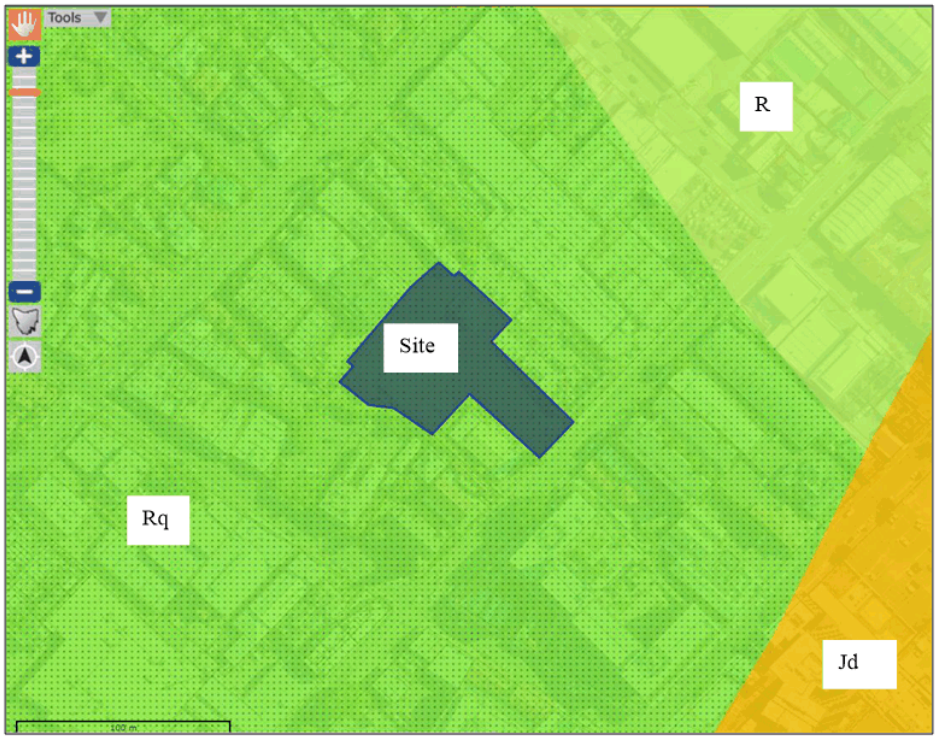

Figure 4 Mineral Resources Tasmania 1:25,000 Scale Mapping (Image source: The LIST).

3.4 Historical Aerial Photography Interpretation

The 2018-2019, 2011, 1982, 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 historical photographs are presented in Appendix 4 and summarised in Table 2.

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

- The long strip on Brisbane Street (the investigation area) was originally granted to William Foord.
- Prior to 1946, there was town house building on the Brisbane Street street-front of the site and a historical house, formally *Sydney Lodge* on the northeastern part of the site, this building is still present in January 2025.
- By 1965 the Brisbane Street, street-front residential building had been demoslished, the investigation area was converted into a carpark / throuroughfare. The surface of the site appears to be asphalt. The northwest corner of the site has a large industrial shed. Two other small sheds are also present. Multpile vehicles on site, suggesting that a mechanical workshop is operating.

- By 1973 a small extension was added to the new shed. House at the rear of the property remains. By 1982 the extension on the main shed was again added to and by 2011 the old free standing shed was removed, new parking lines painted and a new building behind the main shed which was present by 1990.

Off site the following observations have been made:

- In 1946 there is a residential property at 47-53 Brisbane Street. By 1957 this property houses a commercial building / warehouse which is now currently car sales room. By 2011 the building was redeveloped to include parking on the roof.
- The property behind 47-53 Brisbane Street, which is part of 45 Brisbane street houses untidy vehicle storage, likely wrecked vehicles. By 1982 the surface of this property was tidied up and by 2011 the surface to the site was concreted.
- Properties to the south-west house historcial buildings that are not thought to house potentially contaminating activites which include a Chapel, appartments, a Scholars Hall and the First Church of Christ Scientist.

Table 2 Historical Aerial Photograph Review

Photo	Observations
c1845	• There was a long strip on Brisbane Street (the investigation area) which was granted to William Foord. 1797-1850, (Sprents Book Mosaic). According to Groups (accessed Jan 2025); He was a building contractor who superintended the construction of St. Luke's Church at Bothwell and was also Clerk of Works during the construction of the new Government House in Hobart Town.
1946	• On site: The site appears to be a residential building, the street-front appears to be divided into lots suggesting it is a town house arrangement with multiple occupants. There is a second historical house at the rear of the property, northeastern side. • Off site: 47-53 Brisbane Street residential.
1957	• On site: Site unchanged. Still present in 1958. • Off site: 47-53 Brisbane Street commercial building / warehouse. Currently car sales room.
1965	• On site: residential building demolished, investigation area is a carpark / throuroughfare. The surface of the site appears to be asphalt. The northwest corner of the site has a large industrial shed. Two other small sheds are also present. Multpile vehicles on site. • Off site: Vehicle storage at 45 Brisbane street, at the rear of 47-53 Brisbane Street. Messy and untidy, could be wreckers.
1973	• On site: A small extension was added to the new shed. House at the rear of the property remains. • Off site: Properties on Patrick Street (up gradient) cleared for site redevelopment. The property at 45 Brisbane Street, is unchanged.
1982	• On site: The extension on the main shed was again added to. • Off site: The property at 45 Brisbane Street, has been tided up.
2011	• On site: Old free standing shed removed. New parking lines. New building behind the main shed (present by 1990). • Off site: The building at 47-53 Brisbane Street has been redevelped and now has a flat roof that is used for carparking and car maintance or vehicle washing. The surface of property at 45 Brisbane Street, has been concreted.
2018-2025	• On site: Site Unchanged. • Off site: To the south: 67 Brisbane Street – First Church of Christ Scientist, Hobart; 71 Brisbane Street Serviced apartments (71), Scholars Hall Hobart (2/71A) and Unit (3/71A), 73 Brisbane Street A Chapel. None of the activities on these sites are considered to host potentially contaminating activites.

3.5 Previous Site Investigations

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

3.6 Environmental Protection Authority

The Environmental Protection Authority (EPA) Regulated Premises and Underground Petroleum Storage Systems layers on The LIST were consulted; one abandoned UPSS (green pin) and five permanently decommissioned UPSS (black pins) were identified within 350m radius of the site as illustrated in Figure 5, details are below. None of these systems are considered likely to impact the soil or groundwater at the site.

Abandoned UPSS: At the site: 37-47 Melville Street. Located 114.5m down gradient from the site.

Permanently Decommissioned UPSS:

- 98-110 Argyle Street – Located 110m down gradient from the site.
- 157 Elizabeth Street, Hobart – Located 115m down gradient from the site.
- 98 Campbell Street - Located 115m down gradient from the site.
- 'Temple House' 55 Argyle Street, Hobart – Located 350 down gradient from the site.
- 171 Argyle Street– Located 350 upgradient from the site, in a separate water catchment area.

None of the identified UPSS are considered to have an impact on the site.

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

3.7 Hobart City Council

The Hobart City Council (HCC) is likely to consider the site to be potentially contaminated land because on the northwestern corner of the site houses a vehicle maintenance workshop.

3.8 WorkSafe Tasmania

It was not deemed necessary to request a WorkSafe Tasmania (WST) Dangerous Goods File because historical use of the investigation area was originally residential and then has only housed an asphalt carpark from the 1960s.

3.9 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 85m south and downgradient from the site, see Figure 6, with Low Probability PASS illustrated in orange. Therefore, the site is not considered to house any PASS.

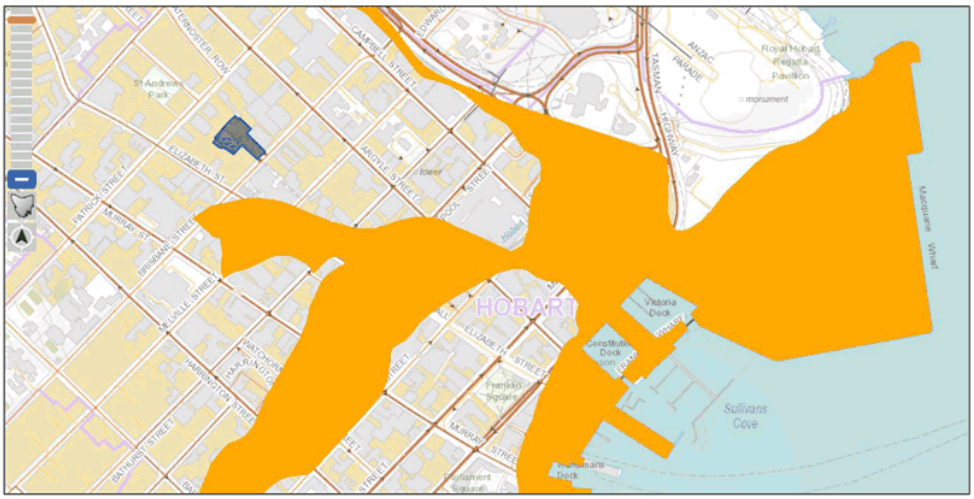

Figure 6 Coastal Acid Sulfate Soils (0-20m AHD) (The List, 2025)

3.10 Geomorphology

The Lidar Hillshade Basemap layer for the site is shown in Figure 7, the investigation area is shown with a red boarder. The image shows that the area of the investigation as has had very little to no surface disturbance, in the areas where building buildings are present, cuttings for the footprint can be seen. It is likely that building rubble was spread across the site post demolition at the front of Brisbane Street.

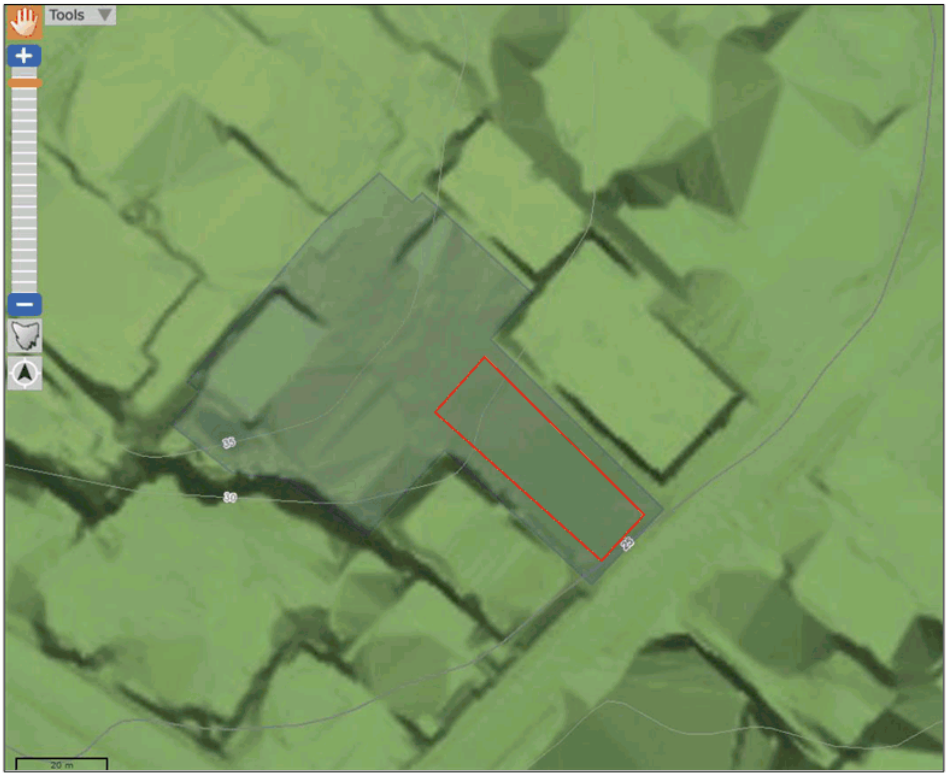

Figure 7 Hillshade Colour Basemap (sourced from The LIST)

3.11 Drainage & Hydrogeology

The elevation of the investigation area ranges from 26 to 32m above sea level and the site falls steeply to the southeast. The surface of the site has been modified and the surface covered in asphalt. Therefore, given the modification to the site surface and the urban setting, surface water is expected to be channelled into stormwater drain systems which feeds into Hobart Rivulet and the River Derwent. The hypothetical groundwater flow direction is inferred in Figure 8 and Figure 9.

3.12 Groundwater

3.12.1 Potential Up-Gradient Contamination Sources

The workshop on site may have housed potentially contaminating activities. Any potential contamination from that building is likely to travel in a southerly direction and is unlikely to impact the proposed development area. Refer to Figure 9.

3.12.2 Downgradient Ecosystem Receptors

The closest downgradient ecosystem receptors are the receiving waters Hobart Rivulet (which is contained in a culver) located approximately 400m southest from the site, and the River Derwent at Constitution Dock which is located approximately 800m southeast from the site.

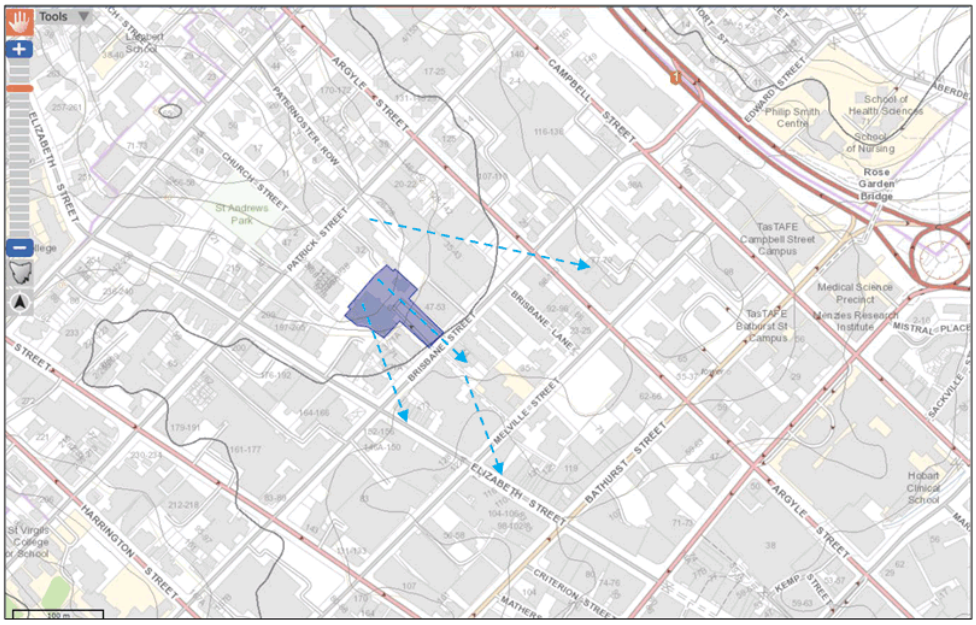

Figure 8 5m Contour Elevations and Inferred Surface and Groundwater Flow Direction (image source the LIST)

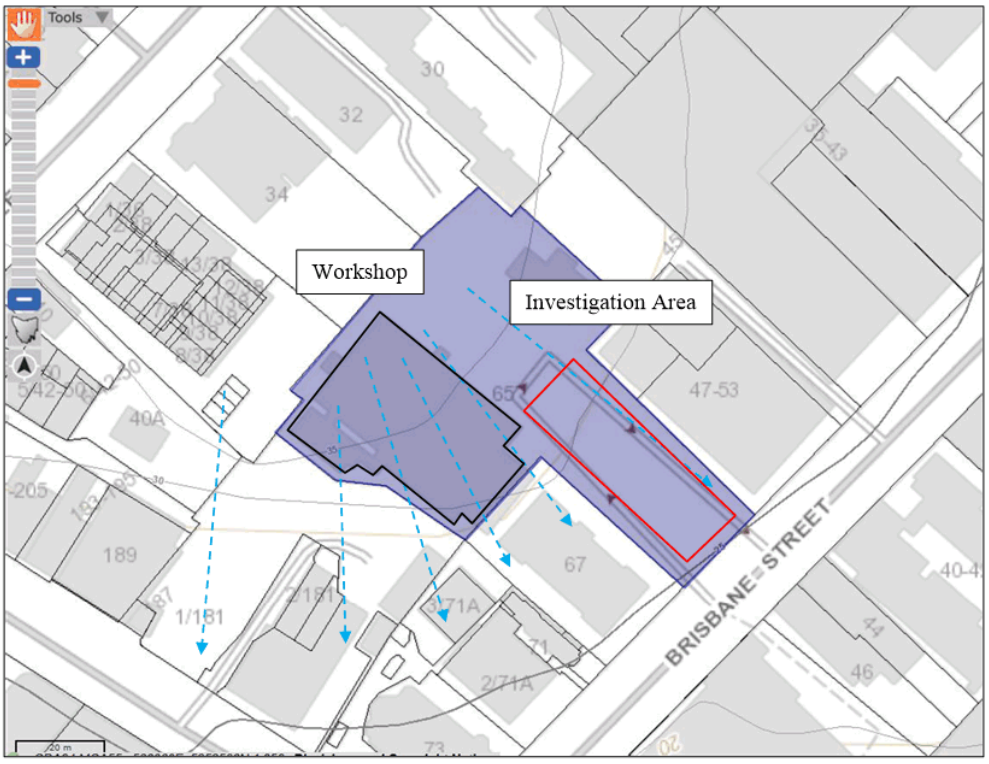

Figure 9 Close Up of the 5m Contour Elevations and Inferred Surface and Groundwater Flow Direction (image source the LIST)

3.13 Potential Contamination Issues

3.13.1 Areas of Potential Concern

Given the urban setting, and the long commercial and industrial uses of the site and surrounding properties, the entire site is an area of potential concern.

3.13.2 Contaminants of Potential Concern

Potential contaminants of potential concern (COPC) that have been considered include a suite of common urban contaminants suitable for Hobart:

- Petroleum Hydrocarbons: (including Total Petroleum/Recoverable Hydrocarbons (TPH/TRH),
- Mono Aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN),
- Polynuclear Aromatic Hydrocarbons (PAHs), and
- Metals.

4 FIELD INVESTIGATION PROCEDURES

4.1 Works Summary

Site works are summarised in Table 3 and Figure 10. Site photographs are shown in Appendix 3. Site investigation works comprised of drilling with a Geoprobe direct push drill rig at 6 bore hole locations and collecting representative soil samples. A total of 17 representative primary soil samples were collected and selected for analysis. Excess material was placed back into the holes.

Table 3 Summary of Site Investigation Work Dates

Scope	Data	Lab Report	Details
Drilling and sampling	4th December 2024	EM2421460	A total of 6 soil bores were drilled, a total of 17 primary soil samples were collected and selected for analysis plus three QC samples were collected.

Figure 10 Borehole Plan

4.2 Soil Investigation

4.2.1 Borehole Drilling

A total of six 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 4 presents a summary of the soil assessment methodology adopted at the site.

Table 4 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 odours discernable.
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, & 1.0-1.1 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.

4.2.2 Soil Analysis

Chain of Custody (COC) and Sample Receipt Notification (SRN) documentation is provided in Appendix 5. Table 5 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 17 primary samples were selected for analysis.

Table 5 Overview of Soil Analysis and Quality Control

Analytes	Primary Samples	Duplicate[a]	Rinse Blank[b]	Trip Blank[c]
TPH	17	1	1	1
BTEXN	17	1	1	1
PAH	17	1	1	1
Suite 15 Metals	17	1	1	1

Sampling Quality Control Standards (AS4482):
a – Duplicate one (1) in twenty (20) primary samples
b- Single rinse sample per piece of equipment per day
c- Trip blank one per eski

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 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 Quality Control Interpretive Report (QCI) details and outputs are presented in Appendix 6.

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 6.

Table 6 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 17 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	For BH2 0.1-0.2 and Duplicate pairs, there were no non-compliances.
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. 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.

5.2 Laboratory

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

Table 7 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	Yes	There were no matrix spike outliers in the QCI report.
Duplicate Samples: 0% to <20% RPD.	No	Soil: Duplicate RPD's for BH1 1.0-1.1 for Cobalt (95.8%) and Manganese (71.6%) were above LOR limit of 20%. Rinsate Water: Duplicate RPD's for Anonymous sample for C6-C9 (44.0%) and C6-C10 (44.8%) were above LOR limit of 20%.
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, of quartz rich sandstone. The material encountered for each borehole is presented in Table 8. Most of the material encountered during the drilling was fill of Sandy CLAY and Clayey SAND with some gravels.

Table 8 Material Encountered at the Site

BH	From	To	Description	USCS
BH1	0	0.2	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH1	0.2	0.5	Sandy CLAY, DG/DB, moist firm with gravels	CH
BH1	0.5	1.2	Sandy CLAY low plastic, light brown / light grey, mottled, firm with gravels	CL
			Refusal on rock	
BH2	0	0.3	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH2	0.3	0.5	Sandy CLAY, DG/DB, moist firm with gravels	CH
BH2	0.5	1.5	Clayey SAND, LB, moist, stiff	CH
BH2	1.5	1.6	Sandy CLAY low plastic, light brown / light grey, mottled, firm with gravels	CL
BH2			Refusal on rock	
BH3	0	0.2	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH3	0.2	0.6	Sandy CLAY, DG/DB, moist firm with gravels	CH
BH3	0.6	1	Silty CLAY h plastic, light brown, moist, stiff	CH
BH3	1	1.7	Sandy CLAY low plastic, light brown / light grey, mottled, firm with gravels	CL
BH3			Refusal on rock	
BH4	0	0.2	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH4	0.2	0.5	Sandy CLAY, DG/DB, moist firm with gravels	CH
BH4	0.5	1	Silty CLAY h plastic, light brown, moist, stiff	CH
BH4	1	1.2	Sandy CLAY low plastic, light brown / light grey, mottled, firm with gravels	CL
BH4			Refusal on rock	
BH5	0	0.2	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH5	0.2	0.5	Sandy CLAY, DG/DB, moist firm with gravels	CH
BH5	0.5	1	Silty CLAY h plastic, light brown, moist, stiff	CH
BH5	1	1.8	Sandy CLAY low plastic, light brown / light grey, mottled, firm with gravels	CL
BH5			Refusal on Gravels	
BH6	0	0.2	FILL: Gravelly SAND, dark grey / light brown, very dense	GP
BH6	0.2	1	Gravelly CLAY, LB moist to wet, very dense	GC
BH6			perched water at 0.7m; Refusal on gravels	

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

Table 9 Summary of Grain Class Based on USCS Classification

Sample	Footing Excavation Depth^ - Red Fill Thickness^ - Green	Sample PVI Depth (m) Relative to Slab/Cut Depth	Soil Grain Size Class Averaging Above Soil Sample																	Attenuation			Petroleum Vapour Intrusion HSL Grain Class*	SAMPLE USCS
			GW	GP	GM	GC	SW	SP	SM	SC	ML	CL	OL	MH	CH	OH	CI	Rock (R)	Existing Pavement (P)	Crawl Space Thickness (m)	Proposed CONCRETE (CH)	Crawl Space	Biodegradation	
BH1 0.1-0.2	0.5	0.2		0.0																NA	0.2	1.0	1.0	CLAY	GP
BH1 0.5-0.6	0.5	0.5		0.0											0.3					NA	0.2	1.0	1.0	CLAY	CL
BH1 1.0-1.1	0.5	1.0		0.0								0.5			0.3					NA	0.2	1.0	1.0	CLAY	CL
BH2 0.1-0.2	3.5	<																		NA	0.2	1.0	1.0	CLAY	GP
Duplicate	3.5	<																		NA	0.2	1.0	1.0	CLAY	GP
BH2 0.5-0.6	3.5	<																		NA	0.2	1.0	1.0	CLAY	CH
BH2 1.0-1.1	3.5	<																		NA	0.2	1.0	1.0	CLAY	CH
BH3 0.1-0.2	6.5	<																		NA	0.2	1.0	1.0	CLAY	GP
BH3 0.5-0.6	6.5	<																		NA	0.2	1.0	1.0	CLAY	CH
BH3 1.0-1.1	6.5	<																		NA	0.2	1.0	1.0	CLAY	CL
BH4 0.1-0.2	6.5	<																		NA	0.2	1.0	1.0	CLAY	GP
BH4 0.5-0.6	6.5	<																		NA	0.2	1.0	1.0	CLAY	CH
BH4 1.0-1.1	6.5	<																		NA	0.2	1.0	1.0	CLAY	CL
BH5 0.1-0.2	3.5	<																		NA	0.2	1.0	1.0	CLAY	GP
BH5 0.5-0.6	3.5	<																		NA	0.2	1.0	1.0	CLAY	CH
BH5 1.0-1.1	3.5	<																		NA	0.2	1.0	1.0	CLAY	CL
BH6 0.1-0.2	0.5	0.2		0.0																NA	0.2	1.0	1.0	CLAY	GP
BH6 0.5-0.6	0.5	0.5		0.0		0.3														NA	0.2	1.0	1.0	SAND	GC

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 investigation area is covered by an asphalt. There is the large workshop building on the northwestern side of the site, the historical Former *Sydney Lodge* is in the northeast portion of the site.

There was no surface staining or hydrocarbon odours observed in the investigation area.

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 10.

Table 10 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:
    - 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 11.

Table 11 Adopted Land Use Scenario for the Soil Bores

Land Use Scenario	**Applicable Soil Bores**
Areas of Ecological Significance	
Urban Residential & Public Open Space	*The proposed upper level of the building is residential but there will be no soil access for residents, therefore no assessment required.*
Commercial & Industrial	*Guidelines for Commercial and Industrial land use were applied to all borehole samples because the ground floor levels will be either carparking or commercial spaces for assessment purposes is commercial.*

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 12.

Table 12 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

7.4 Findings

7.4.1 Ecological Screening Levels

Laboratory analytical results are presented in Appendix 7. Table 13 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 17 primary samples, there were four samples that had a range of detections for TRH fractions. There were two samples, BH2 0.5-0.6 and BH3 0.1-0.2 that had ESL guideline limit exceedance for benzo(a)pyrene.

Table 13 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	**230**	**200**
BH1 0.5-0.6	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH1 1.0-1.1	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
Duplicate 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	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	**1.4**	<10	<50	**130**	<100
BH2 1.0-1.1	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	**0.8**	<10	<50	**170**	<100
BH3 0.5-0.6	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH3 1.0-1.1	4/12/24	F	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	<100	**160**
BH4 0.5-0.6	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH4 1.0-1.1	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH5 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
BH5 0.5-0.6	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH5 1.0-1.1	4/12/24	F	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH6 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
BH6 0.5-0.6	4/12/24	C	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 7. Table 14 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 were two samples, BH2 0.5-0.6 and BH3 0.1-0.2 that had an exceedance above the EILs commercial / industrial land use guideline limits for zinc; BH3 0.1-0.2 also had an exceedance for copper.

Table 14 Soil Analytical Results Compared Against EILs for Commercial / Industrial Land Use.

NEPM Ecological Investigation Levels for Soil													
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)	Copper (CEC)	Copper (pH)	Nickel	Zinc	Chromium III	Lead	Arsenic	Naphthalene
						mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH1 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	18	18	16	69	14	32	9	<1
BH1 0.5-0.6	4/12/24	COM/IND	35	4.5 (3)	F	<5	<5	18	41	5	14	<5	<1
BH1 1.0-1.1	4/12/24	COM/IND	35	4.5 (3)	F	<5	<5	18	32	7	5	<5	<1
BH2 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	18	18	16	57	12	11	10	<1
Duplicate X	4/12/24	COM/IND	10	4.5 (3)	C	13	13	14	49	12	9	8	<1
BH2 0.5-0.6	4/12/24	COM/IND	45	4.5 (3)	F	75	75	12	519*	18	445	8	<1
BH2 1.0-1.1	4/12/24	COM/IND	45	4.5 (3)	F	24	24	8	116	24	119	<5	<1
BH3 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	87	87	19	275	17	289	12	<1
BH3 0.5-0.6	4/12/24	COM/IND	45	4.5 (3)	F	<5	<5	4	20	6	19	<5	<1
BH3 1.0-1.1	4/12/24	COM/IND	35	4.5 (3)	F	17	17	96	87	6	11	8	<1
BH4 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	29	29	8	113	10	145	<5	<1
BH4 0.5-0.6	4/12/24	COM/IND	45	4.5 (3)	F	<5	<5	6	14	10	13	<5	<1
BH4 1.0-1.1	4/12/24	COM/IND	35	4.5 (3)	F	9	9	24	18	6	8	5	<1
BH5 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	8	8	7	51	10	17	12	<1
BH5 0.5-0.6	4/12/24	COM/IND	45	4.5 (3)	F	13	13	8	125	6	134	<5	<1
BH5 1.0-1.1	4/12/24	COM/IND	35	4.5 (3)	F	<5	<5	28	69	4	42	13	<1
BH6 0.1-0.2 X	4/12/24	COM/IND	10	4.5 (3)	C	17	17	9	42	11	14	12	<1
BH6 0.5-0.6	4/12/24	COM/IND	20	4.5 (3)	C	72	72	232	58	71	6	27	<1

pH Designation:
(1) Using 0.01M CaCl2 extract. Rayment, G.E. and Lyons, D.J. (2011). "Soil Chemical Methods – Australasia". 495+20 pp. CSIRO Publishing, Melbourne.
(2) pHF (1:5). Adjusted by subtracting 0.75 with +/- 0.25 error to calibrate to the CaCl2 method (per comm. ALS Brisbane Acid Sulphate Soils Laboartory). Methods in accordance with Ahern, C.R., Stone Y., and Blunden B. (1998b). 'Acid Sulfate Soils Assessment Guidelines'. Acid Sulfate Soils Management Advisory Committee, Wollongbar, NSW, Australia.
(3) Classified in accordance with parent material typical soil pH as per the Tasmanian soils database

8 SOIL HUMAN HEALTH DIRECT CONTACT ASSESSMENT

8.1 Guidelines

Guidelines presented herein are based on potential exposure of human receptors to soil impact which may include:

- Trench workers repairing or building services (typically to 1 m bgs). This classification is not dependent on the land use class.
- 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 carparks; 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 15. 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, offsite commercial workers during the site redevelopment works and future trench workers conducting routine maintenance or site upgrades. Once the redevelopment is completed it is anticipated that there will be no access to soil to commercial site users or residents in the tenanted spaces on the upper levels of the building.

Table 15 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 Future commercial site users	ALL	D and trench worker specific

DC – Dermal Contact - Trench Worker Guidelines (CRC CARE 2013)
DI – Dust Inhalation - HIL Guidelines (NEPM ASC 2013); SI – Soil Ingestion - HIL Guidelines (NEPM ASC 2013); ALL – All of above

8.1.3 Health Investigation & Screening Levels

The main exposure pathways and methods for assessing heath risk from contaminated soils are presented in Table 16.

Table 16 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)			CRC CARE (Friebel & Nadebaum, 2011)
Dermal Contact		HSLs	
Dust Inhalation	Metals PAH's	Health Investigation Levels (HILs)	NEPM ASC 2013
Soil Ingestion			

PVI – Petroleum Vapour Intrusion

8.2 Findings

8.2.1 Dermal Contact - Petroleum Hydrocarbons

Laboratory analytical results are presented in Appendix 7. Table 17 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 four samples has detections of hydrocarbons and there were no exceedances for commercial / industrial land use or trench worker specific guidelines.

Table 17 Soil Analytical Results Compared Against CRC CARE (Friebel & Nadebaum, 2011) Guidelines for Dermal Contact

CRC CARE Health Screening Level Dermal Contact Hazard from Soil Hydrocarbons'		EP080: BTEXN					EP080/071: TRH			
		Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		0.2	0.5	0.5	0.5	1	10	50	100	100
HSL 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	**230**	**200**
4/12/2024	BH1 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH1 1.0-1.1	<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	Duplicate X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH2 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	**130**	<100
4/12/2024	BH2 1.0-1.1	<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	**170**	<100
4/12/2024	BH3 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH3 1.0-1.1	<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	<100	**160**
4/12/2024	BH4 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH4 1.0-1.1	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH5 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH5 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH5 1.0-1.1	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH6 0.1-0.2 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
4/12/2024	BH6 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100

8.2.2 Dust Inhalation & Soil Ingestion

Laboratory analytical results are presented in Appendix 7. 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 18.

Concentrations which exceeded laboratory LOR are highlight in bold (except for the metals), and HIL exceedances would be highlighted with a coloured cell indicating the highest HIL land used class 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 NEPM ASC 2013 Health Investigation Levels Guidelines

Bold - Indicates LOR Exceedance in Non Metalic Compounds			EA055: Moisture Content														Total Recoverable Mercury by FIMS	EP066	EP075(SIM)B: Polynuclear Aromatic Hydrocarbons																		
NEPM Health Investigation Levels (HIL's) Dust Inhalation and Soil Ingestion Assessment X - Indicates Sample Within Proposed Excavation Zone			Moisture Content	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium Total	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Vanadium	Zinc	Mercury	PCBs	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz[a]anthracene	Chrysene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Indeno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene	PAHs	Benzo(a)pyrene TEQ (WHO)
Units			%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			1	50	1	2	2	5	5	5	2	5	5	2	5	5	5	0.1	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HIL D Commerial/Industrial		☑ HIL D		3000		500	300000	900		4000	240000	1500	60000	6000	10000		400000	730	7																4000	40
Sample date:	Sample ID																																			
4/12/2024	BH1 0.1-0.2 X			9	60	2	<50	<1	14	14	18	32	275	16	<5	24	69	0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH1 0.5-0.6			<5	20	<1	<50	<1	5	18	<5	14	172	18	<5	9	41	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH1 1.0-1.1			<5	<10	4	<50	<1	7	26	<5	5	98	18	<5	9	32	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH2 0.1-0.2 X			10	40	2	<50	<1	12	10	18	11	282	16	<5	25	57	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	Duplicate X			8	30	2	<50	<1	12	13	13	9	269	14	<5	22	49	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH2 0.5-0.6			8	290	<1	<50	<1	18	8	75	445	352	12	<5	18	519	3.5		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.5	1.6	1.1	1.1	1.6	0.5	1.4	0.8	<0.5	1.0	**11**	**1.8**
4/12/2024	BH2 1.0-1.1			<5	150	<1	<50	<1	24	7	24	119	368	8	<5	14	116	1.8		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH3 0.1-0.2 X			12	210	<1	<50	<1	17	8	87	289	113	19	<5	26	275	0.9		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1.0	0.6	0.5	0.9	<0.5	0.8	0.6	<0.5	0.7	**6**	**1**
4/12/2024	BH3 0.5-0.6			<5	40	<1	<50	<1	6	3	<5	19	18	4	<5	14	20	0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH3 1.0-1.1			8	10	9	<50	<1	6	91	17	11	710	96	<5	12	87	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH4 0.1-0.2 X			<5	110	<1	<50	<1	10	5	29	145	134	8	<5	28	113	0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH4 0.5-0.6			<5	150	<1	<50	<1	10	6	<5	13	26	6	<5	20	14	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH4 1.0-1.1			5	80	4	<50	<1	6	108	9	8	300	24	<5	6	18	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH5 0.1-0.2 X			12	40	<1	<50	<1	10	3	8	17	60	7	<5	15	51	0.5		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH5 0.5-0.6			<5	210	<1	<50	<1	6	10	13	134	720	8	<5	15	125	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH5 1.0-1.1			13	20	3	<50	<1	4	32	<5	42	126	28	<5	8	69	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH6 0.1-0.2 X			12	30	<1	<50	<1	11	3	17	14	70	9	<5	15	42	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
4/12/2024	BH6 0.5-0.6			27	300	7	<50	<1	71	53	72	6	5230	232	<5	72	58	<0.1		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

9 INDOOR INHABITANT PVI ASSESSMENT – HSL's

This PVI assessment has been conducted in accordance with relevant CRC CARE Technical Documentation and NEPM 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 19 presents a summary of the preferred HSL approach to assessing PVI risk. In this case, soil PHC concentrations were assessed.

Table 19 Preferred Methods for Determining Site PVI Risk

Media Analysed	Method	Limitations	Order of Preference
Soil Gas	Concentrations of a soil gas through a soil vapor probe	This approach provides the most reliable data in interpreting PVI risk, although direct modelling should be applied if concentrations exceed HSL threshold limits.	Primary
Groundwater	Concentrations of PHC in groundwater through deployment of monitoring wells	More robust and reliable that soil in determining onsite and in particular, offsite risks. Determining PVI risk based on groundwater is inherently conservative when interpreting vapour risk to account for not readily discernible preferential pathways. Reference may be drawn to alternative assessment approaches: 1) Application of site-specific conditions to the CRC CARE model for assessing PVI risk 2) Soil gas interpretation for areas where a PVI risk is identified from groundwater analysis.	Secondary
Soil	Concentrations of PHC in soil	Concentrations in soil may be subject variability due to soil moisture, organic content and oxygen ingress all which create significant bias in threshold values. Reliance is place on utilizing groundwater analysis over soil. Soil results provide localised information.	Tertiary

9.2 Land Use Class

For surrounding properties, the potential PVI risk is 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 7. Table 20 presents the results against a potential indoor vapour risk based on land use setting guidelines. Concentrations which exceeded laboratory LOR would be 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 20 Soil Analytical Results Compared Against HSL D for Indoor Vapour Risk

Soil Hydrocarbon HSL's for Assessing Indoor Vapour Intrusion (NEPM 2013) Soil Sample Analysis					EP080: BTEXN					EP080/071: TRH	
Bold - Indicates LOR Exceedances					Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	F1	F2
Colour Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x											
Sample ID	Sample Date	Depth Class	Grain Class	HSL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
					LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
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	<50
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
Duplicate	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	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.5-0.6	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.0-1.1	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.1-0.2	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.5-0.6	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 1.0-1.1	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 0.1-0.2	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 0.5-0.6	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 1.0-1.1	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH6 0.1-0.2	4/12/2024	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH6 0.5-0.6	4/12/2024	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

10 TRENCH WORKER PVI ASSESSMENT – HSL's

10.1 Classification

The following Health Screening Assessment is based on hydrocarbon vapour intrusion risk to subsurface excavation workers within excavations. This is assessed through analysis of vapours from soil and soil vapours. Groundwater is generally not used to assess risk as threshold limits for all depth and grain classes are non-limiting. Land use classes are not applicable when assessing vapour intrusion into trenches.

Soil and soil vapour HSL's for assessing hydrocarbon risk to maintenance workers are based on CRC CARE Technical Report 10 guidelines (Friebel & Nadebaum 2011) and the following variables:

- Dominant grain size class of material at the soil sample depth or based on the dominant grain class of the backfill material based on US Agriculture Soil Classification System (SCS) and partitioning into either sand, silt or clay; and
- Classifying soil according to depth ranges: 0 to 2 m; 2 to 4 m; 4 to 8 m; and greater than 8 m.

10.2 Findings

Laboratory analytical results are presented in Appendix 7. Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers are presented in Table 21. Concentrations that exceeded laboratory LOR would be highlighted in bold, and if there were any HSL exceedances they would be highlighted with a coloured cell.

There were no volatile hydrocarbons detection and no guideline exceedances above of the CRC CARE HSL guidelines for Assessing PVI Risk to Trench Workers and no risk identified.

Table 21 Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers

CRC CARE Health Screening Level Assessment for PHC Inhalation Risk To Trench Workers From Soil Sample Analysis				EP080: BTEXN					EP080/071: TRH	
Bold - Indicates LOR Exceedances										
Dark Grey Shading - Indicates HSL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x				Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction
Sample ID	Sample Date	Depth Class	Grain Class	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
				LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
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	<50
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
Duplicate	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	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 0.5-0.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH3 1.0-1.1	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.1-0.2	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 0.5-0.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH4 1.0-1.1	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 0.1-0.2	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 0.5-0.6	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH5 1.0-1.1	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH6 0.1-0.2	4/12/2024	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH6 0.5-0.6	4/12/2024	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

11 SOIL DISPOSAL ASSESSSMENT

11.1 Guidelines

Soil which is excavated from the site for landfill disposal is to be assessed against Information Bulletin 105 (IB105) for Classification and Management of Contaminated Soil for Disposal. The EPA uses four categories to classify contaminated soil as per Table 22:

- (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 22 Summary of IB105 Classification Guidelines

	Classification (with reference to Table 2)	Controlled Waste[1]	Comments
Fill Material[2] (Level 1)	Soil that exhibits levels of contaminants below the limits defined under *Fill Material* in Table 2.	Unlikely	Soil classified as *Fill Material* can still be a 'pollutant' under the *Environmental Management and Pollution Control Act 1994* and needs to be responsibly managed.
Low Level Contaminated Soil (Level 2)	Soil that exhibits levels of contaminants above the limits defined under *Fill Material* but below the limits defined under *Low Level Contaminated Soil* in Table 2.	Likely	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
Contaminated Soil (Level 3)	Soil that exhibits levels of contaminants above the limits defined under *Low Level Contaminated Soil* but below the limits defined under *Contaminated Soil* in Table 2.	Yes	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.
Contaminated Soil for Remediation (Level 4)	Soil that exhibits levels of contaminants above the limits defined under *Contaminated Soil* in Table 2 (regardless of the maximum total concentrations) is generally ***not*** considered acceptable for off-site disposal without prior treatment.	Yes	Soil that contains contaminants that do not have criteria for leachable concentrations (*e.g.* petroleum hydrocarbons), and the levels of contaminants exceed the maximum total concentrations listed in *Contaminated Soil*, are generally classified as *Contaminated Soil for Remediation*.

[1] Controlled Waste is defined in the *Environmental Management and Pollution Control Act 1994*.
[2] Criteria for *Fill Material* are the limits set by the Director for the purposes of R.9(2)(a)(ii) in the *Regulations*.

11.2 Findings

The soil samples have been compared against IB105 guidelines for potential future soil disposal, see Table 23. For solid waste classification, material ranged from Level 1 Material (clean fill) to Level 3 Material (contaminated soil).

There were eight primary samples that returned a Level 1 Material (clean fill) classification. There were eight primary samples that returned a Level 2 Material (low level contaminated soil) classification for elevated levels of either arsenic, beryllium, chromium, cobalt, lead, manganese, mercury, nickel, zinc or benzo(a)pyrene. There was one primary sample BH6 0.5-0.6 that returned a Level 3 Material (contaminated soil) classification for elevated levels of manganese.

Table 23 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	Benzene	Toluene	Ethylbenzene	Total Xylenes
Unit		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		50	1	2	5	5	2	5	5	5	0.1	2	5	5	0.5	10	50	0.5	0.2	0.5	0.5	0.5
Investigation Level Selected																						
IB105 Level 1		<20	<300	<2	<3	<50	<100	<100	<300	<500	<1	<60	<10	<200	<0.08	<65	<1000	<20	<1	<1	<3	<14
IB105 Level 2		20	300	2	3	50	100	100	300	500	1	60	10	200	0.08	65	1000	20	1	1	3	14
IB105 Level 3		200	3000	40	40	500	2000	200	1200	5000	30	600	50	14000	2	650	5000	40	5	100	100	180
IB105 Level 4		750	30000	400	400	5000	7500	1000	3000	25000	110	3000	200	50000	20	1000	10000	200	50	1000	1080	1800
4/12/2024	BH1 0.1-0.2 X	9	60	2	<1	14	18	14	32	275	0.1	16	<5	69	<0.5	<10	300	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH1 0.5-0.6	<5	20	<1	<1	5	<5	18	14	172	<0.1	18	<5	41	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH1 1.0-1.1	<5	<10	4	<1	7	<5	26	5	98	<0.1	18	<5	32	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 0.1-0.2 X	10	40	2	<1	12	18	10	11	282	<0.1	16	<5	57	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	Duplicate X	8	30	2	<1	12	13	13	9	269	<0.1	14	<5	49	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 0.5-0.6 X	8	290	<1	<1	18	75	8	445	352	3.5	12	<5	519	1.4	<10	<50	10.6	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH2 1.0-1.1 X	<5	150	<1	<1	24	24	7	119	368	1.8	8	<5	116	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 0.1-0.2 X	12	210	<1	<1	17	87	8	289	113	0.9	19	<5	275	0.8	<10	130	6.1	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 0.5-0.6 X	<5	40	<1	<1	6	<5	3	19	18	0.1	4	<5	20	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH3 1.0-1.1 X	8	10	9	<1	6	17	91	11	710	<0.1	96	<5	87	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 0.1-0.2 X	<5	110	<1	<1	10	29	5	145	134	0.1	8	<5	113	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 0.5-0.6 X	<5	150	<1	<1	10	<5	6	13	26	<0.1	6	<5	14	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH4 1.0-1.1 X	5	80	4	<1	6	9	108	8	300	<0.1	24	<5	18	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH5 0.1-0.2 X	12	40	<1	<1	10	8	3	17	60	0.5	7	<5	51	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH5 0.5-0.6 X	<5	210	<1	<1	6	13	10	134	720	<0.1	8	<5	125	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH5 1.0-1.1 X	13	20	3	<1	4	<5	32	42	126	<0.1	28	<5	69	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH6 0.1-0.2 X	12	30	<1	<1	11	17	3	14	70	<0.1	9	<5	42	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
4/12/2024	BH6 0.5-0.6	27	300	7	<1	71	72	53	6	5230	<0.1	232	<5	58	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5

12 CONCEPTUAL SITE MODEL

12.1 Overview

This CSM has been developed based on the current desktop investigation and invasive soil assessment. The site to be potentially contaminated land because on the northwestern corner of the site houses a vehicle maintenance workshop. The site is proposed to be redeveloped to a more sensitive land use from a single level open-air, carpark to a multi-level building with carparking, commercial premises on the lower levels and tenanted residential spaces on the upper levels.

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.

12.2 Potential Ecological Receptors

The closest ecological receptors are Hobart Rivulet (contained in a culver) approximately 400m southesat from the site, and the River Derwent at Constitution Dock which is located approximately 800m southeast from 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; commercial workers and trench workers during the site redevelopment plus offsite commercial workers during the site redevelopment.

Future commercial and residential site users, have been discounted for the following reasons

- post development there will be no access to the soil
- there are no residential units on the lower levels of the building
- there were no detections of contamination above human health guidelines

12.4 Potential Transport Mechanisms and Exposure Pathways

12.4.1 Ecological Receptors

The closest ecological receptors are Hobart Rivulet and the River Derwent, these receptors have been discounted as a possible receptor due to the spatial separation from the site, and given the requirement for a Soil and Water Management Plan (SWMP) to minimise movement of soil and sediment off-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

Although groundwater was encountered in borehole 6 at 0.7m below ground surface, groundwater assessment was not conducted as part of this investigation.

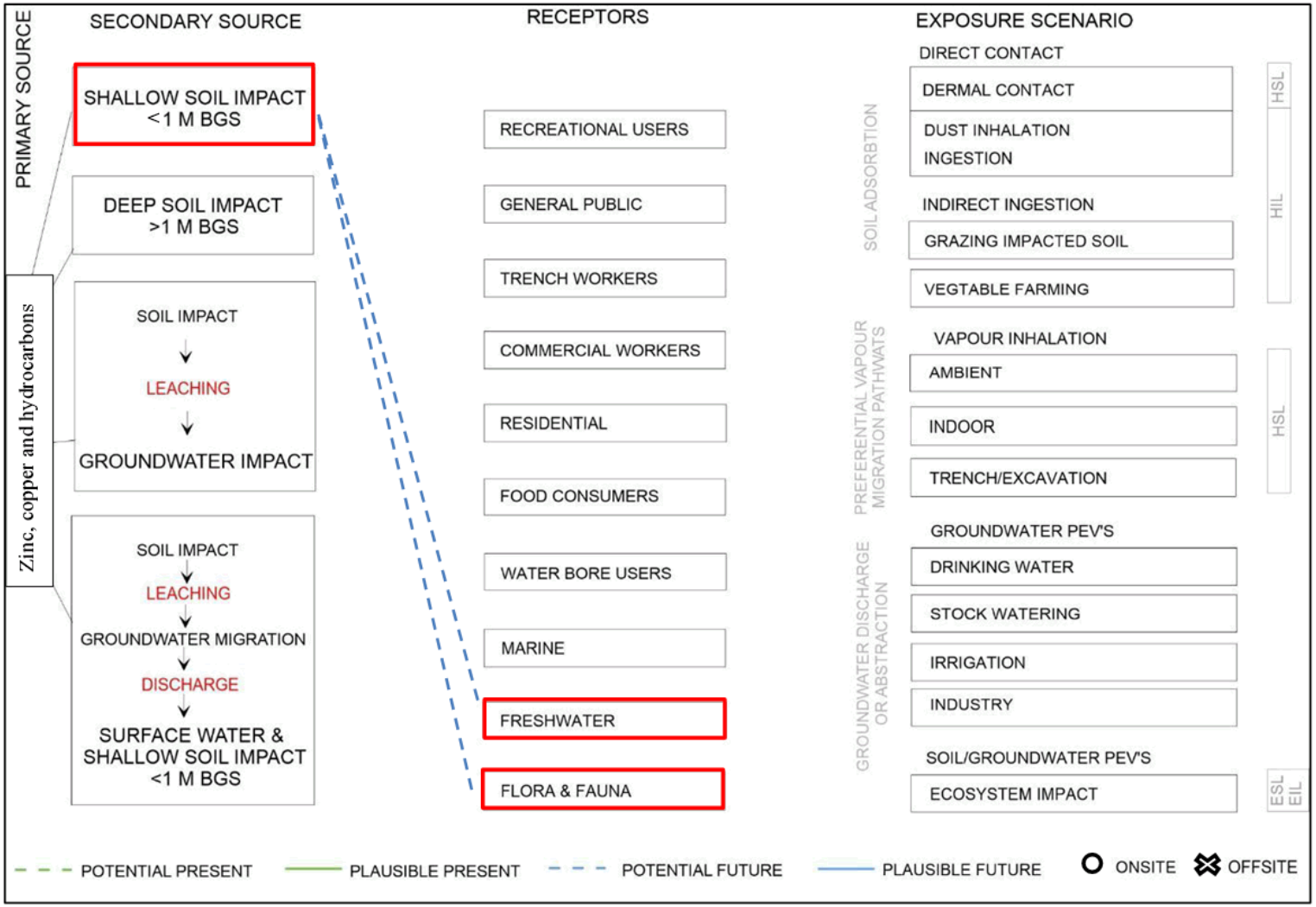

Figure 11 Conceptual Site Model – Flow Chart

13 CONCLUSIONS & RECOMMENDIATIONS

13.1 Desktop Assessment

The following information was gathered during the desktop investigation:

- The site currently features a large workshop building, a historic building formally *Sydney Lodge* and a large car parking area. The investigation area and proposed footprint of the new building is a single level open-air, asphalt covered carpark. The proposed development is a new multi-story building featuring commercial use such as offices and carparking on the ground level and residential apartments on the upper levels. This ESA report was requested as part of the planning process for this site redevelopment.
- The site is zoned Commercial land use under the *Hobart Interim Planning Scheme of 2015.*
- The geology of the site is mapped as being underlain by Late Carboniferous - Triassic Upper Fluviolacustrine Sequence of quartz sandstone sequence. The elevation of the investigation area ranges from 26 to 32m above sea level and the site dips steeply to the southeast. The closest downgradient ecosystem receptors are Hobart Rivulet (contained in culverts) located approximately 400m southeast from the site, and the River Derwent at Constitution Dock which is located approximately 800m southeast from the site.
- The historical aerial photographs confirm that prior to 1946, the site housed a town house building on the Brisbane Street, street-front and the former *Sydney Lodge* at the rear of the property, by the 1960's this house on the street front was demolished and the area covered by asphalt and used for vehicle parking; the former *Sydney Lodge* remains on site to this day. Also, in the 1965's a large industrial shed, thought to be a vehicle workshop was constructed. This workshop has had several small out buildings added to it. It also remains on site today.
- The Environment Protection Authority Tasmania layers on the LIST were reviewed and there were no regulated premises and underground petroleum storage systems located either upgradient from the site or directly adjacent to the site.
- 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; and metals.

13.2 Adopted Guideline Settings

The following investigation limits were adopted for the site:

- Ecosystem receptor
  - Commercial land use ESL and EILs; River Derwent at Constitution Dock is located 800m 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 offsite commercial site users during construction and trench works post construction.
  - HIL D for soil ingestion and dust inhalation risk to construction workers and offsite commercial site users during construction and trench works post construction.
  - HSL D indoor vapour risk to construction workers and trench works post construction.
  - Trench Worker specific guidelines.

13.3 Soil Assessment Conclusions

From the soil assessment, it is concluded that:

- Environment There were two samples, BH2 0.5-0.6 and BH3 0.1-0.2 that had ESL guideline limit exceedance for benzo(a)pyrene for commercial / industrial land use and the same two samples had an exceedance above the EILs for zinc; BH3 0.1-0.2 also had an EIL exceedance for copper. However, there is an absence of an 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 receptors.
- Excavated Soil Management There were eight primary samples that returned a Level 1 Material (clean fill) classification. There were eight primary samples that returned a Level 2 Material (low level contaminated soil) classification for elevated levels of either arsenic, beryllium, chromium, cobalt, lead, manganese, mercury, nickel, zinc or benzo(a)pyrene. There was one primary sample BH6 0.5-0.6 that returned a Level 3 Material (contaminated soil) classification for elevated levels of manganese.
- Perched water was encountered in BH6 at 0.7m. A water sample was unable to be collected. Water was noted as clean in appearance and odour free.

13.4 Recommendations

The following is recommended at the site

- Environmental Risk Given exceedances of ESL guideline limits were observed, a Soil and Water Management Plan (SWMP) is required to minimise the movement of soil and sediment off-site during the construction phase. Correct implementation of the SWMP will mitigate the identified environmental risks.
- Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil). For any future excavation of soil at the site, future waste classification should be conducted in accordance with EPA Tasmania IB105.
- Groundwater If groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.
- Statement of Suitability The findings from this investigation confirm that there is currently no risk to Human Health or the Environment as part of the planned works at the site. Providing the above recommendations are followed, then it is acceptable for the proposed work to proceed.

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 Brisbane Street Apartments 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.

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)

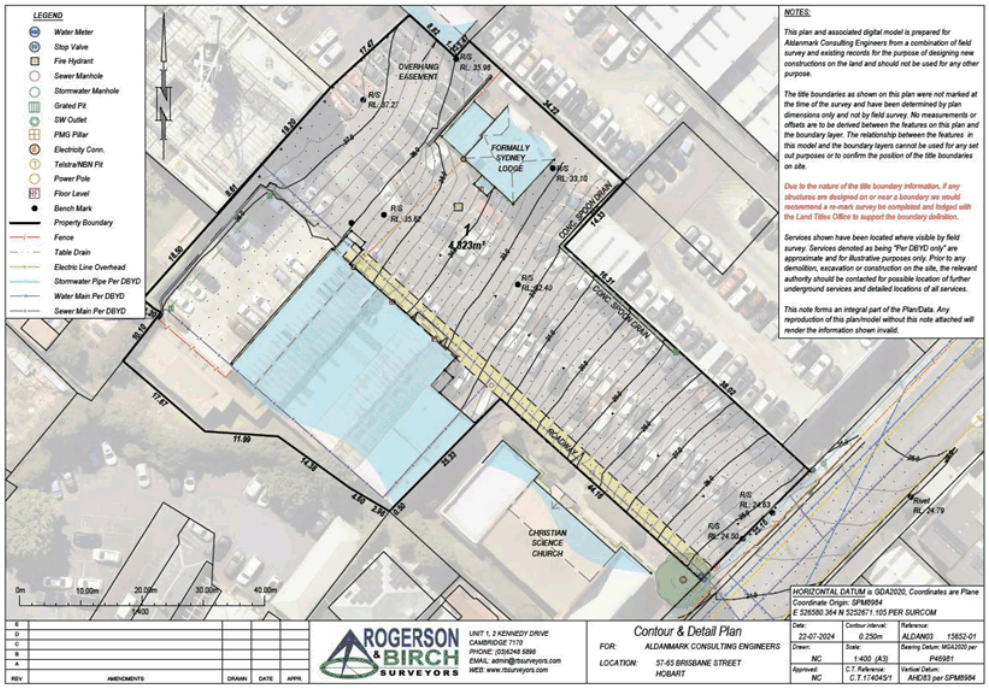
- Senior Geotechnical Technician
- 10 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

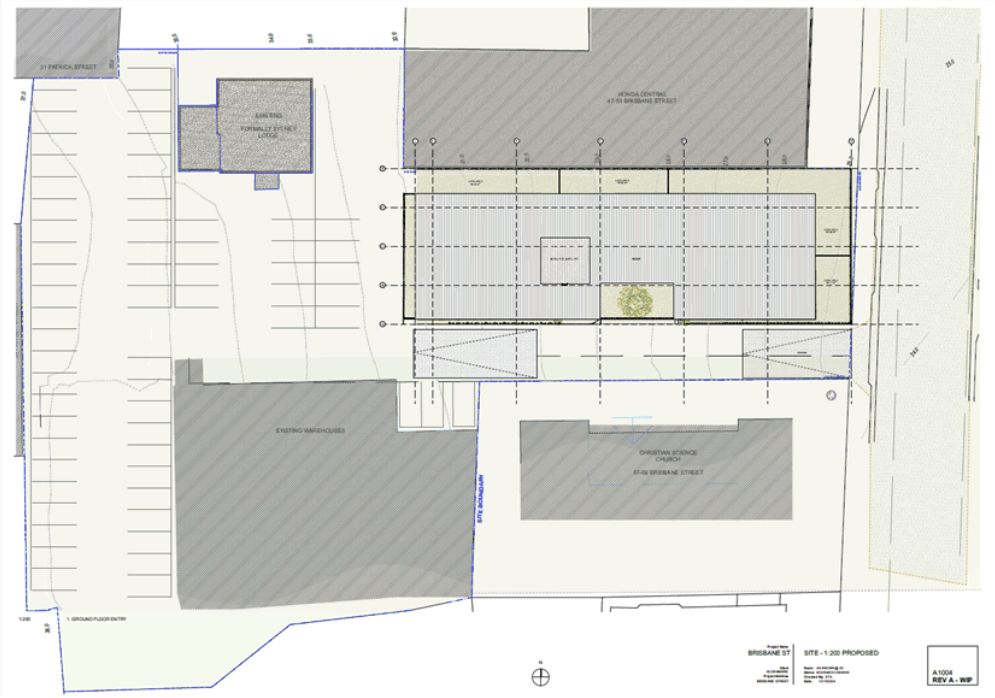
Mr Grant McDonald (Adv. cert. hort.)

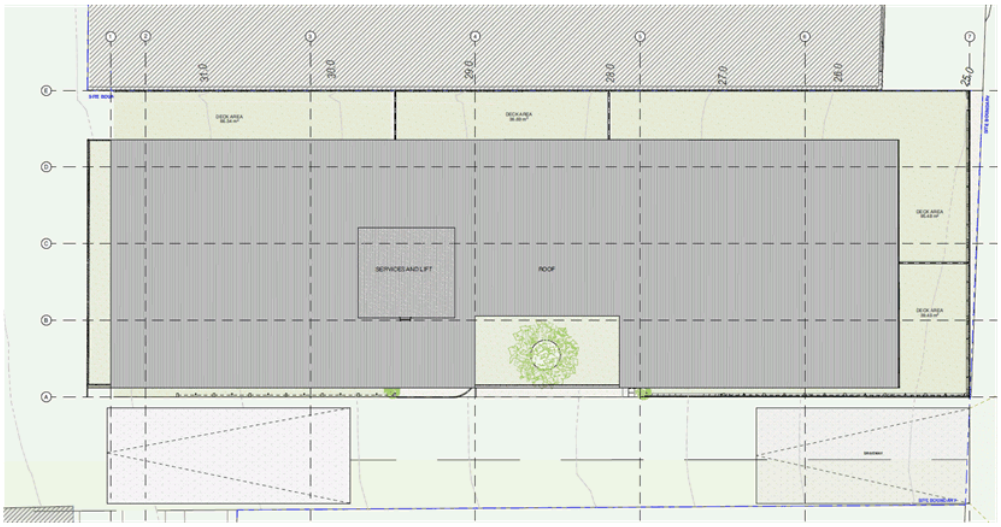
- Field Technician
- 15 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

Appendix 2 Development Plans

Environmental Site Assessment: 65 Brisbane Street, Hobart, Tasmania. January 2025.







BRISBANE ST ELEVATION - SITE SECTIONS A3002 REV A - WIP

Western Elevation 01

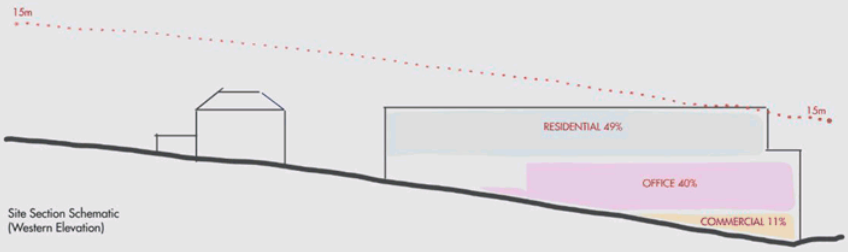
Western Elevation 02

4.0 PLANNING

The site at 57-65 Brisbane Street is zoned as 'Commercial' under the current Hobart Interim Planning Scheme 2015.

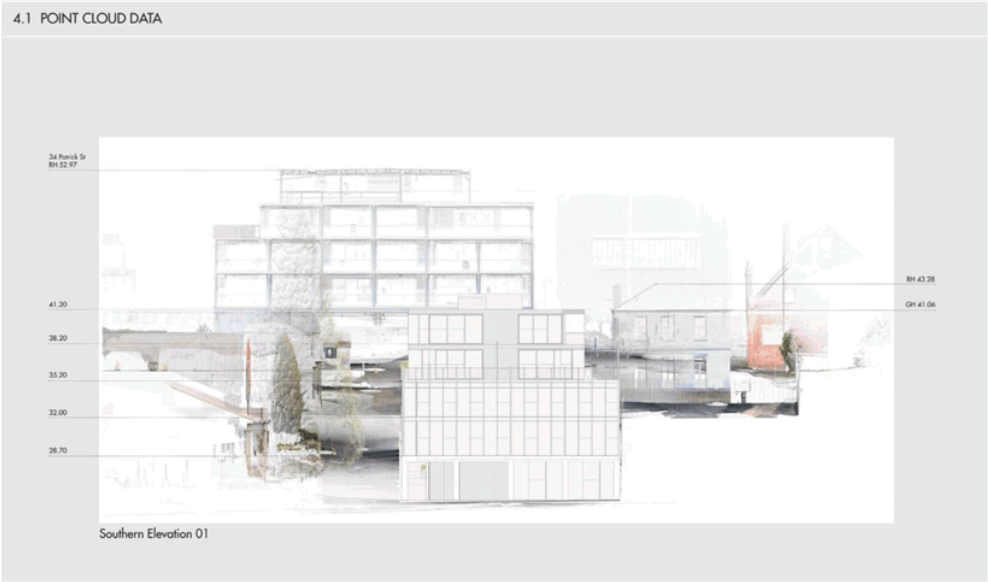
23.4.1 Building Height
A1 - Building height must be no more than:
(a) 11.5m high and a maximum of 3 storeys: or
(b) 15m high and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground level for residential use.

A2 - Building height within 10m of a residential zone must be no more than 8.5m



Site Section Schematic
(Western Elevation)

Environmental Site Assessment: 65 Brisbane Street, Hobart, Tasmania. January 2025.



Appendix 3 Site Photographs

Photograph 1. The site view from Campbell Street (Google Maps).

Photograph 2. View of the site from Brisbane Street, Heritage building on the right.

Photograph 3. View south across the investigation area.

Photograph 4. View southeast across the investigation area.

Photograph 5. Heritage building on site, formally Sydney Lodge.

Photograph 6. Workshop and extension on site.

Photograph 7. BH1 Profile.

Photograph 8. BH2 Profile.

Photograph 9. BH3 Profile.

Photograph 10. BH4 Profile.

Photograph 11. BH5 Profile.

Photograph 12. BH6 Profile.

Appendix 4 Historical Aerial Photographs

Historical Aerial Photograph 1. 2018-2019 - Source (TheLIST)

Historical Aerial Photograph 2. 6 March 2011 - Source NRE

Historical Aerial Photograph 3. 24 March 1982 - Source NRE

Historical Aerial Photograph 4. 11 December 1973 - Source NRE

Historical Aerial Photograph 5. 11 December 1973 - Source NRE – Close Up site next door.

Historical Aerial Photograph 6. 17 February 1965 - Source NRE

Historical Aerial Photograph 7. 17 February 1965 - Source NRE Close up neighbouring property

Historical Aerial Photograph 8. 12 February 1957 - Source NRE

Historical Aerial Photograph 9. 2 April 1946 – Source NRE

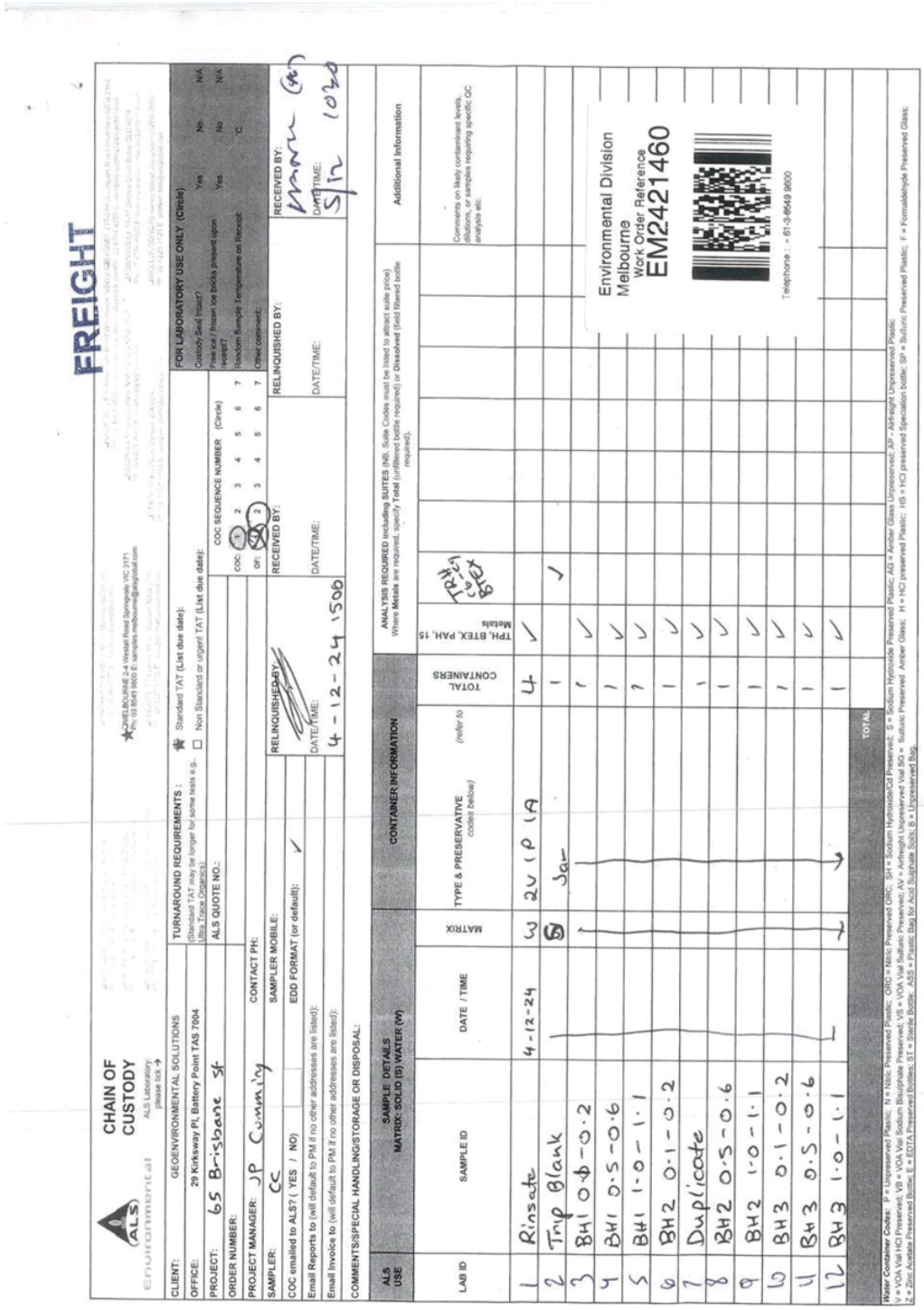
Historical Aerial Photograph 10. c.1846 – Source - Sprent's Book Mosaic, accessed via The LIST.

Historical Aerial Photograph 11. c.1846 (close up) – Source - Sprent's Book Mosaic, accessed via The LIST. Land Granted to William Foord. 1797-1850, Hobart. According to https://groups.io/g/AUS-Tasmania/topic/71746725; He was a building contractor who superintended the construction of St. Luke's Church at Bothwell and was also Clerk of Works during he construction of the new Government House in Hobart Town.

Appendix 5 Chain of Custody (COC) and Sample Receipt Notification (SRN)

COC EM2421460

SRN EM2421460



FREIGHT

CHAIN OF CUSTODY

ALS Laboratory: please tick →

ALS Environmental

ADELAIDE: 2 Greenfield Road Wingfield SA 5013 Ph: 08 8359 0890 E: samples.adelaide@alsglobal.com

★MELBOURNE 2-4 Westall Road Springvale VIC 3171 Ph: 03 8549 9600 E: samples.melbourne@alsglobal.com

PERTH: 10 Hod Way Malaga WA 6090 Ph: 08 9209 7655 E: samples.perth@alsglobal.com

BRISBANE: 32 Shand Street Stafford QLD 4053 Ph: 07 3243 7222 E: samples.brisbane@alsglobal.com

SYDNEY: Unit 1, 2 Dacre Street Mitchell ACT 2911 Ph: 02 6202 5400 E: samples.canberra@alsglobal.com

TOWNSVILLE: 14-15 Desma Court Bohle QLD 4818 Ph: 07 4796 0600 E: samples.townsville@alsglobal.com

NEWCASTLE: 5/19 Asquith Street Mayfield West NSW 2304 Ph: 02 4968 9433 E: samples.newcastle@alsglobal.com

CLIENT:	GEOENVIRONMENTAL SOLUTIONS	TURNAROUND REQUIREMENTS : (Standard TAT may be longer for some tests e.g. Ultra Trace Organics)	★ Standard TAT (List due date):
OFFICE:	29 Kirksway Pl, Battery Point TAS 7004		☐ Non Standard or urgent TAT (List due date):
PROJECT:	65 Brisbane St	ALS QUOTE NO.:	COC SEQUENCE NUMBER (Circle): COC: (1) 2 3 4 5 6 7 OF: (2) 3 4 5 6 7
ORDER NUMBER:			
PROJECT MANAGER:	JP Comminy	CONTACT PH:	
SAMPLER:	CC	SAMPLER MOBILE:	
COC emailed to ALS? (YES / NO)		EDD FORMAT (or default): ✓	
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):			
COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:			

FOR LABORATORY USE ONLY (Circle)

Custody Seal Intact?	Yes	No	N/A
Free ice / frozen ice bricks present upon receipt?	Yes	No	N/A
Random Sample Temperature on Receipt:			°C
Other comment:			

RELINQUISHED BY: DATE/TIME:

RECEIVED BY: DATE/TIME: 5/12 1020

RELINQUISHED BY: DATE/TIME:

RECEIVED BY: DATE/TIME:

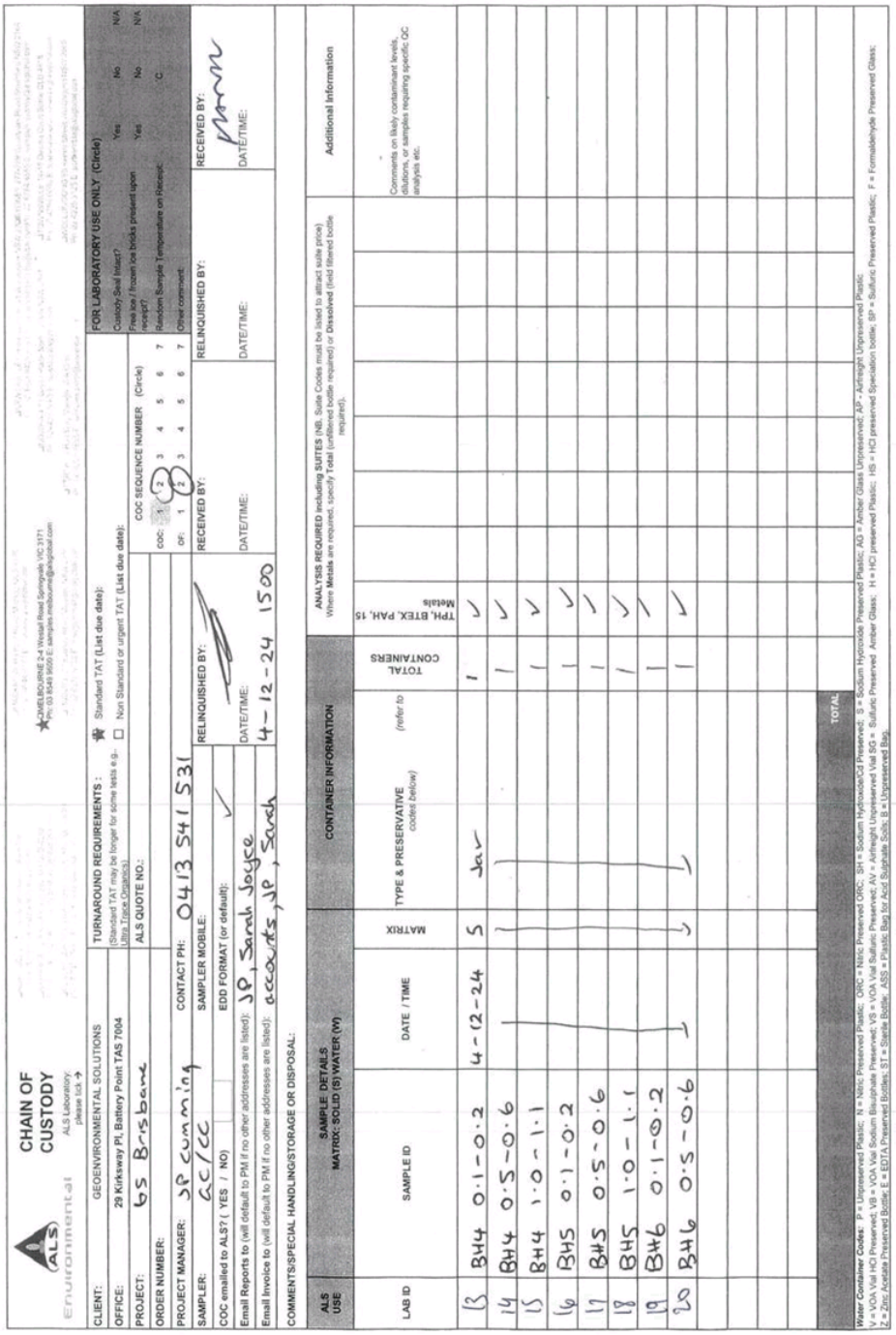
RELINQUISHED BY: DATE/TIME: 4-12-24 1506

ALS USE	SAMPLE DETAILS MATRIX: SOLID (S) WATER (W)			CONTAINER INFORMATION		ANALYSIS REQUIRED including SUITES (NB. Suite Codes must be listed to attract suite price) Where Metals are required, specify Total (unfiltered bottle required) or Dissolved (field filtered bottle required).									Additional Information
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (codes below)	TOTAL CONTAINERS	TPH, BTEX, PAH, 15 Metals	TRH, BTEX, PAH								Comments on likely contaminant levels, dilutions, or samples requiring specific QC analysis etc.
1	Rinsate	4-12-24	W	2V (P) (A)	4	✓									
2	Trip Blank		S	Jar	1		✓								
3	BH1 0.0-0.2				2	✓									
4	BH1 0.5-0.6				1	✓									
5	BH1 1.0-1.1				2	✓									
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	BH3 0.5-0.6				1	✓									
12	BH3 1.0-1.1	↓	↓	↓	1	✓									
				TOTAL											

Environmental Division Melbourne Work Order Reference EM2421460

Telephone : + 61-3-8549 9600

Water Container Codes: P = Unpreserved Plastic; N = Nitric Preserved Plastic; ORC = Nitric Preserved ORC; SH = Sodium Hydroxide/Cd Preserved; S = Sodium Hydroxide Preserved Plastic; AG = Amber Glass Unpreserved; AP = Airfreight Unpreserved Plastic; V = VOA Vial HCl Preserved; VB = VOA Vial Sodium Bisulphate Preserved; VS = VOA Vial Sulfuric Preserved; AV = Airfreight Unpreserved Vial SG = Sulfuric Preserved Amber Glass; H = HCl preserved Plastic; HS = HCl preserved Speciation bottle; SP = Sulfuric Preserved Plastic; F = Formaldehyde Preserved Glass; Z = Zinc Acetate Preserved Bottle; E = EDTA Preserved Bottles; ST = Sterile Bottle; ASS = Plastic Bag for Acid Sulphate Soils; B = Unpreserved Bag.



CHAIN OF CUSTODY

ALS Laboratory: please tick →

ALS Environmental

MELBOURNE 2-4 Westall Road Springvale VIC 3171
PH: 03 8549 9600 E: samples.melbourne@alsglobal.com

CLIENT: GEOENVIRONMENTAL SOLUTIONS
OFFICE: 29 Kirksway Pl, Battery Point TAS 7004
PROJECT: 65 Brisbane
ORDER NUMBER:
PROJECT MANAGER: JP cumming CONTACT PH: 0413 541 531
SAMPLER: CC/CC SAMPLER MOBILE:
COC emailed to ALS? (YES / NO) EDD FORMAT (or default): ✓
Email Reports to (will default to PM if no other addresses are listed): JP, Sarah Joyce
Email Invoice to (will default to PM if no other addresses are listed): accounts, JP, Sarah
COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:

TURNAROUND REQUIREMENTS : ★ Standard TAT (List due date):
(Standard TAT may be longer for some tests e.g. Ultra Trace Organics) ☐ Non Standard or urgent TAT (List due date):
ALS QUOTE NO.:
COC SEQUENCE NUMBER (Circle): COC: 1 2 3 4 5 6 7 OF: 1 2 3 4 5 6 7
RELINQUISHED BY: DATE/TIME: 4-12-24 1500
RECEIVED BY: DATE/TIME:
RELINQUISHED BY: DATE/TIME:
RECEIVED BY: DATE/TIME:

FOR LABORATORY USE ONLY (Circle)
Custody Seal Intact? Yes No N/A
Free Ice / Frozen Ice Bricks present upon receipt? Yes No N/A
Random Sample Temperature on Receipt: °C
Other comment:

ALS USE	SAMPLE DETAILS MATRIX: SOLID (S) WATER (W)			CONTAINER INFORMATION			ANALYSIS REQUIRED including SUITES (NB. Suite Codes must be listed to attract suite price) Where Metals are required, specify Total (unfiltered bottle required) or Dissolved (field filtered bottle required).								Additional Information
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (refer to codes below)	TOTAL CONTAINERS	TPH, BTEX, PAH, 15 Metals								Comments on likely contaminant levels, dilutions, or samples requiring specific QC analysis etc.
13	BH4 0.1-0.2	4-12-24	S	Jar	1	✓								-
14	BH4 0.5-0.6				1	✓								
15	BH4 1.0-1.1				1	✓								
16	BH5 0.1-0.2				1	✓								
17	BH5 0.5-0.6				1	✓								
18	BH5 1.0-1.1				1	✓								
19	BH6 0.1-0.2				1	✓								
20	BH6 0.5-0.6		✓	✓	1	✓								
					TOTAL									

Water Container Codes: P = Unpreserved Plastic; N = Nitric Preserved Plastic; ORC = Nitric Preserved ORC; SH = Sodium Hydroxide/Cd Preserved; S = Sodium Hydroxide Preserved Plastic; AG = Amber Glass Unpreserved; AP = Airfreight Unpreserved Plastic; V = VOA Vial HCl Preserved; VB = VOA Vial Sodium Bisulphate Preserved; VS = VOA Vial Sulfuric Preserved; AV = Airfreight Unpreserved Vial SG = Sulfuric Preserved Amber Glass; H = HCl preserved Plastic; HS = HCl preserved Speciation bottle; SP = Sulfuric Preserved Plastic; F = Formaldehyde Preserved Glass; Z = Zinc Acetate Preserved Bottle; E = EDTA Preserved Bottles; ST = Sterile Bottle; ASS = Plastic Bag for Acid Sulphate Soils; B = Unpreserved Bag.

SAMPLE RECEIPT NOTIFICATION (SRN)

Work Order	: **EM2421460**		
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
E-mail	: jcumming@geosolutions.net.au	E-mail	: katie.davis@alsglobal.com
Telephone	: +61 03 6223 1839	Telephone	: +61-3-8549 9600
Facsimile	: +61 03 6223 4539	Facsimile	: +61-3-8549 9626
Project	: 65 Brisbane St	Page	: 1 of 3
Order number	: ----	Quote number	: EB2017GEOENVSOL0001 (EN/222)
C-O-C number	: ----	QC Level	: NEPM 2013 B3 & ALS QC Standard
Site	: ----		
Sampler	: cc		

Dates

Date Samples Received	: 05-Dec-2024 10:30	Issue Date	: 06-Dec-2024
Client Requested Due Date	: 12-Dec-2024	Scheduled Reporting Date	: **12-Dec-2024**

Delivery Details

Mode of Delivery	: Carrier	Security Seal	: Intact.
No. of coolers/boxes	: 1	Temperature	: 7.8°C - Ice Bricks present
Receipt Detail	:	No. of samples received / analysed	: 20 / 20

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.

right solutions. right partner.

Issue Date	: 06-Dec-2024
Page	: 2 of 3
Work Order	: EM2421460 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 - S-03 15 Metals (NEPM 2013 Suite - incl. Digestion)	SOIL - S-07 TRH/BTEXN/PAH (SIM)	SOIL - S-18 TRH(C6-C9)/BTEXN
EM2421460-002	04-Dec-2024 00:00	Trip Blank	✓			✓
EM2421460-003	04-Dec-2024 00:00	BH1 0.1-0.2	✓	✓	✓	
EM2421460-004	04-Dec-2024 00:00	BH1 0.5-0.6	✓	✓	✓	
EM2421460-005	04-Dec-2024 00:00	BH1 1.0-1.1	✓	✓	✓	
EM2421460-006	04-Dec-2024 00:00	BH2 0.1-0.2	✓	✓	✓	
EM2421460-007	04-Dec-2024 00:00	Duplicate	✓	✓	✓	
EM2421460-008	04-Dec-2024 00:00	BH2 0.5-0.6	✓	✓	✓	
EM2421460-009	04-Dec-2024 00:00	BH2 1.0-1.1	✓	✓	✓	
EM2421460-010	04-Dec-2024 00:00	BH3 0.1-0.2	✓	✓	✓	
EM2421460-011	04-Dec-2024 00:00	BH3 0.5-0.6	✓	✓	✓	
EM2421460-012	04-Dec-2024 00:00	BH3 1.0-1.1	✓	✓	✓	
EM2421460-013	04-Dec-2024 00:00	BH4 0.1-0.2	✓	✓	✓	
EM2421460-014	04-Dec-2024 00:00	BH4 0.5-0.6	✓	✓	✓	
EM2421460-015	04-Dec-2024 00:00	BH4 1.0-1.1	✓	✓	✓	
EM2421460-016	04-Dec-2024 00:00	BH5 0.1-0.2	✓	✓	✓	
EM2421460-017	04-Dec-2024 00:00	BH5 0.5-0.6	✓	✓	✓	
EM2421460-018	04-Dec-2024 00:00	BH5 1.0-1.1	✓	✓	✓	
EM2421460-019	04-Dec-2024 00:00	BH6 0.1-0.2	✓	✓	✓	
EM2421460-020	04-Dec-2024 00:00	BH6 0.5-0.6	✓	✓	✓	

Matrix: **WATER**

Laboratory sample ID	Sampling date / time	Sample ID	WATER - W-03 15 Metals (NEPM Suite)	WATER - W-07 TRH/BTEXN/PAH
EM2421460-001	04-Dec-2024 00:00	Rinsate	✓	✓

Issue Date	: 06-Dec-2024
Page	: 3 of 3
Work Order	: EM2421460 Amendment 0
Client	: GEO-ENVIRONMENTAL SOLUTIONS

Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

Requested Deliverables

All Invoices		
- A4 - AU Tax Invoice (INV)	Email	accounts@geosolutions.net.au
JOHN PAUL CUMMING		
- *AU Certificate of Analysis - NATA (COA)	Email	jcumming@geosolutions.net.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	jcumming@geosolutions.net.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	jcumming@geosolutions.net.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	jcumming@geosolutions.net.au
- A4 - AU Tax Invoice (INV)	Email	jcumming@geosolutions.net.au
- Chain of Custody (CoC) (COC)	Email	jcumming@geosolutions.net.au
- EDI Format - ENMRG (ENMRG)	Email	jcumming@geosolutions.net.au
- EDI Format - ESDAT (ESDAT)	Email	jcumming@geosolutions.net.au

Appendix 6 Quality Assurance and Quality Control

Duplicate Comparrison	Sample	Moisture Content (dried @ 103°C)	Arsenic	Barium	Beryllium	Chromium Total	Cobalt	Copper	Lead	Manganese	Nickel	Vanadium	Zinc	Mercury	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzo(a)anthracene	Chrysene	Benzo(b+j)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Indeno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene	Sum of polycyclic aromatic hydrocarbons	Benzo(a)pyrene TEQ (WHO)	Benzene	Toluene	Ethylbenzene	meta- & para-Xylene	ortho-Xylene	Sum of BTEX	Total Xylenes	Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 Fraction	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	>C10 - C16 Fraction minus Naphthalene (F2)	F1	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	F2
Unit		%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		1	50	1	2	5	5	2	5	5	2	5	5	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.2	0.5	0.5	0.5	0.5	0.5	0.2	0.5	1	10	50	100	100	50	10	10	50	100	100	50	50
4/12/2024	BH2 0.1-0.2		10	40	2	12	10	18	11	282	16	25	57	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<1	<10	<50	<100	<100	<50	<10	<10	<50	<100	<100	<50	<50
4/12/2024	Duplicate		8	30	2	12	13	13	9	269	14	22	49	<0.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.5	<1	<10	<50	<100	<100	<50	<10	<10	<50	<100	<100	<50	<50
Relative Percentage Difference (RPD) %			22.2	28.6	0.0	0.0	26.1	32.3	20.0	4.7	13.3	12.8	15.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
RPD Compliance Limit %			NA	30	NA	50	50	50	50	30	50	50	50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Method Detection Limit (MDL)			NA	100	NA	100	100	40	100	500	40	100	100	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MDL Class			NONE	MED	NONE	LOW	LOW	LOW	LOW	MED	LOW	LOW	LOW	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
RPD Compliance With MDL?	55/55 (100%)		YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

For BH2 0.1-0.2 and Duplicate pairs, there were no non-compliances.

Quality Control Blanks		Arsenic	Beryllium	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Vanadium	Zinc	Boron	Mercury	Benzene	Toluene	Ethylbenzene	meta- & para-Xylene	ortho-Xylene	Total Xylenes	Sum of BTEX	Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 Fraction	C6 - C10 Fraction minus BTEX (F1)	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	>C10 - C16 Fraction minus Naphthalene (F2)	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benz[a]anthracene	Chrysene	Benzo(b+j)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Indeno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene	Sum of polycyclic aromatic hydrocarbons	Benzo(a)pyrene TEQ (zero)
Unit		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
LOR		0.001	0.001	0.005	0.0001	0.001	0.001	0.001	0.001	0.001	0.001	0.01	0.01	0.005	0.05	0.0001	1	2	2	2	2	2	1	5	20	50	100	50	50	20	20	100	100	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	0.5	1	1	1	0.5	0.5
Date	Sample																																																										
4/12/2024	Rinsate	<0.001	<0.001	<0.001	<0.0001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.01	<0.01	<0.005	<0.05	<0.0001	<1	<2	<2	<2	<2	<2	<1	<5	<20	<50	<100	<50	<50	<20	<20	<100	<100	<100	<100	<100	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<0.5	<0.5

For rinsate sample, there were no detections <LOR.

QC EM2421460

QCI EM2421460

QUALITY CONTROL REPORT

Work Order	: EM2421460	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	: 65 Brisbane St	Date Samples Received	: 05-Dec-2024
Order number	: ----	Date Analysis Commenced	: 09-Dec-2024
C-O-C number	: ----	Issue Date	: 13-Dec-2024
Sampler	: CC		
Site	: ----		
Quote number	: EN/222		
No. of samples received	: 20		
No. of samples analysed	: 20		

Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Eric Chau	Metals Team Leader	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

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 QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 6244350)									
EM2421423-021	Anonymous	EG005T: Manganese	7439-96-5	5	mg/kg	65	87	28.7	0% - 50%
EM2421423-001	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	20	20	0.0	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	8	10	13.5	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	<2	2	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	5	7	31.9	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	7	8	14.4	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	51	54	7.4	0% - 50%
		EG005T: Manganese	7439-96-5	5	mg/kg	30	39	24.6	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Vanadium	7440-62-2	5	mg/kg	14	13	0.0	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	37	38	0.0	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit
EM2421423-021	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	30	30	0.0	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	10	9	16.7	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	3	3	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	9	10	0.0	No Limit

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 6244350) - continued									
EM2421423-021	Anonymous	EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	9	8	16.6	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	52	55	5.5	0% - 50%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Vanadium	7440-62-2	5	mg/kg	13	15	17.5	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	39	38	3.4	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit
EG005(ED093)T: Total Metals by ICP-AES (QC Lot: 6244351)									
EM2421460-005	BH1 1.0-1.1	EG005T: Cobalt	7440-48-4	2	mg/kg	26	# 75	95.8	0% - 20%
		EG005T: Manganese	7439-96-5	5	mg/kg	98	# 208	71.6	0% - 20%
EM2421460-005	BH1 1.0-1.1	EG005T: Beryllium	7440-41-7	1	mg/kg	4	5	29.4	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	<10	<10	0.0	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	7	7	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	18	25	31.7	0% - 50%
		EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	5	8	40.6	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Vanadium	7440-62-2	5	mg/kg	9	13	33.4	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	32	40	20.8	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit
EM2421460-014	BH4 0.5-0.6	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.0	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	150	130	11.9	0% - 50%
		EG005T: Chromium	7440-47-3	2	mg/kg	10	11	0.0	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	6	6	0.0	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	6	6	0.0	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	13	12	0.0	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	26	26	0.0	No Limit
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.0	No Limit
		EG005T: Vanadium	7440-62-2	5	mg/kg	20	21	5.6	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	14	14	0.0	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.0	No Limit
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 6248561)									

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Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Sub-Matrix: SOIL

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 6248561) - continued									
EM2421402-001	Anonymous	EA055: Moisture Content	---	0.1 (1.0)*	%	7.4	7.1	4.1	No Limit
EM2421402-011	Anonymous	EA055: Moisture Content	---	0.1 (1.0)*	%	20.6	22.5	8.9	0% - 20%
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 6248562)									
EM2421460-007	Duplicate	EA055: Moisture Content	---	0.1 (1.0)*	%	7.5	7.7	2.0	No Limit
EM2421460-017	BH5 0.5-0.6	EA055: Moisture Content	---	0.1 (1.0)*	%	16.9	15.6	7.9	0% - 50%
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 6244349)									
EM2421423-001	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EM2421423-021	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 6244352)									
EM2421460-005	BH1 1.0-1.1	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EM2421460-014	BH4 0.5-0.6	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.0	No Limit
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 6244177)									
EM2421460-003	BH1 0.1-0.2	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	85-01-8	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	206-44-0	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+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Benzo(k)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	193-39-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	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	85-01-8	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	206-44-0	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

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Sub-Matrix: SOIL				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 6244177) - continued									
EM2421460-013	BH4 0.1-0.2	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+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Benzo(k)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	193-39-5	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6240989)									
EM2421460-003	BH1 0.1-0.2	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	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: 6244178)									
EM2421460-003	BH1 0.1-0.2	EP071: C15 - C28 Fraction	----	100	mg/kg	150	<100	38.3	No Limit
		EP071: C29 - C36 Fraction	----	100	mg/kg	150	<100	39.6	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	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
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6240989)									
EM2421460-003	BH1 0.1-0.2	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	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: 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: 6244178)									
EM2421460-003	BH1 0.1-0.2	EP071: >C16 - C34 Fraction	----	100	mg/kg	230	<100	79.0	No Limit
		EP071: >C34 - C40 Fraction	----	100	mg/kg	200	<100	67.4	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	<100	0.0	No Limit
		EP071: >C34 - C40 Fraction	----	100	mg/kg	160	170	8.6	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.0	No Limit
EP080: BTEXN (QC Lot: 6240989)									
EM2421460-003	BH1 0.1-0.2	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
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Sub-Matrix: SOIL				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080: BTEXN (QC Lot: 6240989) - continued									
EM2421460-003	BH1 0.1-0.2	EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EM2421460-013	BH4 0.1-0.2	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.0	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
EP080: BTEXN (QC Lot: 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	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit
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	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.0	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.0	No Limit

Sub-Matrix: WATER				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG020F: Dissolved Metals by ICP-MS (QC Lot: 6247118)									
EM2421401-017	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	<0.001	<0.001	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	0.019	0.019	0.0	0% - 50%
		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	0.002	0.002	0.0	No Limit

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Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Sub-Matrix: WATER

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG020F: Dissolved Metals by ICP-MS (QC Lot: 6247118) - continued									
EM2421401-017	Anonymous	EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Manganese	7439-96-5	0.001	mg/L	0.004	0.004	0.0	No Limit
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	0.003	0.003	0.0	No Limit
		EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	0.005	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	0.09	0.09	0.0	No Limit
EM2421523-044	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	<0.001	<0.001	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	<0.001	<0.001	0.0	No Limit
		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	7439-96-5	0.001	mg/L	<0.001	0.001	0.0	No Limit
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	<0.001	<0.001	0.0	No Limit
		EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	<0.005	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
EG035F: Dissolved Mercury by FIMS (QC Lot: 6247119)									
EM2421460-001	Rinsate	EG035F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	0.0	No Limit
EM2421523-009	Anonymous	EG035F: Mercury	7439-97-6	0.0001	mg/L	<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	0.0	No Limit
		EP071: C10 - C14 Fraction	----	50	µg/L	<50	<50	0.0	No Limit
		EP071: C29 - C36 Fraction	----	50	µg/L	<50	<50	0.0	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 6246370)									
EM2421455-001	Anonymous	EP080: C6 - C9 Fraction	----	20 (200)*	µg/L	8150	# 12800	44.0	0% - 20%
EM2421402-016	Anonymous	EP080: C6 - C9 Fraction	----	20	µg/L	<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	0.0	No Limit
		EP071: >C16 - C34 Fraction	----	100	µg/L	<100	<100	0.0	No Limit
		EP071: >C34 - C40 Fraction	----	100	µg/L	<100	<100	0.0	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6246370)									
EM2421455-001	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20 (200)*	µg/L	9220	# 14500	44.8	0% - 20%

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Sub-Matrix: WATER

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Laboratory Duplicate (DUP) Report LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 6246370) - continued									
EM2421402-016	Anonymous	EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	<20	0.0	No Limit
EP080: BTEXN (QC Lot: 6246370)									
EM2421455-001	Anonymous	EP080: Benzene	71-43-2	1 (10)*	µg/L	314	314	0.0	0% - 20%
		EP080: Toluene	108-88-3	2 (10)*	µg/L	<10	<10	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	2 (10)*	µg/L	218	234	7.0	0% - 20%
		EP080: meta- & para-Xylene	108-38-3 106-42-3	2 (20)*	µg/L	73	81	10.7	No Limit
		EP080: ortho-Xylene	95-47-6	2 (10)*	µg/L	23	24	5.5	No Limit
		EP080: Naphthalene	91-20-3	5 (10)*	µg/L	179	210	15.9	0% - 20%
EM2421402-016	Anonymous	EP080: Benzene	71-43-2	1	µg/L	<1	<1	0.0	No Limit
		EP080: Toluene	108-88-3	2	µg/L	<2	<2	0.0	No Limit
		EP080: Ethylbenzene	100-41-4	2	µg/L	<2	<2	0.0	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	<2	0.0	No Limit
		EP080: ortho-Xylene	95-47-6	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 / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Sample (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **SOIL**

				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6244350)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	97.4	70.0	130
EG005T: Barium	7440-39-3	10	mg/kg	<10	99.3 mg/kg	89.7	70.0	130
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	95.5	70.0	130
EG005T: Boron	7440-42-8	50	mg/kg	<50	----	----	----	----
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	59.6	50.0	130
EG005T: Chromium	7440-47-3	2	mg/kg	<2	20.2 mg/kg	96.9	70.0	130
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	11.2 mg/kg	90.1	70.0	130
EG005T: Copper	7440-50-8	5	mg/kg	<5	55.9 mg/kg	87.4	70.0	130
EG005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	88.6	70.0	130
EG005T: Manganese	7439-96-5	5	mg/kg	<5	590 mg/kg	88.8	70.0	130
EG005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	90.6	70.0	130
EG005T: Selenium	7782-49-2	5	mg/kg	<5	----	----	----	----
EG005T: Vanadium	7440-62-2	5	mg/kg	<5	61.3 mg/kg	92.8	70.0	130
EG005T: Zinc	7440-66-6	5	mg/kg	<5	162 mg/kg	75.7	70.0	130
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6244351)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	123 mg/kg	104	70.0	130
EG005T: Barium	7440-39-3	10	mg/kg	<10	99.3 mg/kg	92.0	70.0	130
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	0.67 mg/kg	95.1	70.0	130
EG005T: Boron	7440-42-8	50	mg/kg	<50	----	----	----	----
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	1.23 mg/kg	103	50.0	130
EG005T: Chromium	7440-47-3	2	mg/kg	<2	20.2 mg/kg	102	70.0	130
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	11.2 mg/kg	96.8	70.0	130
EG005T: Copper	7440-50-8	5	mg/kg	<5	55.9 mg/kg	92.9	70.0	130
EG005T: Lead	7439-92-1	5	mg/kg	<5	62.4 mg/kg	97.7	70.0	130
EG005T: Manganese	7439-96-5	5	mg/kg	<5	590 mg/kg	94.1	70.0	130
EG005T: Nickel	7440-02-0	2	mg/kg	<2	15.4 mg/kg	99.9	70.0	130
EG005T: Selenium	7782-49-2	5	mg/kg	<5	----	----	----	----
EG005T: Vanadium	7440-62-2	5	mg/kg	<5	61.3 mg/kg	98.0	70.0	130
EG005T: Zinc	7440-66-6	5	mg/kg	<5	162 mg/kg	80.8	70.0	130
EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244349)								

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Project : 65 Brisbane St

Sub-Matrix: **SOIL**

				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Acceptable Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244349) - continued								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	93.8	69.0	128
EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244352)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	0.64 mg/kg	96.1	69.0	128
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244177)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	103	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	104	83.6	120
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	101	81.3	126
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	104	79.4	123
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	3 mg/kg	107	81.7	127
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	105	78.3	124
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	106	79.9	128
EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	104	76.9	123
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	108	80.9	130
EP075(SIM): Benzo[b+j]fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	3 mg/kg	97.8	70.0	121
EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	106	80.4	130
EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	3 mg/kg	100	70.2	123
EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	96.7	67.9	122
EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	97.3	65.8	123
EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	97.9	65.8	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6240989)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	73.5	58.6	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244024)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	82.4	58.6	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244178)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	790 mg/kg	98.0	75.0	128
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	2730 mg/kg	100	82.0	123
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1410 mg/kg	98.1	82.4	121
EP080/071: 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
EP080/071: 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
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244178)								

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Project : 65 Brisbane St

Sub-Matrix: **SOIL**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	High
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244178) - continued								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1080 mg/kg	99.4	77.0	130
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3640 mg/kg	97.2	81.5	120
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	270 mg/kg	98.7	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	108-38-3 106-42-3	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: 6244024)								
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	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	85.5	64.8	134
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: **WATER**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	High
EG020F: Dissolved Metals by ICP-MS (QCLot: 6247118)								
EG020A-F: Arsenic	7440-38-2	0.001	mg/L	<0.001	0.1 mg/L	93.1	89.0	111
EG020A-F: Beryllium	7440-41-7	0.001	mg/L	<0.001	0.1 mg/L	103	85.0	112
EG020A-F: Barium	7440-39-3	0.001	mg/L	<0.001	0.1 mg/L	92.4	83.6	113
EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	0.1 mg/L	88.0	83.5	111
EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	0.1 mg/L	95.3	83.2	109
EG020A-F: Cobalt	7440-48-4	0.001	mg/L	<0.001	0.1 mg/L	91.4	84.3	110
EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	0.1 mg/L	91.3	83.1	107
EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	0.1 mg/L	93.1	84.6	108
EG020A-F: Manganese	7439-96-5	0.001	mg/L	<0.001	0.1 mg/L	90.8	84.8	110
EG020A-F: Nickel	7440-02-0	0.001	mg/L	<0.001	0.1 mg/L	92.6	84.3	110
EG020A-F: Selenium	7782-49-2	0.01	mg/L	<0.01	0.1 mg/L	95.5	82.3	113
EG020A-F: Vanadium	7440-62-2	0.01	mg/L	<0.01	0.1 mg/L	95.4	83.7	110

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Sub-Matrix: **WATER**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report Result	Laboratory Control Spike (LCS) Report Spike Concentration	Spike Recovery (%) LCS	Acceptable Limits (%) Low	High
EG020F: Dissolved Metals by ICP-MS (QCLot: 6247118) - continued								
EG020A-F: Zinc	7440-66-6	0.005	mg/L	<0.005	0.1 mg/L	97.8	86.3	112
EG020A-F: Boron	7440-42-8	0.05	mg/L	<0.05	0.5 mg/L	100	85.4	115
EG035F: Dissolved Mercury by FIMS (QCLot: 6247119)								
EG035F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	0.01 mg/L	97.7	71.6	116
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	208-96-8	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	92.9	47.0	117
EP075(SIM): Fluorene	86-73-7	1	µg/L	<1.0	5 µg/L	96.9	49.5	119
EP075(SIM): Phenanthrene	85-01-8	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): Benz(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+j]fluoranthene	205-99-2 205-82-3	1	µg/L	<1.0	5 µg/L	78.7	54.5	134
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	50-32-8	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): Dibenz(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: 6246370)								
EP080: C6 - C9 Fraction	----	20	µg/L	<20	360 µg/L	101	66.2	134
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6243067)								
EP071: >C10 - C16 Fraction	----	100	µg/L	<100	6085 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: 6246370)								
EP080: C6 - C10 Fraction	C6_C10	20	µg/L	<20	450 µg/L	99.1	66.2	132

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Project : 65 Brisbane St

Sub-Matrix: **WATER**

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EP080: BTEXN (QCLot: 6246370)								
EP080: Benzene	71-43-2	1	µg/L	<1	20 µg/L	102	68.8	127
EP080: Toluene	108-88-3	2	µg/L	<2	20 µg/L	102	72.9	129
EP080: Ethylbenzene	100-41-4	2	µg/L	<2	20 µg/L	100	71.7	130
EP080: meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	40 µg/L	108	72.3	136
EP080: ortho-Xylene	95-47-6	2	µg/L	<2	20 µg/L	110	75.9	134
EP080: Naphthalene	91-20-3	5	µg/L	<5	5 µg/L	107	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**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	SpikeRecovery(%): MS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6244350)							
EM2421423-003	Anonymous	EG005T: Arsenic	7440-38-2	50 mg/kg	105	78.0	124
		EG005T: Cadmium	7440-43-9	50 mg/kg	102	79.7	116
		EG005T: Chromium	7440-47-3	50 mg/kg	105	79.0	121
		EG005T: Copper	7440-50-8	250 mg/kg	103	80.0	120
		EG005T: Lead	7439-92-1	250 mg/kg	90.1	80.0	120
		EG005T: Nickel	7440-02-0	50 mg/kg	103	78.0	120
		EG005T: Zinc	7440-66-6	250 mg/kg	101	80.0	120
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6244351)							
EM2421460-006	BH2 0.1-0.2	EG005T: Nickel	7440-02-0	50 mg/kg	89.3	78.0	120
EM2421460-006	BH2 0.1-0.2	EG005T: Arsenic	7440-38-2	50 mg/kg	102	78.0	124
		EG005T: Cadmium	7440-43-9	50 mg/kg	102	79.7	116
		EG005T: Chromium	7440-47-3	50 mg/kg	102	79.0	121
		EG005T: Copper	7440-50-8	250 mg/kg	105	80.0	120
		EG005T: Lead	7439-92-1	250 mg/kg	103	80.0	120
		EG005T: Zinc	7440-66-6	250 mg/kg	104	80.0	120
EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244349)							
EM2421423-003	Anonymous	EG035T: Mercury	7439-97-6	0.5 mg/kg	105	70.0	130
EG035T: Total Recoverable Mercury by FIMS (QCLot: 6244352)							
EM2421460-006	BH2 0.1-0.2	EG035T: Mercury	7439-97-6	0.5 mg/kg	107	70.0	130
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244177)							
EM2421460-004	BH1 0.5-0.6	EP075(SIM): Acenaphthene	83-32-9	3 mg/kg	91.7	77.2	116

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Sub-Matrix: **SOIL**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	SpikeRecovery(%): MS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 6244177) - continued							
EM2421460-004	BH1 0.5-0.6	EP075(SIM): Pyrene	129-00-0	3 mg/kg	94.0	65.5	136
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6240989)							
EM2421460-004	BH1 0.5-0.6	EP080: C6 - C9 Fraction	----	28 mg/kg	56.6	33.4	124
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244024)							
EM2421237-003	Anonymous	EP080: C6 - C9 Fraction	----	28 mg/kg	67.9	33.4	124
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6244178)							
EM2421460-005	BH1 1.0-1.1	EP071: C10 - C14 Fraction	----	790 mg/kg	93.9	71.2	125
		EP071: C15 - C28 Fraction	----	2730 mg/kg	96.8	75.6	122
		EP071: C29 - C36 Fraction	----	1410 mg/kg	94.8	78.0	120
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6240989)							
EM2421460-004	BH1 0.5-0.6	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	54.0	30.8	120
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244024)							
EM2421237-003	Anonymous	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	65.5	30.8	120
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6244178)							
EM2421460-005	BH1 1.0-1.1	EP071: >C10 - C16 Fraction	----	1080 mg/kg	95.8	72.2	128
		EP071: >C16 - C34 Fraction	----	3640 mg/kg	94.0	76.5	119
		EP071: >C34 - C40 Fraction	----	270 mg/kg	97.1	66.8	138
EP080: BTEXN (QCLot: 6240989)							
EM2421460-004	BH1 0.5-0.6	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
EP080: BTEXN (QCLot: 6244024)							
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

Sub-Matrix: **WATER**

Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Matrix Spike (MS) Report: Spike Concentration	SpikeRecovery(%): MS	Acceptable Limits (%): Low	Acceptable Limits (%): High
EG020F: Dissolved Metals by ICP-MS (QCLot: 6247118)							
EM2421401-017	Anonymous	EG020A-F: Arsenic	7440-38-2	0.2 mg/L	95.9	76.6	124
		EG020A-F: Beryllium	7440-41-7	0.2 mg/L	109	73.0	120
		EG020A-F: Barium	7440-39-3	0.2 mg/L	95.7	75.0	127
		EG020A-F: Cadmium	7440-43-9	0.05 mg/L	93.7	74.6	118
		EG020A-F: Chromium	7440-47-3	0.2 mg/L	100	71.0	135
		EG020A-F: Cobalt	7440-48-4	0.2 mg/L	96.4	78.0	132
		EG020A-F: Copper	7440-50-8	0.2 mg/L	96.1	76.0	130
		EG020A-F: Lead	7439-92-1	0.2 mg/L	95.7	75.0	133

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Client : GEO-ENVIRONMENTAL SOLUTIONS
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Sub-Matrix: **WATER**

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Acceptable Limits (%)	
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EG020F: Dissolved Metals by ICP-MS (QCLot: 6247118) - continued							
EM2421401-017	Anonymous	EG020A-F: Manganese	7439-96-5	0.2 mg/L	96.6	64.0	134
		EG020A-F: Nickel	7440-02-0	0.2 mg/L	97.6	73.0	131
		EG020A-F: Vanadium	7440-62-2	0.2 mg/L	96.0	73.0	131
		EG020A-F: Zinc	7440-66-6	0.2 mg/L	101	75.0	131
EG035F: Dissolved Mercury by FIMS (QCLot: 6247119)							
EM2421523-008	Anonymous	EG035F: Mercury	7439-97-6	0.01 mg/L	107	70.0	120
EP080/071: Total Petroleum Hydrocarbons (QCLot: 6243067)							
EM2421404-020	Anonymous	EP071: C10 - C14 Fraction	----	4421 µg/L	62.5	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: 6246370)							
EM2421402-017	Anonymous	EP080: C6 - C9 Fraction	----	280 µg/L	67.9	33.9	126
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 6243067)							
EM2421404-020	Anonymous	EP071: >C10 - C16 Fraction	----	6085 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: 6246370)							
EM2421402-017	Anonymous	EP080: C6 - C10 Fraction	C6_C10	330 µg/L	64.7	34.0	122
EP080: BTEXN (QCLot: 6246370)							
EM2421402-017	Anonymous	EP080: Benzene	71-43-2	20 µg/L	82.9	56.3	133
		EP080: Toluene	108-88-3	20 µg/L	83.6	60.4	132

QA/QC Compliance Assessment to assist with Quality Review

Work Order	: EM2421460	Page	: 1 of 9
Client	: GEO-ENVIRONMENTAL SOLUTIONS	Laboratory	: Environmental Division Melbourne
Contact	: DR JOHN PAUL CUMMING	Telephone	: +61-3-8549 9600
Project	: 65 Brisbane St	Date Samples Received	: 05-Dec-2024
Site	: ----	Issue Date	: 13-Dec-2024
Sampler	: cc	No. of samples received	: 20
Order number	: ----	No. of samples analysed	: 20

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Laboratory Control outliers occur.**
- **NO Matrix Spike outliers occur.**
- **Duplicate 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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Client : GEO-ENVIRONMENTAL SOLUTIONS
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Outliers : Quality Control Samples

Duplicates, Method Blanks, Laboratory Control Samples and Matrix Spikes

Matrix: **SOIL**

Compound Group Name	Laboratory Sample ID	Client Sample ID	Analyte	CAS Number	Data	Limits	Comment
Duplicate (DUP) RPDs							
EG005(ED093)T: Total Metals by ICP-AES	EM2421460--005	BH1 1.0-1.1	**Cobalt**	7440-48-4	95.8 %	0% - 20%	**RPD exceeds LOR based limits**
EG005(ED093)T: Total Metals by ICP-AES	EM2421460--005	BH1 1.0-1.1	**Manganese**	7439-96-5	71.6 %	0% - 20%	**RPD exceeds LOR based limits**

Matrix: **WATER**

Compound Group Name	Laboratory Sample ID	Client Sample ID	Analyte	CAS Number	Data	Limits	Comment
Duplicate (DUP) RPDs							
EP080/071: Total Petroleum Hydrocarbons	EM2421455--001	Anonymous	**C6 - C9 Fraction**	----	44.0 %	0% - 20%	**RPD exceeds LOR based limits**
EP080/071: Total Recoverable Hydrocarbons - NEPM 2	EM2421455--001	Anonymous	**C6 - C10 Fraction**	C6_C10	44.8 %	0% - 20%	**RPD exceeds LOR based limits**

Outliers : Frequency of Quality Control Samples

Matrix: **WATER**

Quality Control Sample Type		Count		Rate (%)		Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	
Laboratory Duplicates (DUP)						
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	10.00	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	10.00	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)						
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	5.00	NEPM 2013 B3 & ALS QC Standard

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for ***VOC in soils*** vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive ***or*** Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL** Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method	***Sample Date***	*Extraction / Preparation*			*Analysis*		
Container / *Client Sample ID(s)*		***Date extracted***	*Due for extraction*	*Evaluation*	***Date analysed***	*Due for analysis*	*Evaluation*

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Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Matrix: **SOIL** Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / ***Container*** / *Client Sample ID(s)*		***Sample Date***	*Extraction / Preparation* ***Date extracted***	*Due for extraction*	*Evaluation*	*Analysis* ***Date analysed***	*Due for analysis*	*Evaluation*
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055)								
Trip Blank,	BH1 0.1-0.2,	**04-Dec-2024**	----	----	----	**10-Dec-2024**	18-Dec-2024	✓
BH1 0.5-0.6,	BH1 1.0-1.1,							
BH2 0.1-0.2,	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,	BH4 0.1-0.2,							
BH4 0.5-0.6,	BH4 1.0-1.1,							
BH5 0.1-0.2,	BH5 0.5-0.6,							
BH5 1.0-1.1,	BH6 0.1-0.2,							
BH6 0.5-0.6								
EG005(ED093)T: Total Metals by ICP-AES								
Soil Glass Jar - Unpreserved (EG005T)								
BH1 0.1-0.2,	BH1 0.5-0.6,	**04-Dec-2024**	**10-Dec-2024**	02-Jun-2025	✓	**11-Dec-2024**	02-Jun-2025	✓
BH1 1.0-1.1,	BH2 0.1-0.2,							
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,							
BH4 0.1-0.2,	BH4 0.5-0.6,							
BH4 1.0-1.1,	BH5 0.1-0.2,							
BH5 0.5-0.6,	BH5 1.0-1.1,							
BH6 0.1-0.2,	BH6 0.5-0.6							
EG035T: Total Recoverable Mercury by FIMS								
Soil Glass Jar - Unpreserved (EG035T)								
BH1 0.1-0.2,	BH1 0.5-0.6,	**04-Dec-2024**	**10-Dec-2024**	01-Jan-2025	✓	**11-Dec-2024**	01-Jan-2025	✓
BH1 1.0-1.1,	BH2 0.1-0.2,							
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,							
BH4 0.1-0.2,	BH4 0.5-0.6,							
BH4 1.0-1.1,	BH5 0.1-0.2,							
BH5 0.5-0.6,	BH5 1.0-1.1,							
BH6 0.1-0.2,	BH6 0.5-0.6							

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Matrix: SOIL — Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons							
Soil Glass Jar - Unpreserved (EP075(SIM))							
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH4 0.1-0.2, BH4 1.0-1.1, BH5 0.5-0.6, BH6 0.1-0.2, 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, BH4 0.5-0.6, BH5 0.1-0.2, BH5 1.0-1.1, BH6 0.5-0.6	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	11-Dec-2024	19-Jan-2025	✓
EP080/071: Total Petroleum Hydrocarbons							
Soil Glass Jar - Unpreserved (EP080)							
Trip Blank	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Soil Glass Jar - Unpreserved (EP080)							
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH4 0.1-0.2, BH4 1.0-1.1, BH5 0.5-0.6, BH6 0.1-0.2, 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, BH4 0.5-0.6, BH5 0.1-0.2, BH5 1.0-1.1, BH6 0.5-0.6	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Soil Glass Jar - Unpreserved (EP080)							
Trip Blank	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Soil Glass Jar - Unpreserved (EP080)							
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH4 0.1-0.2, BH4 1.0-1.1, BH5 0.5-0.6, BH6 0.1-0.2, 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, BH4 0.5-0.6, BH5 0.1-0.2, BH5 1.0-1.1, BH6 0.5-0.6	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓

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Client : GEO-ENVIRONMENTAL SOLUTIONS
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Matrix: SOIL — Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EP080: BTEXN							
Soil Glass Jar - Unpreserved (EP080)							
Trip Blank	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
Soil Glass Jar - Unpreserved (EP080)							
BH1 0.1-0.2, BH1 1.0-1.1, Duplicate, BH2 1.0-1.1, BH3 0.5-0.6, BH4 0.1-0.2, BH4 1.0-1.1, BH5 0.5-0.6, BH6 0.1-0.2, 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, BH4 0.5-0.6, BH5 0.1-0.2, BH5 1.0-1.1, BH6 0.5-0.6	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	11-Dec-2024	18-Dec-2024	✓

Matrix: WATER — Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)	Sample Date	Extraction / Preparation: Date extracted	Extraction / Preparation: Due for extraction	Extraction / Preparation: Evaluation	Analysis: Date analysed	Analysis: Due for analysis	Analysis: Evaluation
EG020F: Dissolved Metals by ICP-MS							
Clear Plastic Bottle - Filtered; Lab-acidified (EG020A-F)							
Rinsate	04-Dec-2024	----	----	----	10-Dec-2024	02-Jun-2025	✓
EG035F: Dissolved Mercury by FIMS							
Clear Plastic Bottle - Filtered; Lab-acidified (EG035F)							
Rinsate	04-Dec-2024	----	----	----	10-Dec-2024	01-Jan-2025	✓
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons							
Amber Glass Bottle - Unpreserved (EP075(SIM))							
Rinsate	04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓
EP080/071: Total Petroleum Hydrocarbons							
Amber Glass Bottle - Unpreserved (EP071)							
Rinsate	04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Amber Glass Bottle - Unpreserved (EP071)							
Rinsate	04-Dec-2024	09-Dec-2024	11-Dec-2024	✓	10-Dec-2024	18-Jan-2025	✓
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓
EP080: BTEXN							
Amber VOC Vial - Sulfuric Acid (EP080)							
Rinsate	04-Dec-2024	10-Dec-2024	18-Dec-2024	✓	10-Dec-2024	18-Dec-2024	✓

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Moisture Content	EA055	4	40	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	18	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	4	37	10.81	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	6	38	15.79	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	18	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	4	35	11.43	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
PAH/Phenols (SIM)	EP075(SIM)	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	37	5.41	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	38	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	35	5.71	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
PAH/Phenols (SIM)	EP075(SIM)	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	37	5.41	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	38	5.26	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	35	5.71	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
PAH/Phenols (SIM)	EP075(SIM)	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	37	5.41	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	3	38	7.89	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	35	5.71	5.00	✓	NEPM 2013 B3 & ALS QC Standard

Matrix: **WATER**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Dissolved Mercury by FIMS	EG035F	2	10	20.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EG020A-F	2	12	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	10.00	×	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	10.00	×	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Dissolved Mercury by FIMS	EG035F	1	10	10.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Matrix: **WATER**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Control Samples (LCS) - Continued							
Dissolved Metals by ICP-MS - Suite A	EG020A-F	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Dissolved Mercury by FIMS	EG035F	1	10	10.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EG020A-F	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Dissolved Mercury by FIMS	EG035F	1	10	10.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by ICP-MS - Suite A	EG020A-F	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (GC/MS - SIM)	EP075(SIM)	0	8	0.00	5.00	×	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	17	5.88	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3)
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	EG020A-F	WATER	In house: Referenced to APHA 3125; USEPA SW846 - 6020, ALS QWI-EN/EG020. Samples are 0.45µm filtered prior to analysis. The ICPMS technique utilizes a highly efficient argon plasma to ionize selected elements. Ions are then passed into a high vacuum mass spectrometer, which separates the analytes based on their distinct mass to charge ratios prior to their measurement by a discrete dynode ion detector.
Dissolved Mercury by FIMS	EG035F	WATER	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl2)(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 SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3).
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)
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)

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Analytical Methods	Method	Matrix	Method Descriptions
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 GCMS 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.

Appendix 7 Certificate of Analysis

COA EM2421460

CERTIFICATE OF ANALYSIS

Work Order	: EM2421460	Page	: 1 of 18
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	: 65 Brisbane St	Date Samples Received	: 05-Dec-2024 10:30
Order number	: ----	Date Analysis Commenced	: 09-Dec-2024
C-O-C number	: ----	Issue Date	: 13-Dec-2024 13:14
Sampler	: cc		
Site	: ----		
Quote number	: EN/222		
No. of samples received	: 20		
No. of samples analysed	: 20		

Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Eric Chau	Metals Team Leader	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS 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
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- EG005T: EM2421460 #5, Poor duplicate precision for manganese due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The following results were observed: 98 mg/kg, 208 mg/kg 90 mg/kg and 148 mg/kg.
- EP075 (SIM): 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+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero.
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- 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(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EP080: Poor duplicate precision for EM2421455_001 due to sample heterogeneity. Confirmed by re-analysis.
- EG005T: EM2421460 #5, Poor duplicate precision for cobalt due to sample heterogeneity. Confirmed by re-extraction and re-analysis. The following results were observed: 19 mg/kg, 26 mg/kg 75 mg/kg and 37 mg/kg.

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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		EM2421460-002	EM2421460-003	EM2421460-004	EM2421460-005	EM2421460-006
					Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		<1.0	8.3	11.0	10.1	7.9
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		----	9	<5	<5	10
Barium	7440-39-3	10	mg/kg		----	60	20	<10	40
Beryllium	7440-41-7	1	mg/kg		----	2	<1	4	2
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		----	14	5	7	12
Cobalt	7440-48-4	2	mg/kg		----	14	18	26	10
Copper	7440-50-8	5	mg/kg		----	18	<5	<5	18
Lead	7439-92-1	5	mg/kg		----	32	14	5	11
Manganese	7439-96-5	5	mg/kg		----	275	172	98	282
Nickel	7440-02-0	2	mg/kg		----	16	18	18	16
Selenium	7782-49-2	5	mg/kg		----	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg		----	24	9	9	25
Zinc	7440-66-6	5	mg/kg		----	69	41	32	57
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	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		EM2421460-002	EM2421460-003	EM2421460-004	EM2421460-005	EM2421460-006
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benz(a)anthracene	56-55-3	0.5	mg/kg		----	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg		----	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		----	<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
Benzo(a)pyrene	50-32-8	0.5	mg/kg		----	<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
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		----	<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
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		----	<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
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		----	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
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
C15 - C28 Fraction	----	100	mg/kg		----	150	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		----	150	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		----	300	<50	<50	<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
>C16 - C34 Fraction	----	100	mg/kg		----	230	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		----	200	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		----	430	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		----	<50	<50	<50	<50

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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		EM2421460-002	EM2421460-003	EM2421460-004	EM2421460-005	EM2421460-006
					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	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		----	82.5	86.3	87.5	84.9
2-Chlorophenol-D4	93951-73-6	0.5	%		----	90.5	99.0	99.5	95.3
2.4.6-Tribromophenol	118-79-6	0.5	%		----	74.0	72.8	72.0	74.6
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		----	92.6	93.8	93.6	94.4
Anthracene-d10	1719-06-8	0.5	%		----	99.6	102	102	102
4-Terphenyl-d14	1718-51-0	0.5	%		----	93.6	95.6	96.3	95.2
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		96.7	72.0	62.0	70.9	73.2
Toluene-D8	2037-26-5	0.2	%		89.1	75.5	66.9	73.2	76.8
4-Bromofluorobenzene	460-00-4	0.2	%		89.5	90.6	80.1	88.9	93.4

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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
Compound	CAS Number	LOR	Unit		EM2421460-007	EM2421460-008	EM2421460-009	EM2421460-010	EM2421460-011
					Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		7.5	22.0	13.9	14.3	12.9
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		8	8	<5	12	<5
Barium	7440-39-3	10	mg/kg		30	290	150	210	40
Beryllium	7440-41-7	1	mg/kg		2	<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		12	18	24	17	6
Cobalt	7440-48-4	2	mg/kg		13	8	7	8	3
Copper	7440-50-8	5	mg/kg		13	75	24	87	<5
Lead	7439-92-1	5	mg/kg		9	445	119	289	19
Manganese	7439-96-5	5	mg/kg		269	352	368	113	18
Nickel	7440-02-0	2	mg/kg		14	12	8	19	4
Selenium	7782-49-2	5	mg/kg		<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg		22	18	14	26	14
Zinc	7440-66-6	5	mg/kg		49	519	116	275	20
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	3.5	1.8	0.9	0.1
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	1.5	<0.5	1.0	<0.5
Pyrene	129-00-0	0.5	mg/kg		<0.5	1.6	<0.5	1.0	<0.5

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
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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
Compound	CAS Number	LOR	Unit		EM2421460-007	EM2421460-008	EM2421460-009	EM2421460-010	EM2421460-011
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	1.1	<0.5	0.6	<0.5
Chrysene	218-01-9	0.5	mg/kg		<0.5	1.1	<0.5	0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	1.6	<0.5	0.9	<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	1.4	<0.5	0.8	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	0.8	<0.5	0.6	<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	1.0	<0.5	0.7	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	10.6	<0.5	6.1	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	1.8	<0.5	1.0	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		0.6	2.1	0.6	1.3	0.6
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		1.2	2.3	1.2	1.6	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	130	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	130	<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	130	<100	170	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	130	<50	170	<50
^ >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	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		EM2421460-007	EM2421460-008	EM2421460-009	EM2421460-010	EM2421460-011
					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	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		81.0	90.1	81.9	102	84.9
2-Chlorophenol-D4	93951-73-6	0.5	%		88.0	93.4	91.8	106	96.8
2.4.6-Tribromophenol	118-79-6	0.5	%		73.6	75.3	74.2	93.7	72.6
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		92.6	82.0	93.2	93.0	91.3
Anthracene-d10	1719-06-8	0.5	%		99.5	103	102	115	97.8
4-Terphenyl-d14	1718-51-0	0.5	%		93.3	90.2	95.8	99.3	93.6
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		73.6	75.3	68.3	71.1	74.6
Toluene-D8	2037-26-5	0.2	%		77.0	75.8	67.3	72.7	71.3
4-Bromofluorobenzene	460-00-4	0.2	%		92.6	91.9	83.3	88.7	88.2

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH3 1.0-1.1	BH4 0.1-0.2	BH4 0.5-0.6	BH4 1.0-1.1	BH5 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		EM2421460-012	EM2421460-013	EM2421460-014	EM2421460-015	EM2421460-016
					Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		15.7	12.3	16.0	11.3	10.5
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		8	<5	<5	5	12
Barium	7440-39-3	10	mg/kg		10	110	150	80	40
Beryllium	7440-41-7	1	mg/kg		9	<1	<1	4	<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		6	10	10	6	10
Cobalt	7440-48-4	2	mg/kg		91	5	6	108	3
Copper	7440-50-8	5	mg/kg		17	29	<5	9	8
Lead	7439-92-1	5	mg/kg		11	145	13	8	17
Manganese	7439-96-5	5	mg/kg		710	134	26	300	60
Nickel	7440-02-0	2	mg/kg		96	8	6	24	7
Selenium	7782-49-2	5	mg/kg		<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg		12	28	20	6	15
Zinc	7440-66-6	5	mg/kg		87	113	14	18	51
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	0.1	<0.1	<0.1	0.5
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	BH3 1.0-1.1	BH4 0.1-0.2	BH4 0.5-0.6	BH4 1.0-1.1	BH5 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		EM2421460-012	EM2421460-013	EM2421460-014	EM2421460-015	EM2421460-016
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
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+j)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									
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	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<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	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	160	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	160	<50	<50	<50
^ >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	BH4 0.1-0.2	BH4 0.5-0.6	BH4 1.0-1.1	BH5 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		EM2421460-012	EM2421460-013	EM2421460-014	EM2421460-015	EM2421460-016
					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	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		87.2	79.7	85.6	83.6	83.6
2-Chlorophenol-D4	93951-73-6	0.5	%		99.2	84.1	97.0	93.0	95.4
2.4.6-Tribromophenol	118-79-6	0.5	%		71.7	75.2	73.0	70.4	69.6
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		93.7	93.3	91.8	90.6	90.4
Anthracene-d10	1719-06-8	0.5	%		100	99.0	100.0	95.7	98.9
4-Terphenyl-d14	1718-51-0	0.5	%		94.9	94.0	93.8	91.4	93.2
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		75.1	74.9	72.7	73.2	75.2
Toluene-D8	2037-26-5	0.2	%		74.9	78.1	72.4	75.7	74.2
4-Bromofluorobenzene	460-00-4	0.2	%		93.3	96.0	90.0	92.3	94.4

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH5 0.5-0.6	BH5 1.0-1.1	BH6 0.1-0.2	BH6 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	----
Compound	CAS Number	LOR	Unit		EM2421460-017	EM2421460-018	EM2421460-019	EM2421460-020	----
					Result	Result	Result	Result	----
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		16.9	14.6	6.1	20.2	----
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		<5	13	12	27	----
Barium	7440-39-3	10	mg/kg		210	20	30	300	----
Beryllium	7440-41-7	1	mg/kg		<1	3	<1	7	----
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		6	4	11	71	----
Cobalt	7440-48-4	2	mg/kg		10	32	3	53	----
Copper	7440-50-8	5	mg/kg		13	<5	17	72	----
Lead	7439-92-1	5	mg/kg		134	42	14	6	----
Manganese	7439-96-5	5	mg/kg		720	126	70	5230	----
Nickel	7440-02-0	2	mg/kg		8	28	9	232	----
Selenium	7782-49-2	5	mg/kg		<5	<5	<5	<5	----
Vanadium	7440-62-2	5	mg/kg		15	8	15	72	----
Zinc	7440-66-6	5	mg/kg		125	69	42	58	----
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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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH5 0.5-0.6	BH5 1.0-1.1	BH6 0.1-0.2	BH6 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	-----
Compound	CAS Number	LOR	Unit		EM2421460-017	EM2421460-018	EM2421460-019	EM2421460-020	----------
					Result	Result	Result	Result	-----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<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	-----
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<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	-----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<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	-----
^ Sum of polycyclic aromatic hydrocarbons	-----	0.5	mg/kg		<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	-----
^ Benzo(a)pyrene TEQ (half LOR)	-----	0.5	mg/kg		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	-----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	-----	10	mg/kg		<10	<10	<10	<10	-----
C10 - C14 Fraction	-----	50	mg/kg		<50	<50	<50	<50	-----
C15 - C28 Fraction	-----	100	mg/kg		<100	<100	<100	<100	-----
C29 - C36 Fraction	-----	100	mg/kg		<100	<100	<100	<100	-----
^ C10 - C36 Fraction (sum)	-----	50	mg/kg		<50	<50	<50	<50	-----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	-----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	-----
>C10 - C16 Fraction	-----	50	mg/kg		<50	<50	<50	<50	-----
>C16 - C34 Fraction	-----	100	mg/kg		<100	<100	<100	<100	-----
>C34 - C40 Fraction	-----	100	mg/kg		<100	<100	<100	<100	-----
^ >C10 - C40 Fraction (sum)	-----	50	mg/kg		<50	<50	<50	<50	-----
^ >C10 - C16 Fraction minus Naphthalene (F2)	-----	50	mg/kg		<50	<50	<50	<50	-----

Page : 14 of 18
Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH5 0.5-0.6	BH5 1.0-1.1	BH6 0.1-0.2	BH6 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	-----
Compound	CAS Number	LOR	Unit		EM2421460-017	EM2421460-018	EM2421460-019	EM2421460-020	----------
					Result	Result	Result	Result	-----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	-----
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
^ Sum of BTEX	-----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	-----
^ Total Xylenes	-----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	-----
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	-----
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		85.8	84.5	82.5	78.6	-----
2-Chlorophenol-D4	93951-73-6	0.5	%		97.4	95.7	89.1	88.7	-----
2.4.6-Tribromophenol	118-79-6	0.5	%		69.8	67.0	71.0	43.6	-----
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		92.0	91.8	91.7	90.0	-----
Anthracene-d10	1719-06-8	0.5	%		98.8	101	99.2	97.9	-----
4-Terphenyl-d14	1718-51-0	0.5	%		93.9	93.7	93.2	93.0	-----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		79.8	74.8	76.6	72.9	-----
Toluene-D8	2037-26-5	0.2	%		82.1	74.9	75.6	76.1	-----
4-Bromofluorobenzene	460-00-4	0.2	%		100	94.0	93.7	100	-----

Page : 15 of 18
Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate	----	----	----	----
				Sampling date / time	04-Dec-2024 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		EM2421460-001	----------	----------	----------	----------
					Result	----	----	----	----
EG020F: Dissolved Metals by ICP-MS									
Arsenic	7440-38-2	0.001	mg/L		<0.001	----	----	----	----
Boron	7440-42-8	0.05	mg/L		<0.05	----	----	----	----
Barium	7440-39-3	0.001	mg/L		<0.001	----	----	----	----
Beryllium	7440-41-7	0.001	mg/L		<0.001	----	----	----	----
Cadmium	7440-43-9	0.0001	mg/L		<0.0001	----	----	----	----
Cobalt	7440-48-4	0.001	mg/L		<0.001	----	----	----	----
Chromium	7440-47-3	0.001	mg/L		<0.001	----	----	----	----
Copper	7440-50-8	0.001	mg/L		<0.001	----	----	----	----
Manganese	7439-96-5	0.001	mg/L		<0.001	----	----	----	----
Nickel	7440-02-0	0.001	mg/L		<0.001	----	----	----	----
Lead	7439-92-1	0.001	mg/L		<0.001	----	----	----	----
Selenium	7782-49-2	0.01	mg/L		<0.01	----	----	----	----
Vanadium	7440-62-2	0.01	mg/L		<0.01	----	----	----	----
Zinc	7440-66-6	0.005	mg/L		<0.005	----	----	----	----
EG035F: Dissolved Mercury by FIMS									
Mercury	7439-97-6	0.0001	mg/L		<0.0001	----	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	1.0	µg/L		<1.0	----	----	----	----
Acenaphthylene	208-96-8	1.0	µg/L		<1.0	----	----	----	----
Acenaphthene	83-32-9	1.0	µg/L		<1.0	----	----	----	----
Fluorene	86-73-7	1.0	µg/L		<1.0	----	----	----	----
Phenanthrene	85-01-8	1.0	µg/L		<1.0	----	----	----	----
Anthracene	120-12-7	1.0	µg/L		<1.0	----	----	----	----
Fluoranthene	206-44-0	1.0	µg/L		<1.0	----	----	----	----
Pyrene	129-00-0	1.0	µg/L		<1.0	----	----	----	----
Benz(a)anthracene	56-55-3	1.0	µg/L		<1.0	----	----	----	----
Chrysene	218-01-9	1.0	µg/L		<1.0	----	----	----	----

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Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate	----	----	----	----
				Sampling date / time	04-Dec-2024 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		EM2421460-001	----------	----------	----------	----------
					Result	----	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benzo(b+j)fluoranthene	205-99-2 205-82-3	1.0	µg/L		<1.0	----	----	----	----
Benzo(k)fluoranthene	207-08-9	1.0	µg/L		<1.0	----	----	----	----
Benzo(a)pyrene	50-32-8	0.5	µg/L		<0.5	----	----	----	----
Indeno(1.2.3.cd)pyrene	193-39-5	1.0	µg/L		<1.0	----	----	----	----
Dibenz(a.h)anthracene	53-70-3	1.0	µg/L		<1.0	----	----	----	----
Benzo(g.h.i)perylene	191-24-2	1.0	µg/L		<1.0	----	----	----	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	µg/L		<0.5	----	----	----	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	µg/L		<0.5	----	----	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	20	µg/L		<20	----	----	----	----
C10 - C14 Fraction	----	50	µg/L		<50	----	----	----	----
C15 - C28 Fraction	----	100	µg/L		<100	----	----	----	----
C29 - C36 Fraction	----	50	µg/L		<50	----	----	----	----
^ C10 - C36 Fraction (sum)	----	50	µg/L		<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	20	µg/L		<20	----	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	20	µg/L		<20	----	----	----	----
>C10 - C16 Fraction	----	100	µg/L		<100	----	----	----	----
>C16 - C34 Fraction	----	100	µg/L		<100	----	----	----	----
>C34 - C40 Fraction	----	100	µg/L		<100	----	----	----	----
^ >C10 - C40 Fraction (sum)	----	100	µg/L		<100	----	----	----	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	100	µg/L		<100	----	----	----	----
EP080: BTEXN									
Benzene	71-43-2	1	µg/L		<1	----	----	----	----
Toluene	108-88-3	2	µg/L		<2	----	----	----	----
Ethylbenzene	100-41-4	2	µg/L		<2	----	----	----	----

Page : 17 of 18
Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)				Sample ID	Rinsate	----	----	----	----
				Sampling date / time	04-Dec-2024 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		EM2421460-001	----------	----------	----------	----------
					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(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	1.0	%		26.6	----	----	----	----
2-Chlorophenol-D4	93951-73-6	1.0	%		43.4	----	----	----	----
2.4.6-Tribromophenol	118-79-6	1.0	%		52.9	----	----	----	----
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	1.0	%		84.0	----	----	----	----
Anthracene-d10	1719-06-8	1.0	%		107	----	----	----	----
4-Terphenyl-d14	1718-51-0	1.0	%		91.4	----	----	----	----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	2	%		86.9	----	----	----	----
Toluene-D8	2037-26-5	2	%		90.6	----	----	----	----
4-Bromofluorobenzene	460-00-4	2	%		109	----	----	----	----

Page : 18 of 18
Work Order : EM2421460
Client : GEO-ENVIRONMENTAL SOLUTIONS
Project : 65 Brisbane St

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	54	125
2-Chlorophenol-D4	93951-73-6	65	123
2.4.6-Tribromophenol	118-79-6	34	122
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	61	125
Anthracene-d10	1719-06-8	62	130
4-Terphenyl-d14	1718-51-0	67	133
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124

Sub-Matrix: WATER		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	10	51
2-Chlorophenol-D4	93951-73-6	30	114
2.4.6-Tribromophenol	118-79-6	26	133
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	35	127
Anthracene-d10	1719-06-8	44	122
4-Terphenyl-d14	1718-51-0	44	124
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	73	129
Toluene-D8	2037-26-5	70	125
4-Bromofluorobenzene	460-00-4	71	129

21st March, 2025

To whom it may concern,

Service Assessment - 57-65 Brisbane Street, Hobart

A site assessment and service review of the plans has been conducted for 57-65 Brisbane Street, Hobart to determine the most appropriate methodology in relation to the provision of a waste and recycling collection service at the above address. The assessment conclusions/recommendations are as follows:

- A medium size Rear lift truck is considered the most appropriate method for the provision of the service/s.
- Bins would be collected from the Brisbane Street footpath.
- The site at 57-65 Brisbane Street, Hobart from plans supplied would be manageable.
- Visibility is reasonable.
- Trucks will have flashing safety beacon lights operating and reversing cameras.
- Peak traffic times will be avoided when providing collection services
- A formal Risk Assessment / Work Instruction will be provided to Veolia operators detailing the above requirements and restrictions, prior to commencing the service/s.
- These recommendations are based solely on the information and plans supplied

Should further information be required in relation to the above, please contact the undersigned on 0459 836 924.

Regards

Martin Robinson
General Manager Business Development/Marketing

Veolia Environmental Services (Australia) Pty Ltd ABN: 20 051 316 584
A: 95 Kennedy Drive, Cambridge, TAS, 7170
W: www.veolia.com.au F: (03) 6244 0085

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57-65 Brisbane Street Waste Management.

Current Site management

The Site currently consists of 5 tenancies as per the Plan below. General waste is a 120L street side bin, Recycling is a 240L street side bin

SHOP A – 1x general waste, 1x recycling

GYM – 1x general waste, 1x recycling monthly

MECHANIC – 2x general waste, 1x recycling (private collection of any heavy materials)

OFFICE A – 2x general waste, 1x recycling

OFFICE B – 2x general waste, 1x recycling

Current Waste Collection consists of Wednesday morning street side collection of general waste every week and recycling collected fortnightly. This is undertaken by HCC and is expected to remain, however this may be incorporated into a future proposed Third Party collection contract.

Proposed Development

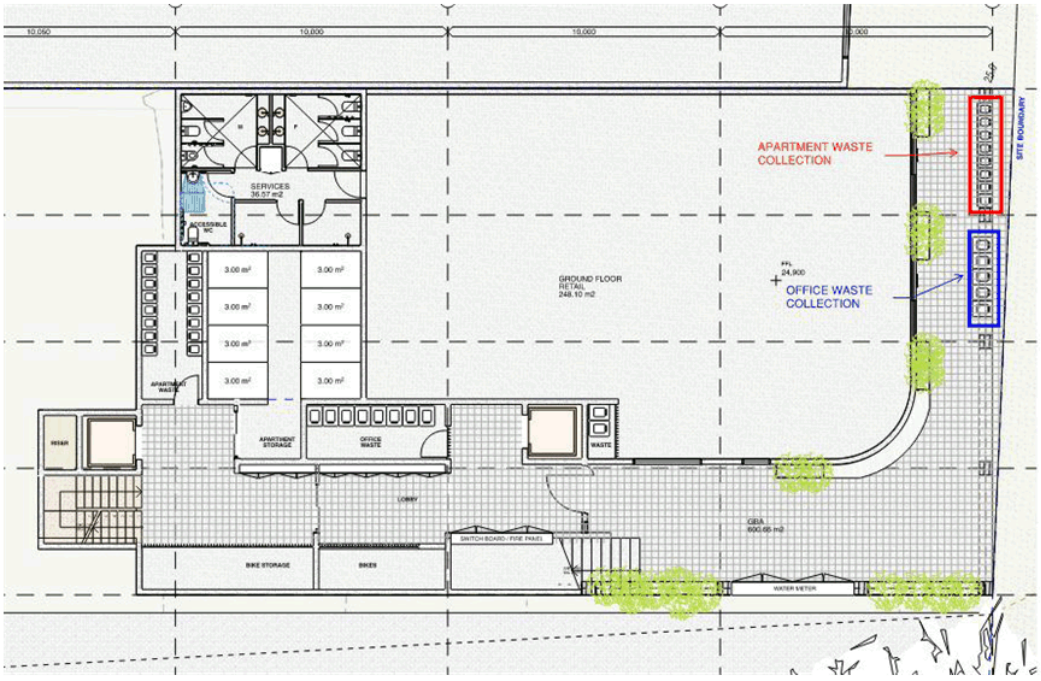
The proposed development consists of 1224m2 of Offices and 8 Apartments

This is estimated to generate additional waste as indicated in the table below

Waste Source	Base Quantity	Waste m3/Week	Number of 120 ltr Bins	Number of 240 ltr Bins	Recycling m3/Week	Number of 120 ltr Bins	Number of 240 ltr Bins
Apartments	8.0	1.0	**8.0**	4.0	1.0	**8.0**	4.0
Offices	1224.0	1.2	10.2	**5.1**	1.2	10.2	**5.1**
	TOTAL	2.2			2.2		

Proposed Waste Collection

Waste is proposed to be collected from street pickup in the locations shown below with General waste collected on one day or the week and Recycling on an alternate day. Refer proposed collection quote by Veolia.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
174045	1
EDITION	DATE OF ISSUE
2	22-Jan-2025

SEARCH DATE : 26-Mar-2025
SEARCH TIME : 05.56 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 174045
Derivation : Part of (0A-1R-37P) Granted to George Clarke, Part of (0A-3R-14P) Granted to The Crown and Whole of (0A-2R-29 6/10P) & (0A-1R-19P) Granted to The Crown
Prior CTs 46981/4, 46981/5, 150203/2, 46981/2, 46980/1, 47913/1, 46981/3 and 46981/1

SCHEDULE 1

N221826 TRANSFER to BRISBANE STREET APARTMENTS PTY LTD Registered 22-Jan-2025 at noon

SCHEDULE 2

M632949 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
B469026 INSTRUMENT creating restrictive covenants burdening the land within described pursuant to Section 19 of the National Trust of Australia (Tasmania) Act 1975 and Section 102 of the Land Titles Act 1980 (excepting thereout Certificate of Title Volume 150203 Folio 2) Registered 19-Dec-1991 at noon
BENEFITING EASEMENT (appurtenant to the land marked ABWCDE on pLAN 174045) a full free and uninterrupted right of way and passage for the registered proprietor his heirs and assigns and his and their tenants and servants and other by his or their permission in common with all other persons entitled thereto from time to time and at all times hereafter and for all purposes whatsoever to go return pass and repass with or without horses carts and other carriages laden or unladen in through over along and upon the Roadway marked CWZD on Plan 174045
BURDENING EASEMENT: full and free right and liberty for National Executors and Trustees Company of Tasmania Limited its successors transferees and assigns (as

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

	appurtenant to the land comprised in Certificate of Title Volume 354 Folio 166) and its and their tenants and servants and all persons authorised by it or them from time to time and at all times hereafter by day or by night at its and their will and pleasure jointly with any other person or persons entitled to use the same as a right of way to pass and repass with or without horses carts and other carriages of all descriptions over and along the Roadway marked WXYZ on Plan 174045
9/8748	CONVEYANCE - BURDENING EASEMENT: the right for Newman Arnold to use and enjoy the drain or sewer laid down by him along the strip of land marked Covered Drain on Plan 174045 as the same at present exists together with the right to repair amend cleanse and maintain the same and for this purpose to enter upon the said adjacent premises at reasonable and convenient times at in a reasonable manner
E45541	BURDENING EASEMENT: an overhang easement (appurtenant to Lot 1 on Sealed Plan 64733) over the land marked Overhang Easement on Plan 174045 Registered 13-Sep-2017 at noon
M632949	FENCING PROVISION in Transfer
E45572	ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 13-Sep-2017 at noon
E396134	MORTGAGE to Commonwealth Bank of Australia Registered 22-Jan-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

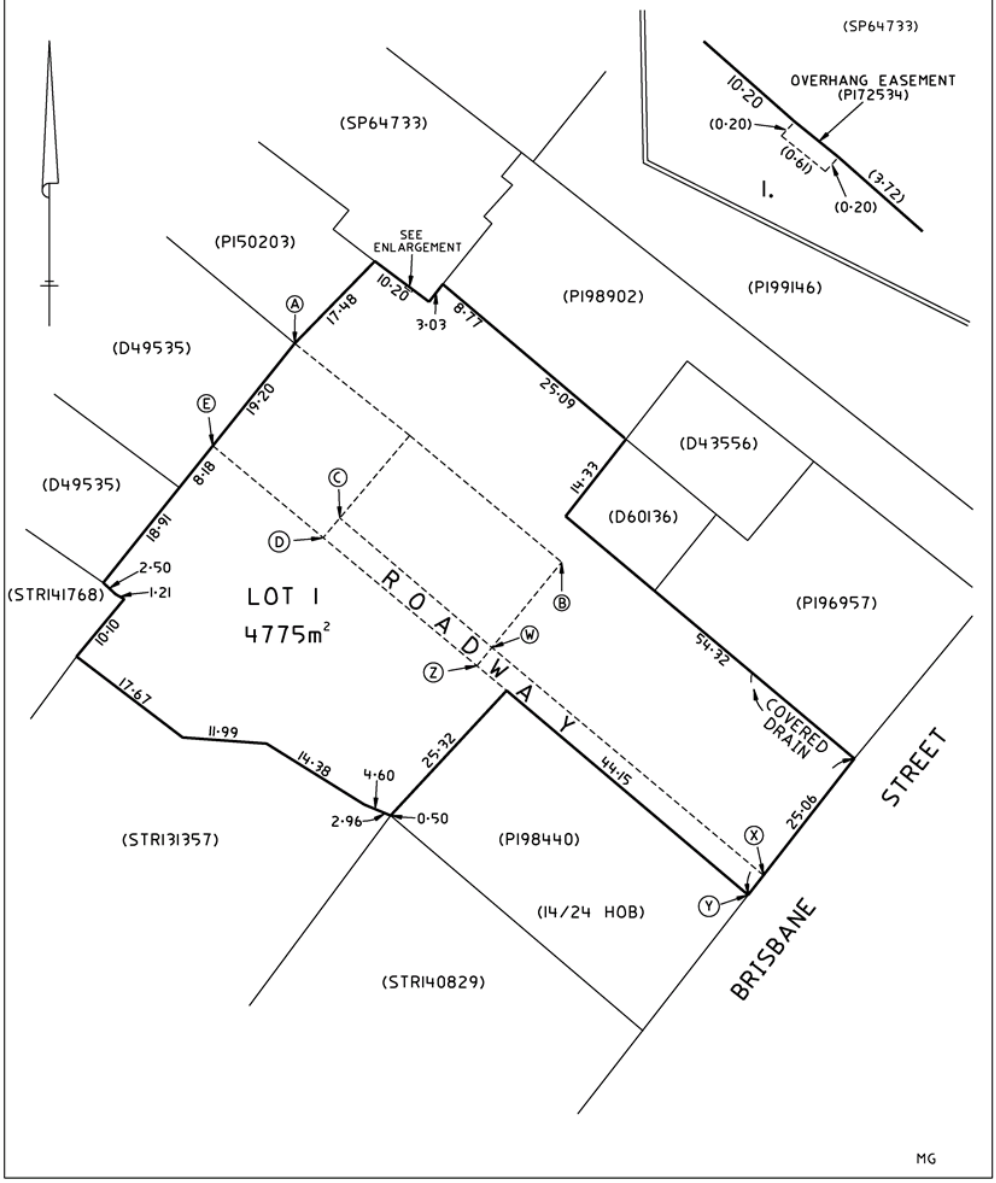
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER FOLIO REFERENCE CT: 46981/4, CT: 46981/5 CT: 150203/2, CT: 46981/2 CT: 46980/1, CT: 47913/1 CT: 46981/3, CT: 46981/1 GRANTEE PART OF (0A-1R-27P) GTD. TO GEORGE CLARKE. PART OF (0A-3R-14P) GTD. THE CROWN. WHOLE OF (0A-2R-29 6/10P) & (0A-1R-19P) GTD. THE CROWN.	PLAN OF TITLE LOCATION CITY OF HOBART (SEC.UU) FIRST SURVEY PLAN No. 275/9 LO 4/51 HOB COMPILED BY LTO SCALE 1: 500 LENGTHS IN METRES	Registered Number P.174045 APPROVED 12 SEP 2017 Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225)	LAST UPI No	LAST PLAN No. D46980, P46981 D47913, P150203 — ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



RESULT OF URDS SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 26-Mar-2025

SEARCH TIME : 05:56 pm

CT: 174045/1

Lodge Date	Type	DealingNo	Reg Date
28-Nov-2024	TRANSFER	N221826	22-Jan-2025
28-Nov-2024	MORTGAGE	E396134	22-Jan-2025

Search covers any dealings registered in the last 90 days and any dealings yet to be registered.

CULTURAL HERITAGE REPORT

Date Completed:	28 July 2025
Application No:	PLN-HOB-2025-0147
Address:	65 Brisbane Street, Hobart
Proposal:	Demolition and New Retail and Business Services, 8 Dwellings
Heritage Listed Place:	Listed in Table E13.1 and Place of Archaeological Potential in Table E13.4
Heritage Precinct:	Not Applicable
Significant Tree:	67 Brisbane Street, *Cupressus torulosa* (Bhutan cypress)
Performance criteria:	E13.7.1 P1
	E13.7.2 P1, P2, P3, P6
	E13.10.1 P1
	E24.6 P1
Assessment Officer:	Nicole Manley
	Cultural Heritage Officer
Recommendation:	Acceptable Subject to Conditions
	The development has been assessed under the Hobart Interim Planning Scheme 2015.

REPORT

1. Heritage Significance

65 Brisbane Street, Hobart is a heritage listed place in Table E13.1 of the *Hobart Interim Planning Scheme 2015* as 'Sydney Lodge'. It is identified as a Place of Archaeological Potential in Table E13.4 and Figure E13.4.1 of the Scheme. It is also noted that there is a Significant Tree as identified in Table E24.1 of the Scheme, which is located on the neighbouring property at 67 Brisbane Street and within the vicinity of the works.

The following Statements of Significance are extracted from the Tasmanian Heritage Register datasheet for the property:

> *b) Sydney Lodge is of historic cultural heritage significance as a rare surviving building constructed prior to the formation of the present street.*
>
> *d) Sydney Lodge is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Old Colonial Georgian domestic building.*

> *f) This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.*

Updated and more detailed statements of significance are included in the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, page 89-90. This report also sets out a detailed history of the site development.

The Significant Tree at 67 Brisbane Street has the following statement of significance:

> *This tree is a very strong component of the streetscape, particularly given its vertical, conical form, and its loss would be detrimental to the community.*

There is also a remnant stone wall on the north western boundary, behind the workshop buildings, which survived the ca. 1959 conversion of the site for the Teaching Aids Centre.

2. Proposal

- Removal of hardstand surrounding the Sydney Lodge to facilitate a new landscaped area around the building.
- Proposed new five storey commercial and residential building to the Brisbane Street frontage, separate to the original dwelling and existing workshop buildings.
- Excavation works associated with the construction of the new building.
- No works are proposed to the Sydney Lodge or the workshop buildings.
- Reconfiguration of car parking areas.

3. Representation

No representations were received during the statutory advertising period.

4. Assessment

The proposal has been assessed against the performance criteria contained within E13.0 Historic Heritage Code and E24.0 Significant Trees Code of the *Hobart Interim Planning Scheme 2015*.

E13.7 Development Standards for Heritage Places
E13.7.1 Demolition
Objective: To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.
P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied; (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition.	
Assessment:	Demolition of a Heritage Place is proposed and there is no acceptable solution at clause E13.7.1 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.1 P1. Demolition is limited to the removal of asphalt carparking around the Sydney Lodge building, and for the construction of the proposed new building. No fabric that relates to the original Sydney Lodge building or setting is proposed for demolition. Figure 1 below shows the site in ca. 1960, with the removal of landscape setting prior to creation of the current carpark. *Figure 1: Photograph of Sydney Lodge taken ca. 1960, with recent landscaping works undertaken prior to the Education Department refurbishment of the site. Source: Tasmanian Archives Office, AB713-1-7284.* The proposal satisfies the performance criterion.
E13.7 Development Standards for Heritage Places	
E13.7.2 Buildings and Works other than Demolition	
Objective: To ensure that development at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and	

(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.	
P1 Development must not result in any of the following: (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.	
Assessment:	Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P1. The proposed works do not alter the significant Sydney Lodge or the remnant stone wall and are physically separate to the heritage features. A curtilage is maintained around the heritage building. In this respect, works do not diminish the significance of the place. With regard to the new form, while it is of a sizeable scale and height, it is noted that the ridge height is below that of the heritage building. This complies with the relevant conservation policy set out in the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment (Section 8, Policy 11, page 109). While the overall design of the proposed building is contemporary and does not share noticeable visual cues of the heritage building, it is not considered that the placement, or the selected materials and fenestration pattern, would result in the loss of significance of the place. The location and overall height of the building will, however, obscure views of Sydney Lodge.

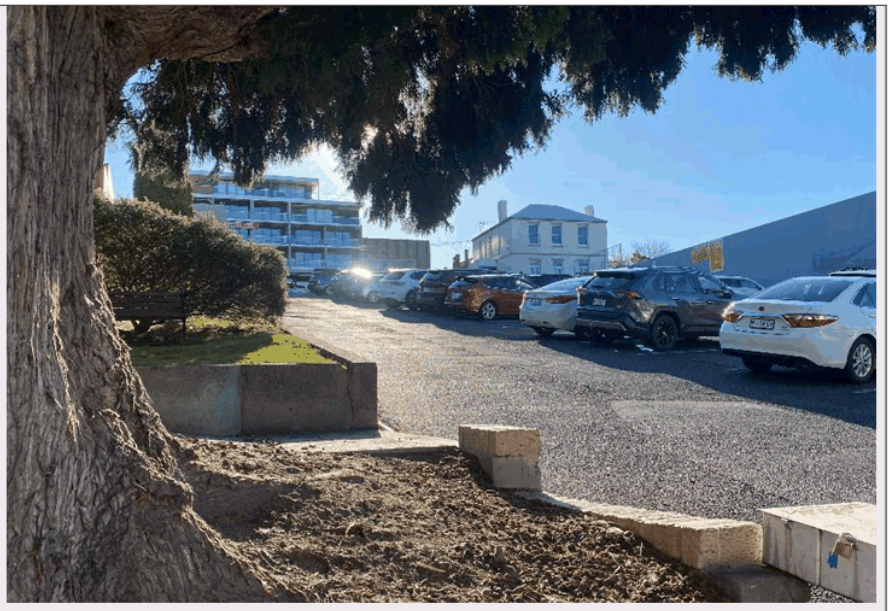


Figure 2: Photograph of the subject site taken from Brisbane Street. Sydney Lodge is visible from the street, at the rear of the property. Note the tree to the far left is the identified Significant Tree. Source: Council Officer, July 2025.

Sydney Lodge is currently visible from Brisbane Street, as indicated in *Figure 2* above. The proposed works will impact on this view corridor with the new building constructed in this open space. It is likely that this view will be completely lost and thus townscape associations of the site will be lessened. There is only a small separation between the proposed building and the neighbouring commercial building where Sydney Lodge will remain evident (indicated in *Figure 3* below). It is noted, however, that it is possible that the building was not designed to be prominent from the street and, as indicated in *Figure 4* below, there is historical precedence for built form to the Brisbane Street which boundary likely limited views of the heritage building such that it may have been fully obscured from the street, owing to the two storey height of the former (demolished) terraces and their setting well above street level.

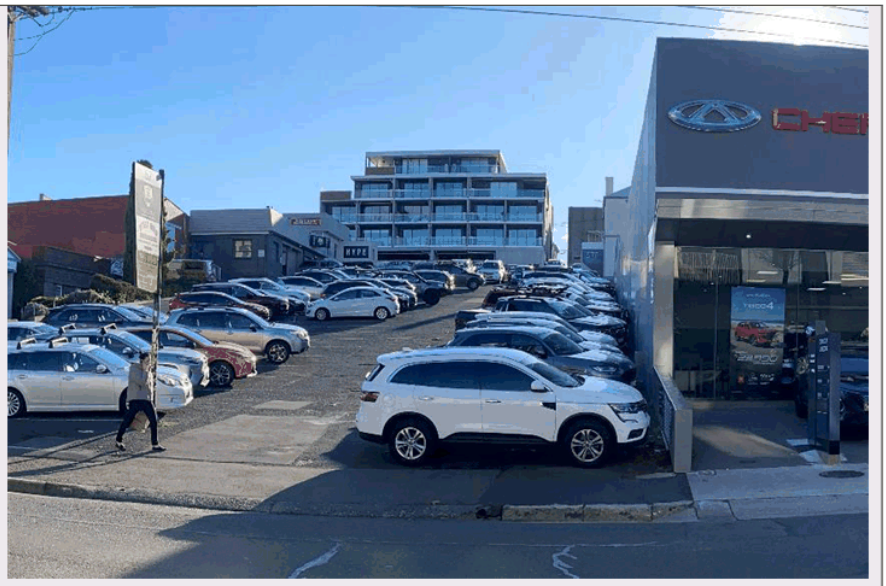


Figure 3: Photograph of the site showing the limited view corridor of Sydney Lodge that will remain with the proposed works. Source: Council Officer, July 2025.

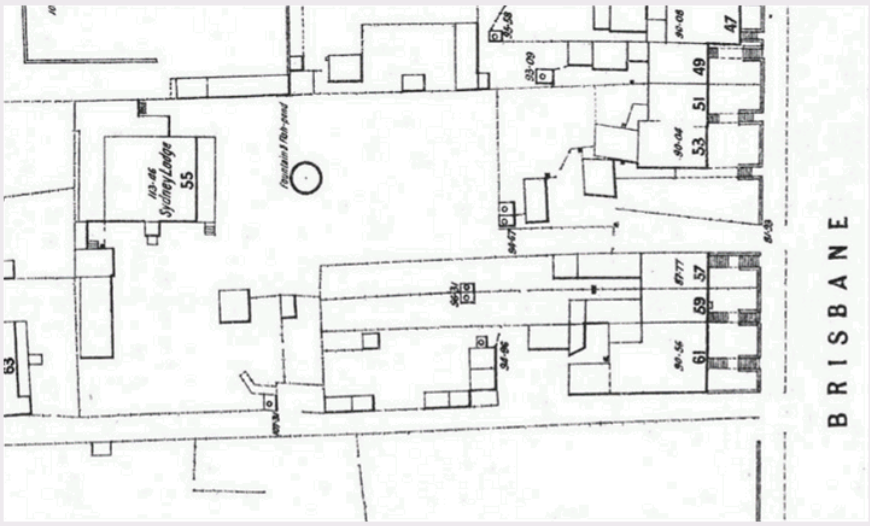


Figure 4: Extract of the Metropolitan Drainage Board Map Hobart 14 from 1906, showing the Sydney Lodge as number 55 at the rear of the lot. The Brisbane Street boundary was populated with multiple residences. Source: Tasmanian Archives Office, https://libraries.tas.gov.au/Record/Library/SD_ILS-1310492.

As identified in the images throughout this assessment, any significant streetscape elements have been removed long ago. The remnant stone wall at the rear of the site appears to be unaltered, although a condition is recommended to reiterate its

	protection in the works. To mitigate for the lessened streetscape presence, it is recommended that a heritage interpretation strategy is developed and incorporates interpretation mechanisms visible from Brisbane Street and in relation to Sydney Lodge. The proposal satisfies the performance criterion, subject to conditions.
P2 Development must be designed to be subservient and complementary to the place through characteristics including: (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours.	
Assessment:	Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A2. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P2. The proposed built form, fenestration and materials are evidently contemporary, implementing a mix of lightweight and solid materials, with solid and void façade elements to break up the form. The upper floors are stepped in from all side elevations, which also contributes to lessening the perceived bulk. The form can be considered as subservient and complementary through an overall ridge height that is below that of the heritage building, with an established separation between the two forms. The proposed ground floor footprint is set back from the front boundary by approximately 3.2 m to 3.6 m, although the building cantilevers above this with the first and second floor aligning more closely with the front site boundary. The historical front setback of earlier buildings (evident in the 1845 mapping) is approximately double this at 6.6 m. As the original building is set back approximately 65 m from Brisbane Street, this placement is considered as acceptable. When viewed in relation to the significant elements, the proposed building is sited such that a sufficient curtilage is maintained around the heritage building. The works are physically separate to the original building and introduce landscaping back to the setting. A condition is recommended for a more detailed landscaping plan and for subsequent implementation of these works. It appears that all works are also physically separate from the remnant stone wall at the rear of the property (shown in *Figure 5* below), however the Access and Car Park Plan – Sheet 2 by Aldanmark (20/05/2025) indicates that there are works within the vicinity of the wall. A condition is recommended to ensure protection of the wall in any nearby works.

	 Figure 5: Photograph of the remnant stone wall at the rear of the property. Source: Council Officer, July 2025. The proposal satisfies the performance criterion, subject to conditions.
P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.	
Assessment:	Buildings and works other than demolition of a Heritage Place are proposed and there is no acceptable solution at clause E13.7.2 A3. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P3. The materials proposed are contemporary in nature, incorporating cement sheet cladding in green, large format glazing, light grey off-form and precast concrete. The use of green can be considered as an indirect link to historical colour schemes, although historically dark greens were employed to emphasise details rather than cover large sections of a façade, as in the current proposal. By utilising it in this nature, and by using contemporary cladding materials, the building will be evidently new. The built form responds to the slope of the land, with the bulk at the street frontage. This allows the overall ridge height to remain below that of the original building. The roof form and fenestration pattern also distinguish the form from that of Sydney Lodge, as the fenestration pattern incorporates glazing proportions that are not evident on the original building, and the roof form does not copy the original hipped roof. The proposal satisfies the performance criterion.

A6 Areas of landscaping between a dwelling and the street must be retained.	**P6** The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.

Assessment:	The proposed buildings and works other than demolition of a Heritage Place does not comply with the acceptable solution at clause E13.7.2 A6. As such, the proposal relies upon assessment against the performance criteria at clause E13.7.2 P6. The landscaping area and the wider setting is reduced in the proposal in that a new building is constructed to the street frontage, further forward than the heritage building. The current setting surrounding the building and to the street frontage consists of hardstand for parking and access. The original garden setting has been previously lost and consequently, no original or significant landscape components are lost in the proposal. Introducing a new building in this area is not considered to result in the loss of significance of the place. Additionally, the proposal reestablishes a garden setting around the heritage building. As identified above, a condition is included for further documentation of landscaping plans and subsequent implementation of the plan. The proposal satisfies the performance criterion, subject to conditions.

E13.10 Development Standards for Places of Archaeological Potential	
E13.10.1 Building, Works and Demolition	
Objective: To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.	
A1 Building and works do not involve excavation or ground disturbance.	**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'.
Assessment:	The proposed building works and demolition within a Places of Archaeological Potential do not comply with the acceptable solution at clause E13.10.1 A1. As such, the proposal relies upon assessment against the performance criteria at clause E13.10.1 P1. The archaeological evidence is predicted in the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025 (hereafter referred to as the archaeological report), 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 (see *Figure 6* below). Figure 7.8 – Area of high archaeological potential (red). Adapted from www.thelist.tas.gov.au *Figure 6: Aerial image of the site overlaid with areas of high (red), medium (blue) and low (yellow) archaeological potential, as included in the archaeological report. Source: Praxis Environment, page 102.* Briefly, early records indicate occupation of the site from ca. 1820s with subsequent phases of development, including the ca. 1860 construction of Sydney Lodge. The archaeological report notes that there is a substantial difference in ground level at the front of the site from the 1908 survey, where the ground level of the original terraces (now demolished) was approximately 1600 mm higher than the current ground level (page 94, see *Figure 7* below for more detail). This implies substantial

ground works undertaken in the demolition of the terraces and development of the carpark, although the report notes that this lessens towards the rear of the early terraces and it is not clear whether this reflects wholesale excavation, nor how deep early footings were.

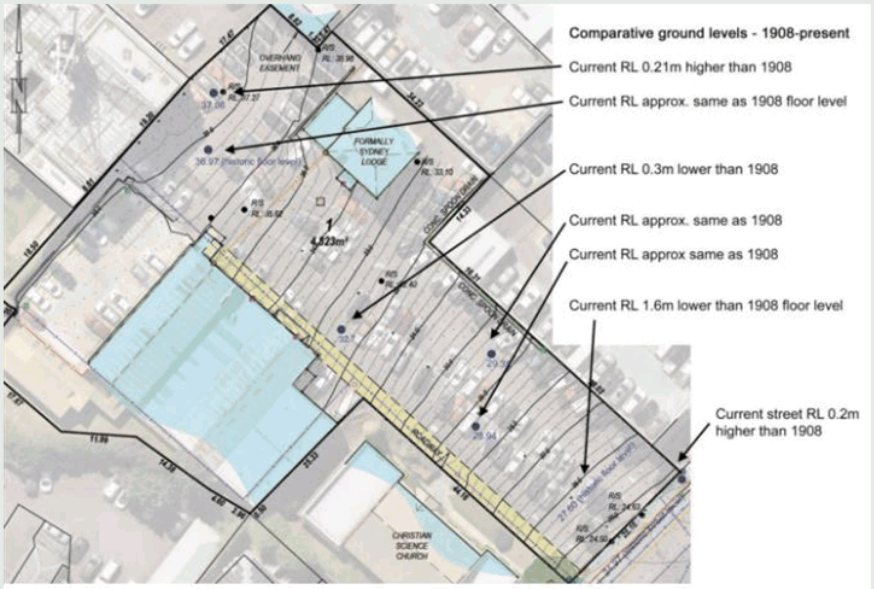


Figure 7.3 – Comparative levels, 1908 and present. Baseplan by Rogerson and Birch Surveyors.

Figure 7: Plan included in the archaeological report which indicates the historical degree of change to the RLs across the site. Source: Praxis Environment, page 96.

The archaeological report notes the potential archaeological significance of the site partially derives from how early the site was occupied, being from the early 1820s onwards. To ensure the potential of the site is realised and the archaeological evidence is adequately recorded, a condition is included that all recommendations made in the archaeological report, section 9.3 Archaeological Method Statement, are to be complied with in full. This includes but is not limited to:

- Excavate a test trench 1.0 m wide and 20 m long in the areas of high potential, indicated in Figure 9.2.
- Retention of any salvageable materials for reuse elsewhere across the site.
- Production of a final report on the excavation outcomes and findings.

It is recommended that a condition be included for an interpretation panel to be displayed for the duration of archaeological works. It is recommended that a condition is included for an interpretation plan to indicate the archaeological results and historical development of the site, to be provided prior to practical completion.

The proposal satisfies the performance criterion, subject to conditions.

E24 Significant Trees Code	
E24.6 Lopping, pruning, removal or destruction of significant trees	
Objective: To ensure that significant trees are not unnecessarily destroyed and are managed in a way that maintains their health and appearance.	
A1 The lopping, pruning, removal or destruction of any tree listed in Table E24.1 that is determined to be dead from natural causes, based on a written statement to that effect prepared by a suitably qualified person.	**P1** The lopping, pruning, removal or destruction of any tree listed in Table E24.1 may be approved having regard to all of the following: (a) the impact that the proposed tree removal, lopping or pruning would have on the character of the area or the appearance of development on the site; (b) whether the removal or destruction of the tree is appropriate due to the tree being near the end of its expected life span or being in poor health; (c) the proposed means of lopping, pruning, destruction or removal of vegetation; (d) the need to maintain and protect the amenity value of the tree and the general area and its landscape and heritage significance; (e) any hazards the tree poses to the health, welfare and safety of persons and to property; (f) the impact on the appearance or setting of any place of cultural heritage significance; (g) whether pruning or lopping will adversely affect the health, appearance or significance of the tree; (h) any proposed replacement plantings.
Assessment:	The identified significant tree is not dead from natural causes and the proposed works have the potential to impact on the life of the tree. The acceptable solution at clause E24.6 A1 is not met. As such, the proposal relies upon assessment against the performance criteria at clause E24.6 P1. An arborist's report has been prepared by Tree Inclined which refers to the impact of the development at 65 Brisbane Street upon the significant tree at 67 Brisbane Street. The report identifies that works may occur within the potential root zone, including: 'i) construction of a large building, ii) driveway renewal and iii) possible trenching for sewer and electrical infrastructure.'

	The report indicates that there is already a degree of impact on the tree resulting from the existing asphalt driveway, and should protection measures be implemented during construction, further impacts to the tree can be managed. It is recommended that a condition is included to align with the arborist's recommendations. The proposal satisfies the performance criterion, subject to conditions.

5. Conclusion

The proposed Demolition and New Retail and Business Services, 8 Dwellings at 65 Brisbane Street, Hobart for the reasons outlined in the officer's report is recommended for approval, subject to the conditions contained within in Attachment A – Conditions.

Nicole Manley

Cultural Heritage Officer

28 July 2025

ATTACHMENT A: CONDITIONS

HER 20

All onsite excavation and disturbance must be monitored and managed in accordance with the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Section 9.3 Archaeological Method Statement, pages 117-120. This includes but is not limited to:

- Test excavation and excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per pages 117 and 118 of the report;
- Salvage of artefacts for retention and reuse as per page 120 of the report; and
- A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per pages 119 and 120 of the report.

HER 21

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.

HER 18

A landscaping plan must be prepared, submitted and approved as a Condition Endorsement, prior to approval under the *Building Act 2016*.

The landscape plan must:

- Have regard to the requirements of the heritage management policies within the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Policy 5, page 107, for the plan to be formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting;

- Incorporate a differentiating surface treatment for the rear parking area within the 'backyard' space of Sydney Lodge, as per the recommendations in the *Historic Heritage and Archaeological Management Strategy,* Section 9.2.2, page 114;
- Indicate the former Sydney Lodge building and any landscaping and excavation works immediately alongside the building;
- Show species of trees, shrubs or plantings proposed, locations, and other finishes, and structures, for outdoors areas;
- Include details of any in-ground irrigation systems;
- Show how all plantings are to be maintained; and
- Show that if any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction of the planting.

All work required by this condition must be undertaken in accordance with the approved landscaping plan and the site must be landscaped within 6 months of occupancy.

HER 1

Original and early fabric is to be protected and conserved. Works are to be undertaken in a manner that protects the former Sydney Lodge and the remnant sandstone wall along the rear north western boundary, in any construction, excavation, carparking and landscaping works.

HER 22

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 20 and HER 21 be incorporated into an on-site interpretation and history.

An interpretation plan must be prepared and submitted and approved by Council prior to occupation.

The on-site interpretation must be:

- In accordance with the approved interpretation plan;
- Incorporate the artefacts described above, including but not limited to use of recovered materials in the hard landscaping or facing materials to the street boundary treatment;
- Located in a publicly accessible space visible from Brisbane Street and to the boundary of the landscaped garden of Sydney Lodge; and,
- Installed prior to the issue of a certificate of completion.

HER 23

Prior to approval under the *Building Act 2016,* an interpretation and historical information panel must be submitted and approved as a Condition Endorsement, describing the physical and social history of the site in words, plans and historical pictures and provide information on the process and intention of

the archaeological works. Copies of the approved panel must be displayed on all boundaries facing onto the public realm on the commencement and for the length of the archaeological works to the satisfaction of the Council.

HER 19

The significant Bhutan cypress at 67 Brisbane Street must be protected throughout excavation, construction and post construction. All recommendations in the report *Impact of development at 65 Brisbane St on a mature Bhutan cypress at 67 Brisbane St, Hobart* by Tree Inclined, dated 16 December 2024, must be complied with in full, including engagement of a Project Arborist and development of the required documentation.

City of HOBART

INTERNAL REFERRAL

Reference
PLANNA-HOB-2025-1191

Application Reference
PLN-HOB-2025-0147

Address
65 BRISBANE ST HOBART TAS 7000

Titles
174045/1

Referral Report Type

Referral Report
Referral Report - Development Engineering

Referral Recommendation

Recommendation
Acceptable Subject to Conditions

Referral Officer Name
Stefan Gebka

Referral Officer Role
Development Engineering

Date Completed
28/07/2025

Applicable Codes

Select Applicable Codes/Provisions
E5.0 - Road and Railway Assets Code, E6.0 - Parking and Access Code, E7.0 - Stormwater Management Code

Overview

Overview
Refer Detailed Assessment

Summary

Assessment Summary
13th Feb 1987
I

16th Feb1992

25th Feb 1998

Conditions

#	Condition	Origin
1	ENG tr2 - City Transport - Construction Traffic and Parking Management A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition). The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must: 1. Be prepared by a suitably qualified person. 2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction. 3. Include a start date and finish dates of various stages of works. 4. Include times that trucks and other traffic associated with the works will be allowed to operate. 5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise. All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan. *Advice:* *This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.* Reason for condition To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.	LUPAA 1993
2	ENG 8 - Development Engineering - Parking Spaces For People With Disabilities All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first). Reason for condition In the interests of vehicle user safety and the amenity of the development.	LUPAA 1993

3	ENG 10 - Development Engineering - Waste Management A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction. A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include: • Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and • Provisions for the handling, transport and disposal of demolition material, including any contaminated waste andrecycling opportunities, to satisfy the above requirement. All work required by this condition must be undertaken in accordance with the approved construction waste management plan. *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.* *It is recommended that the developer liaise with the Council's Waste & Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.* Reason for condition To ensure that solid waste management from the site meets the Council's requirements and standards.	LUPAA 1993
4	ENG 4 - Development Engineering - Parking and Access Design The access driveway(s) and parking modules (car parking spaces, aisles and manoeuvring areas) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation / commencement of use (whichever occurs first). 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.	LUPAA 1993
5	ENG tr1 - City Transport- On-street Parking Approval from Council's Strategic and Regulatory Services Network must be obtained prior to the issue of any consent under the Building Act 2016 (excluding demolition or excavation) for any changes to the existing on-street parking arrangements in Brisbane Street. *Advice:* *All works will be at the developer's expense. Please contact Council's City Transport Group Manager with regard to the application process for any changes to the on-street parking arrangements in Brisbane Street.* *(https://www.hobartcity.com.au/City-services/Parking/Integrated-Parking-System/Dial-Before-You-Dig-Parking-Sensors)* Reason for condition To ensure that relevant approvals are obtained.	LUPAA 1993
6	ENG 7 - Development Engineering - Bicycle Parking Spaces The number of bicycle parking spaces approved on the site is a minimum of eight (8) in accordance with the Hubble Traffic Impact Assessment documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit. The bicycle parking area(s) must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to first occupation / commencement of use (whichever occurs first). *Advice:* *User classes are in accordance with Australian Standard AS/NZS 2890.1:2004. Bicycle parking space class is as defined in the Hobart Interim Planning Scheme 2015 Table E6.2.* Reason for condition To ensure safe and efficient parking adequate to provide for the use.	LUPAA 1993
7	ENG 5 - Development Engineering - Parking Spaces The number of car parking spaces approved on the site, for use is seventy two (72). Of these: 1. A minimum of one (1) car parking must be allocated to each dwelling (within the proposed building); 2. two (2) parking spaces must be designated for people with disabilities (in accordance with AS2890.6:2009); and 3. the remining car parking spaces (within the proposed building) shall be allocated to the use(s) of the building. 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 and AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first). Reason for condition To ensure the provision of parking for the use is safe and efficient.	LUPAA 1993
8	ENG 3A - Development Engineering - Parking and Access Design The access driveway(s) and parking areas must be constructed in accordance with the following documentation which forms part of this permit: ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit. Any departure from that documentation and any works which are not detailed in the documentation must be either: 1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or 2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004. The works required by this condition must be completed prior to first occupation. Reason for condition To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.	LUPAA 1993

9	ENG 3C - Development Engineering - Parking and Access Design Prior to the first occupation, a suitably qualified engineer must certify that the access driveway(s) and parking areas have been constructed in accordance with design drawings approved under this permit. *Advice:* *We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.* *The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.* *An example certificate is available on our website.* Reason for condition To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.	LUPAA 1993
10	ENG 9 - Development Engineering - Motorcycle Parking The number of car motorcycle parking spaces approved to be used on the site is four (4) in accordance with the ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit. The motorcycle parking spaces must be constructed on the site compliant with the Australian Standards AS/NZS 2890.1:2004 prior to the commencement of use. 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 the commencement of use. Reason for condition To ensure the provision of parking for the use is safe and efficient.	LUPAA 1993
11	**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. 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.	
12	**BUILDING PERMIT** You may need building approval in accordance with the *Building Act 2016*. Click here for more information. This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act* 1993. **PLUMBING PERMIT** You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.	
13	**PUBLIC HEALTH** You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click herefor more information. **FOOD BUSINESS REGISTRATION** Food business registration in accordance with the *Food Act 2003*. Click herefor more information. **SINGLE USE PLASTICS** The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click herefor more information. **OCCUPATION OF THE PUBLIC HIGHWAY** You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click herefor more information. You may require a road closure permit for construction. Click herefor more information. You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click herefor more information. **GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS** You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click herefor more information.	
14	**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, bylaws, 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.	
15	**FEES AND CHARGES** Click here for information on the Council's fees and charges. **BEFORE YOU DIG** Click here for before you dig information.	

16	ENG 6 - Development Engineering - Parking Spaces The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit. *Advice: It is noted that Council holds no record of this parking area and parking spaces being approved, and Council has not assessed them as part of this application. Approval of the parking area is not implied or granted as part of this permit.* Reason for condition To clarify the scope of the permit.	LUPAA 1993
17	ENG 2B - Development Engineering - Vehicle Barriers Further detailed designs are required for any vehicle barriers required in the following locations: 1. Car parking modules 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 & 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. Reason for condition To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.	LUPAA 1993
18	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.* Reason for condition To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.	LUPAA 1993
19	ENG s1 - Development Engineering - Special The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed 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. Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first) for each stage, detailed design drawings must be submitted and approved as a Condition Endorsement. The detailed designs must; 1. be prepared by a suitably qualified person; 2. be designed and constructed 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; and 3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements. All work required by this condition must be undertaken in accordance with the approved detailed design drawings. *Advice:* *This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.* Reason for condition To ensure that lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours meets the Council's requirements and standards.	LUPAA 1993

Detailed Assessment

Detailed Assessment

DEVELOPMENT ENGINEERING

ASSESSMENT SUMMARY**:**

CLAUSE	DESCRIPTION	ASSESSMENT DECISION
E5.0 Road and railway access code	**DOES APPLY**	
E5.5.1	Existing road accesses and junctions	ACCEPTABLE SOLUTION
E5.5.2	Existing level crossings	NOT APPLICABLE
E5.6.1	Development adjacent to roads and railways	NOT APPLICABLE
E5.6.2	Road accesses and junctions	NOT APPLICABLE
E5.6.3	New level crossings	NOT APPLICABLE
E5.6.4	Sight distance at accesses, junctions and level crossings	ACCEPTABLE SOLUTION
E6.0 Parking and Access Code	**DOES APPLY**	

E6.6's	Parking number assessment	PERFORMANCE CRITERIA
E6.7.1	Number of vehicle accesses	ACCEPTABLE SOLUTION
E6.7.2	Design of vehicle accesses	PERFORMANCE CRITERIA
E6.7.3	Vehicle passing area along an access	NOT APPLICABLE
E6.7.4	On-site turning	ACCEPTABLE SOLUTION
E6.7.5	Layout of parking areas	ACCEPTABLE SOLUTION
E6.7.6	Surface treatment of parking areas	ACCEPTABLE SOLUTION
E6.7.7	Lighting of parking areas	ACCEPTABLE SOLUTION
E6.7.8	Landscaping of parking areas	PERFORMANCE CRITERIA
E6.7.9	Design of motorcycle parking areas	ACCEPTABLE SOLUTION
E6.7.10	Design of bicycle parking areas	ACCEPTABLE SOLUTION
E6.7.11	Bicycle end trip facilities	ACCEPTABLE SOLUTION
E6.7.12	Siting of car parking	NOT APPLICABLE
E6.7.13	Facilities for commercial vehicles	ACCEPTABLE SOLUTION
E6.7.14	Access to a road	ACCEPTABLE SOLUTION
E6.7.15	Access to Niree Lane Sandy Bay	NOT APPLICABLE
E7.0 Stormwater	Choose an item.	
E7.7.1A1/P1	New impervious surfaces	ACCEPTABLE SOLUTION / Waterways Group to assess
E7.7.1A2/P2	Treatment	PERFORMANCE CRITERIA / Waterways Group to assess
E7.7.1A3	Minor stormwater system	ACCEPTABLE SOLUTION / Waterways Group to assess
E7.7.1A4	Major stormwater system	ACCEPTABLE SOLUTION / Waterways Group to assess

DISCRETIONS:
E6.6's Parking number assessment
The parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).*
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).

Acceptable solution - A1: - **DOES NOT COMPLY: The proposal includes seventy two (72x) on–site car parking spaces, which is fifteen(15x) less than required by Table E6.1.**

To meet the acceptable solution under the planning scheme, the development is required to provide 87 on-site car parking spaces.

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
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.

E6.7.2 Design of vehicle accesses
The design of the vehicle access must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).*
Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E6.7.2 (a).

Submitted plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to side boundary fence.

Acceptable Solution - A1: - **DOES NOT COMPLY: Sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility and as such, shall be assessed under Performance Criteria.**
Performance Criteria - P1: - **ACCEPTED AS MEETING THE PERFORMANCE CRITERIA**
Design of vehicle access points must be safe, efficient and convenient.
- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.

Based on the documentation submitted to date and given the above assessment, the sight lines are accepted as meeting the *Performance Criteria P1:E6.7.2* of the Planning Scheme.

E6.7.8 Landscaping of parking areas
The landscaping of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).
Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E6.7.8.

Acceptable Solution A1: - **DOES NOT COMPLY (Combination of existing car parking spaces, no changes / landscaping proposed)**

Performance Criteria - P1: - **ACCEPTED AS MEETING THE PERFORMANCE CRITERIA**
Landscaping of parking and circulation areas

Based on the documentation submitted to date and given the above assessment, the landscaping of parking areas is accepted as meeting the *Performance Criteria P1:E6.7.8* of the Planning Scheme

E7.7.1 P2 Treatment
The stormwater drainage and disposal must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).
Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E7.7.1 (P2).

Acceptable Solution A2: - **DOES NOT COMPLY: Water Sensitive Urban Design - WSUD not proposed**

Performance Criteria – P2: - **ACCEPTED AS MEETING THE PERFORMANCE CRITERIA: Mechanical treatment**

Referred to the Waterways Group for determination and conditioning.

Based on the documentation submitted to date and given the above assessment, the stormwater disposal is accepted by as meeting the *Performance Criteria E7.7.1 (P2)* of the Planning Scheme.

RECOMMENDATION:
Approval with conditions

REPRESENTATIONS:
Nil

COMMENTS:
Due to the scope of the proposal, the application has been referred to the Council's Manager Waterways, Manager City Infrastructure, Manager City Mobility and Manager Surveying Services. The delegated officers' responses, including recommendations are inserted in the respective referral reports.

CONDITIONS:
· ENG 1: Protection of Council assets (Waterways Group Imposed)
· ENG 2B / ENG 2C : Vehicle barriers
· ENG 3A / ENG 3C : Driveways
ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit
· ENG 4: Surface treatment
· ENG 5: The number of car parking spaces approved on the site, for use is seventy-two (72)
· ENG 6: The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit.
· ENG 7: The number of bicycle parking spaces approved on the site is a minimum of eight (8) in accordance with the Hubble Traffic Impact Assessment documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

· ENG 8: All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009
· ENG 9: The number of car motorcycle parking spaces approved to be used on the site is four (4) in accordance with the ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.
· ENG 10: A construction waste management plan must be implemented throughout construction / post construction.

· ENG tr1: Approval from Council's Strategic and Regulatory Services Network must be obtained prior to the issue of any consent under the Building Act 2016 (excluding demolition or excavation) for any changes to the existing on-street parking arrangements in Brisbane Street.
· ENG tr2: A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).
· ENG s1: The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed 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.

· ENG r3: The proposed driveway crossover and driveway crossover reinstatement within the Brisbane Street highway reservation must be designed and constructed generally accordance with the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings (Roads Group Imposed)

· ENG sw1: Stormwater (Waterways Group Imposed)
· SW 1: A pre-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement. (Waterways Group Imposed)
· SW 2: a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart. (Waterways Group Imposed)
· SW 3: The proposed works (including foundations and overhangs) must be designed to ensure the long-term protection of and access to the Council's stormwater infrastructure. (Waterways Group Imposed)
· SW 7: Any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense (Waterways Group Imposed)
· SW 8: stormwater pre-treatment for stormwater discharges from the development must be installed. (Waterways Group Imposed)
· SW 9: the stormwater energy dissipation structure (SW 1/2) or another suitable method proposed by the development such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding must be installed..

(Waterways Group Imposed)

· ENV 2: SWMP design (Waterways Group)

ADVICE:
· Dial before you dig
· Fees and charges
· Building Permit
· Plumbing Permit
· Occupation of the Public Highway
· Driveway surfacing over highway reservation
· Condition endorsement engineering
· General Exemption (Temporary) Parking Permits
· Redundant Crossover
· Crossover Construction
· Footpath Levels
· Work in the highway reservation
· New Service Connection
· Stormwater
· Building Over An Easement

DETAILED ASSESSMENT**:**

E5.0 Road and Railway Assets Code

E5.2 Application of this Code	YES	NO	This Code applies to use or development of land:
	Yes		(a) that will require a new vehicle crossing, junction or level crossing; or
		No	(b) that intensifies the use of an existing access; or
			(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
		No	(i) a rail network;
		No	(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.

Clause for Assessment	Comments / Discussion (In bold)
Clause E5.5.1: Existing road accesses and junctions **ACCEPTABLE SOLUTION**	The existing road access must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).* **Documentation submitted to date does comply with the Acceptable Solution for clause E5.5.1 (A3)** Acceptable Solution A3: **- DOES COMPLY:** The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater. **- By accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"As indicated in section 4 of this report, the development is estimated to reduce the daily number of trips by approximately 72, with five fewer trips occurring in the morning peak and 20 fewer in the evening peak. With the development estimated to reduce the number of trips generated."* **- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.**

Clause E5.5.2: Existing level crossings **NOT APPLICABLE**	**Documentation submitted to date does not invoke clause E5.5.2.** **No intensification of an existing level crossings proposed.**
Clause E5.6.1: Development adjacent to roads and railways **NOT APPLICABLE**	**Documentation submitted to date does not invoke clause E5.6.1.** **No development adjacent to category 1 or category 2 road proposed.**
Clause E5.6.2: Road accesses and junctions **NOT APPLICABLE**	**Documentation submitted to date does not invoke clause E5.6.2.** **No new accesses or access junctions proposed.**
Clause E5.6.3: New level crossings **NOT APPLICABLE**	**Documentation submitted to date does not invoke clause E5.6.3.** **No new level crossings proposed.**
Clause E5.6.4: Sight distance at accesses, junctions and level crossings **ACCEPTABLE SOLUTION**	The sight distance at access and junctions must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).* **Documentation submitted to date does comply with the Acceptable Solution for clause E5.6.4.** Acceptable solution - A1: - **DOES COMPLY** Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. - **N/A** **Accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"At the proposed two-way access point, Brisbane Street has a straight horizontal road alignment, and a slight vertical grade on the eastern side that does not inhibit sight distance for motorists leaving the site.* *With Brisbane Street located within a 50 km/h speed environment, planning scheme table E5.1 specifies that the Safe Intersection Sight Distance (SISD) is 80 metres. On-site measurements of the available sight distance were taken, with motorists having 90 metres of available sight distance in both directions, enabling vehicles to enter and leave the development site in a safe and efficient manner, without impacting other road users."* **- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.**

E6.0 Parking and Access Code

E6.2 Application of this Code	**This code applies to all use and development.**
Clause for Assessment	**Comments / Discussion (In Bold)**
	The parking number assessment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).* **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).** Acceptable solution - A1: - **DOES NOT COMPLY: The proposal includes seventy two (72x) on–site car parking spaces, which is fifteen(15x) less than required by Table E6.1.** **To meet the acceptable solution under the planning scheme, the development is required to provide 87 on-site car parking**

spaces.

- Table E6.1 requires:
- **Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) = Two (2x) on-site car parking spaces;**
- **Office = One space per 30 square metres of floor area (961m2); and**
- **Retail = One space per 30 square metres of floor area (247m2).**

E6.6.2 - Number of Accessible Car Parking Spaces for People with a Disability:
- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;

"Under the National Construction Code (NCC), the development site has multiple classifications, where: Class 2 (Residential) has no requirement, Class 5 (Office) and Class 8 (mechanic workshop) requires 1 space per 100 car parking spaces, and Class 6 (General retail) requires one space per 50 car parking spaces. Based on the rate requiring the highest number of accessible spaces, the development site is required to provide two accessible spaces.

Two accessible spaces will be provided within the site, supported with a shared zone, located on the second floor of the new building, allowing patrons to use the lift to access other floors and the existing tenancies."

E6.6.3 - Number of Motorcycle parking spaces:
- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;

"Based on the development providing 72 on-site parking spaces, three motorcycle parking spaces are required. Four motorcycle parking spaces will be provided, exceeding the requirement and complying with the planning scheme acceptable solution."

E6.6.4 - Number of Bicycle parking spaces:
- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;

"Based on the floor areas, the development site is required to provide six bicycle spaces for employees and two spaces for customers. A total of eight bicycle spaces will be provided, complying with the planning scheme acceptable solution."

Accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;

"To comply with the planning scheme table E6.1, this development should provide 87x on-site parking spaces:

- *Existing five (5x) tenancies= 29x car parking spaces required*
- *Office accommodation = 32x car parking spaces required*
- *Retail use = 8x car parking spaces required*
- *Residential = 18 car parking spaces required*
- *Accessible parking = 2x car parking spaces required*

Total = 87x car parking spaces required

Planning scheme on-site car parking spaces for the new building

Office (Business Use) = 32x car parking spaces required

Retail (General Retail Use) = 8x car parking spaces required

Residential (8x dwellings) = 16x car parking spaces required

	Visitor Parking (Residential) = 2x car parking spaces required *Total for new building = 58x car parking spaces required* *Based on the floor areas of each use, the existing businesses require 29 on-site car parking spaces to comply with table E6.1 of the planning scheme.* *Despite the planning scheme specifying a higher number of parking spaces for these existing tenancies, the developer has indicated that the current allocation of 21 spaces adequately meets the reasonable demand without any reported operational issues. Consequently, it is deemed appropriate to maintain the current allocation of parking spaces for the existing tenancies, particularly with the site constraints."* The number of on-site car parking spaces must be: (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 cashin-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.
Clause(s) 6.6's are all to do with parking number assessment **PERFORMANCE CRITERIA**	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; **- The analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment stated;** *"Apartments* *The need for on-site parking is reduced due to the sites location on the fringe of the Hobart CBD. The five apartments located on the third floor (mainly two-bedrooms) will be allocated one parking space, while the three-penthouse apartments on the top floor will be allocated two parking spaces.* *The parking spaces allocated to the apartments will be within an enclosed parking module and include two accessible parking spaces, that can be used by users of the new building.* *Existing five tenancies* *In accordance with the developer's recommendations, 21 on-site parking spaces will be allocated to the five existing tenancies. While this number of spaces is below the acceptable threshold, no operational issues are anticipated.* *Retail use* *The retail space has a floor area of 246m² and is situated on the ground floor with direct access to Brisbane Street. Given its inner-city location, many customers are expected to arrive on foot, while those traveling by vehicle are likely to use the supply of on-street parking, as access to the retail on-site parking spaces may be more convenient.* *Under planning scheme table E6.1, eight on-site parking spaces are required for the retail use. This number of spaces is considered excessive when taking into consideration the inner city location, the supply of on-street parking, and access convenience. The development will provide 4 on-site spaces for this retail use.* *Office accommodation* *The development will provide 32 on-site parking spaces allocated to office employees. This is likely to create an oversupply of parking for this use, as given the inner-city location, it is expected that a reasonable number of employees will use an alternative transport mode.* **- Council's City Transport Group provided the following statement;** *"A functional car parking demand analysis determined that the site*

requires 70 on-site parking spaces. This is a reduction from the 87 spaces required by the planning scheme, justified by factors like the two-bedroom apartments needing only one space each and the existing tenancies continuing to operate with their current 21 spaces. The proposed reduction is acceptable."

(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 metered 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, particularly after normal working hours.

- Council's City Transport Group provided the following statement;

"Brisbane Street has sufficient width to support on-street parking. Kerbside restrictions are in place to ensure a high turnover of these spaces, which is beneficial for the retail component of the development."

(c) the availability and frequency of public transport within a 400m walking distance of the site;
- Council's City Transport Group provided the following statement;

"The site is in close proximity to high-frequency bus routes. The nearest bus stops are on Elizabeth Street and Argyle Street, both within 200 metres of the development, with services running every 10 minutes."

(d) the availability and likely use of other modes of transport;
- The site is located a convenient walking distance from shops, schools and services.

- Council's City Transport Group provided the following statement;

"Due to its proximity to the Hobart CBD, walking and cycling are considered suitable alternative transport modes. The TIA specifically mentions on-road cycle lanes along Argyle Street. A survey conducted for the report at a similar building indicated that 40% of occupants use alternative transport options like ridesharing, walking, and cycling."

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

- Council's City Transport Group provided the following statement;

"Not Applicable"

(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;
- Council's City Transport Group provided the following statement;

"Not Applicable"

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

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
- **Not applicable.**

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
- **Not applicable.**

- Council's position currently is that no provisions / policies

	exist for the ability to obtain a financial contribution (from developers) in lieu of parking to go towards the cost of parking facilities or other transport facilities. (j) any verified prior payment of a financial contribution in lieu of parking for the land; **- The City's current position is not to support a financial contribution in lieu of parking for developments.** (k) any relevant parking plan for the area adopted by Council; **- Council's City Transport Group provided the following statement;** *"Not Applicable"* (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and **- Council's City Transport Group provided the following statement;** *"The development has maximized the number of on-site parking spaces while preserving the historic cultural heritage significance of the land."* (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. **- Council's City Transport Group provided the following statement;** *"A significant tree is located near the development's access point; however, the report confirms that the development will not cause any loss of on-site car parking spaces."* **- Development Engineering was advised that no representations were received during the advertising period.** **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.**
Clause E6.7.1: Number of vehicle accesses **ACCEPTABLE SOLUTION**	The number of vehicle accesses must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.1**. Acceptable solution: - **DOES COMPLY** 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. **One (1x) crossover (Brisbane Street frontage) - Modification proposed of an existing crossover, no additional crossover(s) proposed.** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"The development site has two existing vehicular accesses onto Brisbane Street, operating as separate entry and exit. The development will operate with a single two-way access point, using the current access on the western side of the property, which is approximately 10 metres wide.* *The removal of the exit access will increase the supply of on-street parking."* **- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.**
	The design of the vehicle access must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. **Documentation submitted to date does not comply with the**

	Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E6.7.2 (a). **Submitted plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to side boundary fence.** Acceptable Solution - A1: - **DOES NOT COMPLY: Sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility and as such, shall be assessed under Performance Criteria.** Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking. Performance Criteria - P1: - **ACCEPTED AS MEETING THE PERFORMANCE CRITERIA** Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following: (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; - **Acceptable, documentation submitted to date can meet this requirement** **Accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"It is important for drivers leaving the development site to have adequate sight lines to* *pedestrians using the footpath along Brisbane Street. Adequate sight lines between a driver leaving the site and pedestrians using the footpath will be achieved by minimising physical obstacles in the pedestrian sight triangle.* *The ground floor building is set back from the edge of the footpath, with columns located at the back of the footpath and to the side of the driveway to support the first floor. The supporting columns will be well set apart, and a single column located within the pedestrian sight triangle is not expected to inhibit pedestrian sight lines."*
Clause E6.7.2: Design of vehicle accesses **PERFORMANCE CRITERIA**	(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; - **Acceptable, documentation submitted to date can meet this requirement** **- Accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"At the proposed two-way access point, Brisbane Street has a straight horizontal road alignment, and a slight vertical grade on the eastern side that does not inhibit sight distance for motorists leaving the site.* *With Brisbane Street located within a 50 km/h speed environment, planning scheme table E5.1 specifies that the Safe Intersection Sight Distance (SISD) is 80 metres. On-site measurements of the available sight distance were taken, with motorists having 90 metres of available sight distance in both directions, enabling vehicles to enter and leave the development site in a safe and efficient manner, without impacting other road users."* (c) suitability for the type and volume of traffic likely to be generated by the use or development; and - **Acceptable, documentation submitted to date can meet this requirement** **- Commercial and residential** (d) ease of accessibility and recognition for users. - **Acceptable, documentation submitted to date can meet this requirement** **- Accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;**

	"The entry access is of sufficient width to accommodate two-way traffic flow and has sufficient available sight distance to allow vehicles to enter and leave the site in a safe and efficient manner" **- Council's City Transport Group did not express concerns with the statements provided by the applicant's traffic engineer contained within the Traffic Impact Assessment.** **Based on the documentation submitted to date and given the above assessment, the sight lines are accepted as meeting the *Performance Criteria P1:E6.7.2* of the Planning Scheme.**
Clause E6.7.3: Vehicle passing area along an access **ACCEPTABLE SOLUTION**	Vehicle passing must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the *Hobart Interim Planning Scheme 2015 (HIPS 2015).* **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.3.** Acceptable solution - A1: **- DOES COMPLY** Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; **- Yes** (ii) is more than 30 m long; **- Yes** (iii) it meets a road serving more than 6000 vehicles per day; **- No** (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; **- Documentation submitted to date can meet this requirement** (c) have the first passing area constructed at the kerb; **- Documentation submitted to date can meet this requirement** (d) be at intervals of no more than 30 m along the access. **- Documentation submitted to date can meet this requirement** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"The access, driveway and internal roads will be of sufficient width to allow for two-way traffic movements, complying with the acceptable solution."*
Clause E6.7.4: On-site turning **NOT APPLICABLE**	On-site turning must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not invoke clause E6.7.4.** Acceptable solution - A1: On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; **- DOES NOT COMPLY** (b) it meets a road carrying less than 6000 vehicles per day. **- COMPLIES** **Although not a requirement, on-site turning is feasible given the manoeuvring provisions.** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"The design allows for all vehicles to enter and leave the development site in a forward-driving direction."*
	The layout of the parking area must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause 6.7.5.** Acceptable Solution A1: **- DOES COMPLY** 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. **- By accepting the analysis / statements provided by the applicant's traffic engineer contained within the Traffic Impact**

Clause E6.7.5: Layout of parking areas **ACCEPTABLE SOLUTION**	**Assessment;** *"The parking spaces at the rear of the building will remain unaffected by the development, with no changes planned. The layout of the new parking spaces within the enclosed parking module has been designed to comply with AS2890.1:2004,* *ensuring that vehicles can enter and leave in a safe and efficient manner, in accordance with the acceptable solution."* • Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A): **- Documentation submitted to date can meet this requirement** • Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side): **- Documentation submitted to date can meet this requirement** • Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance): **- Documentation submitted to date can meet this requirement** • Parking Space Gradient (5%): **- Documentation submitted to date can meet this requirement** • Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A): **- Documentation submitted to date can meet this requirement** • Garage Door Width & Apron (AS2890.1 Fig 5.4 = 2.4m wide => 7m wide apron): **- Documentation submitted to date can meet this requirement** • Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance): **- Documentation submitted to date can meet this requirement** • Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and 3m): **- Documentation submitted to date can meet this requirement** • Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition): **- Documentation submitted to date can meet this requirement** • Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope): **- Documentation submitted to date can meet this requirement** • Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra): **- N/A** • "Jockey Parking" (Performance Assessment): **- Not indicated** **- The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit. Condition imposed on the planning permit to that effect.** **- It is noted that Council holds no record of this parking area and parking spaces being approved, and Council has not assessed them as part of this application. Approval of the parking area is not implied or granted as part of this permit. Advice imposed on the planning permit to that effect.**

Clause E6.7.6: Surface treatment of parking areas **ACCEPTABLE SOLUTION**	The surface treatment must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.6**. Acceptable Solution - A1: - **DOES COMPLY** Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; and (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed. **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"An asphalt surface will be provided for the internal driveways, while the new spaces will be located on a concrete surface."* **Documentation submitted to date indicates a combination of asphalt and concrete surface treatment, able to be drained to an approved stormwater system. Condition on Planning Permit to ratify timing.**
Clause E6.7.7: Lighting of parking areas **ACCEPTABLE SOLUTION**	The lighting of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.7**. Acceptable Solution A1: - **DOES COMPLY** 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. **- Accepting the statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"Lighting of the new parking spaces will be provided to meet the acceptable solution."* **Documentation submitted to date indicates E6.6.7 is able to met. Condition on Planning Permit to ratify timing.**

Clause E6.7.8: Landscaping of parking areas **PERFORMANCE CRITERIA**	The landscaping of parking areas must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E6.7.8.** Acceptable Solution A1: - **DOES NOT COMPLY (Combination of existing car parking spaces, no changes / landscaping proposed)** 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. Performance Criteria - P1: - **ACCEPTED AS MEETING THE PERFORMANCE CRITERIA** Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following: (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; - **Acceptable, documentation submitted to date can meet this requirement** (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; - **Acceptable, documentation submitted to date can meet this requirement** (c) reduce opportunities for crime or antisocial behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings. - **Acceptable, documentation submitted to date can meet this requirement** **- A landscaped curtilage is to be reinstated around Sydney Lodge building abutting the car park.** **- Landscaping area exists abutting the proposed rear car park.** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"Landscaping will be provided in the development site."* **Based on the documentation submitted to date and given the above assessment, the landscaping of parking areas is accepted as meeting the *Performance Criteria P1:E6.7.8* of the Planning Scheme.**
Clause E6.7.9: Design of motorcycle parking areas **ACCEPTABLE SOLUTION**	The motor bike parking must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.9**. Acceptable Solution A1: - **DOES COMPLY** The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; and (b) be located within 30 m of the main entrance to the building. **E6.6.3 - Number of Motorcycle parking spaces:** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"Based on the development providing 72 on-site parking spaces, three motorcycle parking spaces are required. Four motorcycle parking spaces will be provided, exceeding the requirement and complying with the planning scheme acceptable solution."* **Submitted documentation indicates adequate motorcycle parking provisions on-site.**

Clause E6.7.10: Design of bicycle parking areas **ACCEPTABLE SOLUTION**	The bicycle parking must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.10**. **- The proposal includes a total of eight bicycle spaces are proposed on-site.** Acceptable Solution A1: **- DOES COMPLY** The design of bicycle parking facilities must comply with all of the following; (a) be provided in accordance with the requirements of Table E6.2.; (b) be located within 30m of the main entrance to the building. Acceptable Solution A2: **- DOES COMPLY** The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard. *Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.* *Operation of Table E6.2:* *Where an existing use or development is extended or intensified, the number of additional bicycle parking spaces required must be calculated on the amount of extension or intensification, provided the existing number of bicycle parking spaces is not reduced.* *No new bicycle parking spaces are required to be provided for a change of use in an existing building where there is no increase in the floor area of the building and floor area used is less than 500m2* User Class: **Residential = No Requirement** **Office = Requires one space for each 250 square metres of floor area, after the first 250 square metres for employees, with one space per 1,000 square metres for customers if the floor area exceeds 1,000 square metres.** **General retail (Shop) = Requires one space for each 500 square metres of floor area, after the first 500 square metres for employees, and one for each 500 square metres for customers.** **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"Secure bicycle parking will be provided on the ground floor for both employees and visitors."* *"Ground floor: One large tenancy suitable for general retail use, bicycle parking with associated change room and lockers, waste storage, lobby and pedestrian access onto Brisbane Street."* *"Based on the floor areas, the development site is required to provide six bicycle spaces for employees and two spaces for customers. A total of eight bicycle spaces will be provided, complying with the planning scheme acceptable solution."*

Clause E6.7.11: Bicycle end trip facilities **ACCEPTABLE SOLUTION**	The bicycle end trip facilities must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.11** Acceptable Solution A1: - **DOES COMPLY** For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1additional shower for each 10 additional employee bicycle spaces thereafter. **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *In total the development is providing eight bicycle parking spaces, with associated changerooms and amenities located on each floor.*
Clause 6.7.12: Siting of car parking **NOT APPLICABLE**	The siting of car parking must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not invoke clause E6.7.12.** Acceptable Solution A1: Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre. **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"Not applicable for a development located within a Commercial zone."* **Documentation submitted to date indicates no new parking area(s) within the respective zones.**

Clause E6.7.13: Facilities for commercial vehicles **ACCEPTABLE SOLUTION**	The facilities for commercial vehicles must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.13.** Acceptable Solution A1: - **DOES COMPLY** Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; and **- Proposed at frontage of development site and supported by Council's City Transport Group via condition on the planning permit.** (b) the use is not primarily dependent on outward delivery of goods from the site. **- Complies** **- Submitted plan(s) state;** *"17.80m OF AVAILABLE LENGTH FOR FUTURE METERED PARKING AT* *LOADING ZONE. EXACT CONFIGURATION TO BE DETERMINED BY COUNCIL"* **- Statement provided by the applicant's traffic engineer contained within the Traffic Impact Assessment;** *"The only commercial vehicle expected to use the site is an occasional flatbed truck delivering a repair vehicle to the West End Mechanics. This operator currently possesses six parking spaces directly opposite the workshop. When the flatbed truck is needed to deliver a vehicle, on-site vehicle rearrangement occurs to facilitate the truck's manoeuvring and turnaround, ensuring the vehicle enters and departs in a forward driving direction. The developer has advised this arrangement occurs without causing adverse impact, and will continue under the redevelopment of the site. Overall, all vehicles are expected to enter and leave in a forward-driving direction."* *"No other commercial vehicles are expected on-site and would use the on-street parking along Brisbane Street."*
Clause E6.7.14: Access to a road **ACCEPTABLE SOLUTION**	The access to a road must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E6.7.14.** Acceptable Solution A1: - **DOES COMPLY** Access to a road must be in accordance with the requirements of the road authority. Performance Criteria - P1: **No Performance Criteria** **Documentation submitted to date indicates an access to a road in accordance with relevant LGAT drawings.** **Referred to the City Infrastructure Group (Road Services) for determination and conditioning.** **Referred to the City Mobility Group for determination and conditioning.**
Clause E6.7.15: Access to Niree Lane Sandy Bay **NOT APPLICABLE**	The access to Niree Lane must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not invoke clause E6.7.15.** **Documentation submitted to date does not indicate any proposed development within Niree Lane.**

E7.0 Stormwater Management Code

E7.2 Application of this Code	**This code applies to development requiring management of stormwater. This code does not apply to use.**
Clause for Assessment	**Comments / Discussion (In bold)**
Clause E7.7.1: Stormwater drainage and disposal **ACCEPTABLE SOLUTION A1**	The stormwater drainage and disposal must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E7.7.1 (A1).** Acceptable Solution A1: - **DOES COMPLY** Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. **Referred to the Waterways Group for determination and conditioning.** *The development is proposed to drain the new building to a new stormwater connection for the lot into the existing DN300 RCP main running under the footpath in Brisbane Street.* *Documentation submitted to date does indicate stormwater from new impervious surfaces being able to be disposed of by gravity to public stormwater infrastructure.*** **To be verified at Plumbing Permit stage.** **Proposal includes development over an existing drain or within one metre from the edge of an existing drain. Advice on Planning Permit making the applicant aware of the obligations under the Building Act 2016 Section 73 and Section 74.**

Clause E7.7.1: Stormwater drainage and disposal **PERFORMANCE CRITERIA** **P2**	The stormwater drainage and disposal must comply with the Acceptable Solutions or meet the Performance Criteria (where applicable) for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does not comply with the Acceptable Solution, therefore assessment against the Performance Criterion is relied on for clause E7.7.1 (P2).** Acceptable Solution A2: **- DOES NOT COMPLY: Water Sensitive Urban Design - WSUD not proposed** A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater. **- Unacceptable, documentation submitted to date indicates the proposed stormwater treatment is unable to meet this requirement** Performance Criteria – P2: **- ACCEPTED AS MEETING THE PERFORMANCE CRITERIA: Mechanical treatment** 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. **- Acceptable, documentation submitted to date indicates the proposed stormwater treatment can meet this requirement** **Referred to the Waterways Group for determination and conditioning.** *More than 600sqm of impervious area is being created as a part of this development (although the net impervious on the site is reduced), and more than 6 car parking spaces in the basement carparking (although there is a total net loss of car parking spaces overall on the site).* *Gandy and Roberts have provided Music model screenshots showing that due to the total reduction in impervious area on the site and the reduction in total car parking spaces, the total amount of pollutants is less than what is already existing on the site. OceanGuard pit baskets are also being provided to also further reduce the pollutant load (including helping capture hydrocarbons as well)* *The Manager of Stormwater & Waterways accepted that this is sufficient to show that the development achieves the performance solution for P2* **Based on the documentation submitted to date and given the above assessment, the stormwater disposal is accepted by as meeting the *Performance Criteria E7.7.1 (P2)* of the Planning Scheme.**

Clause E7.7.1: Stormwater drainage and disposal **ACCEPTABLE SOLUTION A3**	The stormwater drainage and disposal must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E7.7.1 (A3).** Acceptable Solution A3: **- DOES COMPLY** A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; **- Acceptable, documentation submitted to date can meet this requirement** and (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. **- Acceptable, documentation submitted to date can meet this requirement** Performance Criteria – P3: **No Performance Criteria.** **Referred to the Waterways Group for determination and conditioning.** *The total impervious area of the site is being reduced (Due to removing hardstand around the lodge) and the assumption of 100L/s for the upstream network is conservative and reasonable. The planning documents show that the existing stormwater network should be able to handle the additional concentrated flows into the new proposed stormwater connection from the site with the introduction of the proposed velocity reduction device.*
Clause E7.7.1: Stormwater drainage and disposal **ACCEPTABLE SOLUTION A4**	The stormwater drainage and disposal must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). **Documentation submitted to date does comply with the Acceptable Solution for clause E7.7.1 (A4). ** Acceptable Solution A4: **- DOES COMPLY** A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years. **Acceptable, documentation submitted to date indicates the stormwater mains diversion / extension can meet this requirement** **Referred to the Waterways Group for determination and conditioning.** *The existing overland flow paths are being altered due to the introduction of the building, however the plans show that the overland flow paths of the lot are being directed in a safe manner to the narrower right of way, and will be prevented from crossing title boundaries until it enters the road reserve* Performance Criteria – P4: **No Performance Criteria**.

OVERVIEW:
Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works

Mixed use development of the vacant on grade carpark for a 5 storey building including ground floor retail, two floors of office and 8 residential apartments and associated carparking and works

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 websitefor 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 to the City the drawing, design or detail required by the condition through the condition endorsement submission function in PlanBuild. Detailed instructions can be found here.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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

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

Plumbing Permit:
You may need plumbing approval in accordance with the Building Act 2016, Building Regulations 2016 and the National Construction Code. Click herefor more information.

Occupation Of The Public Highway:
You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction. Click here for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click herefor more information.

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

New Service Connection:
Please contact the Hobart City Council's City Life Division to initiate the application process for your new stormwater connection.

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

Work Within The Highway Reservation:
Please note development must be in accordance with the Hobart City Council's Infrastructure by law. Click here for more information.

Driveway Surfacing Over Highway Reservation:
If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

Redundant Crossovers:
Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click here for more information.

Access:
Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

Crossover Construction:
The construction of the crossover can be undertaken subject to Council approval of the design. Click here for more information.

Footpath Levels:
Please note that the agreement of the Council's Manager City Infrastructure is required to adjust footpath levels to suit the design of any proposed floor levels or entrances to the development.

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.

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

Dial Before You Dig:
Click here for dial before you dig information.

Additional Documents

Version	Document Date	Document Type	Description	Prepared By
1	28 July 2025	Planning Assessment Report	DE Report	Stefan Gebka

Submitted on **28/07/2025**

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Tasmanian Heritage Council

Tasmanian Heritage Council
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PLANNING REF: PLN-HOB-2025-147
THC WORKS REF: 8626
REGISTERED PLACE NO: 2182
APPLICANT: Mark Gardner
DATE: 30 July 2025

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place: Sydney Lodge, 65 Brisbane St, Hobart.
Proposed Works: New building.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-HOB-2025-147, advertised on 08/07/2025, subject to the following conditions:

1. **(i) a landscaping plan must be prepared for the area around the heritage building that is indicated as "proposed landscaping" on drawing no. A1004 REV 1 – WIP; and,**
(ii) the proposed landscaping must be sympathetic to the place's historic cultural heritage significance, and must include removal of asphalt around the entire perimeter of the heritage building as a minimum; and,
(iii) the landscaping plan must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager prior to the commencement of the works.

Reason for condition
To ensure that works are in keeping with the character of the place, consistent with the appropriate outcomes in Section 13 of the *Works Guidelines*.

2. **(i) The archaeological processes recommended in the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment must be implemented; and,**
(ii) Heritage Tasmania must be notified at commencement and completion of both the test trench excavation and any more substantial subsequent archaeological excavation; and,
(iii) a report detailing the findings of the archaeological investigations, in digital format, must be submitted to the Heritage Council within 6 months of the completion of excavations and before practical completion of the building.

Reason for condition
To ensure that the endorsed archaeological program is delivered in accordance with the Archaeological Method Statement.

Should you require clarification of any matters contained in this notice, please contact the Regional Heritage Advisor (South), Russell Dobie, on 1300 850 332.

Peter Scott
Chair – Works Committee
Under delegation of the Tasmanian Heritage Council

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F25/57978

Report of the Director Strategic and Regulatory Services of 1 August 2025 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

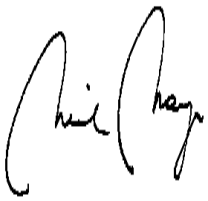
Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 15 July 2025 to 29 July 2025.

RECOMMENDATION

That the information contained in the 'Delegated Decision 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: 1 August 2025
File Reference: F25/57978

Attachment A: Delegated Decisions Report (Planning) ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0668	Alterations, Outdoor Dining and Changes to Parking and Access	131-133 MURRAY ST HOBART TAS 7000	$10,000.00	Approved	23/07/2025
2	PLN-HOB-2024-0690	Outbuilding	8 FORDHAM ST MOUNT STUART TAS 7000	$40,000.00	Approved	22/07/2025
3	PLN-HOB-2025-0128	Partial Demolition, Alterations and Extension	33 GORDON AV MOUNT STUART TAS 7000	$200,000.00	Approved	25/07/2025
4	PLN-HOB-2025-0153	Signage	156 NEW TOWN RD NEW TOWN TAS 7008	$20,000.00	Approved	22/07/2025
5	PLN-HOB-2025-0160	Demolition (Removal of Underground Storage Tanks)	377 MACQUARIE ST SOUTH HOBART TAS 7004	$8,000.00	Approved	17/07/2025
6	PLN-HOB-2025-0201	Partial Demolition, Alterations, Extension and Ancillary Dwelling	474A NELSON RD MOUNT NELSON TAS 7007	$300,000.00	Approved	21/07/2025
7	PLN-HOB-2025-0221	Partial Demolition, Alterations, Extension, Swimming Pool and New Outbuilding (Studio)	8 SUNNYSIDE RD NEW TOWN TAS 7008	$550,000.00	Approved	21/07/2025
8	PLN-HOB-2025-0226	Dwelling	25 FISHER AV SANDY BAY TAS 7005	$992,705.00	Approved	24/07/2025
9	PLN-HOB-2025-0248	Partial Demolition, Alterations and Extension	11 FORSTER ST NEW TOWN TAS 7008	$200,000.00	Approved	21/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
10	PLN-HOB-2025-0250	Partial Demolition, Alterations and Extension	UNIT 2 11 KIRBY CT WEST HOBART TAS 7000	$250,000.00	Approved	24/07/2025
11	PLN-HOB-2025-0253	Partial Demolition, Alterations and Extension	2 MELLIFONT ST WEST HOBART TAS 7000	$250,000.00	Approved	25/07/2025
12	PLN-HOB-2025-0269	Partial Demolition, Ancillary Dwelling and Carport	3 SAYER CR SANDY BAY TAS 7005	$511,000.00	Approved	21/07/2025
13	PLN-HOB-2025-0273	Partial Demolition, Alterations and Ancillary Dwelling	76 NAPOLEON ST BATTERY POINT TAS 7004	$100,000.00	Approved	24/07/2025
14	PLN-HOB-2025-0281	Outbuilding (Studio) and Landscaping	24 BEDFORD ST NEW TOWN TAS 7008	$50,000.00	Approved	15/07/2025
15	PLN-HOB-2025-0312	Partial Demolition and Extension to Garage	18 NUTGROVE AV SANDY BAY TAS 7005	$50,000.00	Approved	24/07/2025
16	PLN-HOB-2025-0317	Change of Use to Sport and Recreation (Gym)	140-150 LIVERPOOL ST HOBART TAS 7000	$420,000.00	Approved	22/07/2025
17	PLN-HOB-2025-0373	Partial Demolition, Alterations and Partial Change of Use to Hotel Industry (Bottleshop)	189 ELIZABETH ST HOBART TAS 7000	$50,000.00	Approved	24/07/2025

8.2 Planning - Advertised Applications Report File Ref: F25/58099

Report of the Director Strategic and Regulatory Services of 1 August 2025 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

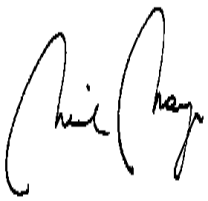
Planning - Advertised Applications Report

Attached is the advertised applications list for the period 15 July 2025 to 29 July 2025.

RECOMMENDATION

That the information contained in the 'Planning – Advertised Applications 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: 1 August 2025
File Reference: F25/58099

Attachment A: Planning - Advertised Applications Report ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0047	Change of Use to Visitor Accommodation	UNIT 5 62 BELLEVUE PDE NEW TOWN TAS 7008	$0.00	5/09/2025	Director	1/08/2025	15/08/2025
2	CVO-HOB-2025-0049	Change of Use to Visitor Accommodation	UNIT 2 1-5 PAULDON DR SANDY BAY TAS 7005	$0.00	8/09/2025	Director	1/08/2025	15/08/2025
3	PLN-HOB-2025-0021	Dwelling	19 THELMA DR WEST HOBART TAS 7000	$1,000,000.00	16/08/2025	Director	17/07/2025	31/07/2025
4	PLN-HOB-2025-0028	Demolition, Subdivision (Boundary Adjustment) and Four Multiple Dwellings	6 LIVERPOOL CR WEST HOBART TAS 7000	$ 1,600,000.00	15/08/2025	Director	28/07/2025	11/08/2025
5	PLN-HOB-2025-0162	Demolition, Subdivision (Boundary Adjustment) and Four Multiple Dwellings	45 ELIZABETH ST HOBART TAS 7000	$1,000.00	13/08/2025	Director	21/07/2025	4/08/2025
6	PLN-HOB-2025-0170	Partial Demolition, Alterations, Extension, and Change of Use to Boarding House (21 Units)	43A PIRIE ST NEW TOWN TAS 7008	$18,000,000.00	20/08/2025	Director	24/07/2025	7/08/2025
7	PLN-HOB-2025-0180	Partial Alterations and Extensions to Outbuilding	757 HUON RD FERN TREE TAS 7054	$60,000.00	8/08/2025	Committee (Council Land)	22/07/2025	5/08/2025
8	PLN-HOB-2025-0200	Partial Demolition, Alterations and Extension	18 THELMA DR WEST HOBART TAS 7000	$450,000.00	8/08/2025	Director	25/07/2025	8/08/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-HOB-2025-0222	Partial Demolition, Alterations and Extension	9 BAY RD NEW TOWN TAS 7008	$280,000.00	15/09/2025	Director	23/07/2025	6/08/2025
10	PLN-HOB-2025-0266	Partial Demolition and Alterations	10-14 DAVEY ST HOBART TAS 7000	$50,000.00	8/08/2025	Director	18/07/2025	1/08/2025
11	PLN-HOB-2025-0270	Partial Demolition, Alteration and Change of Use Multiple Dwelling (one existing and one new)	24 WELLINGTON ST NORTH HOBART TAS 7000	$750,000.00	9/08/2025	Director	17/07/2025	31/07/2025
12	PLN-HOB-2025-0271	Partial Demolition, Alterations, Extension and Swimming Pool	72 HAMPDEN RD BATTERY POINT TAS 7004	$500,000.00	5/08/2025	Director	15/07/2025	29/07/2025
13	PLN-HOB-2025-0274	Partial Demoltion and Alterations (Deck)	UNIT 1 3 WENTWORTH ST SOUTH HOBART TAS 7004	$150,000.00	8/08/2025	Director	18/07/2025	1/08/2025
14	PLN-HOB-2025-0278	Partial Demolition, Alterations, Extension, and Carport	9 DE WITT ST BATTERY POINT TAS 7004	$590,000.00	23/08/2025	Director	23/07/2025	6/08/2025
15	PLN-HOB-2025-0284	Partial Demolition and Alterations	56 QUEEN ST SANDY BAY TAS 7005	$8,000.00	8/08/2025	Director	22/07/2025	5/08/2025
16	PLN-HOB-2025-0285	Partial Demolition, Alterations and Extension	6 MANRESA CT SANDY BAY TAS 7005	$450,000.00	18/08/2025	Director	22/07/2025	5/08/2025
17	PLN-HOB-2025-0286	Carport	27 REGENT ST SANDY BAY TAS 7005	$10,000.00	13/08/2025	Director	17/07/2025	31/07/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
18	PLN-HOB-2025-0294	Partial Demolition, Alterations, and Deck	30 PULCHELLA DR TOLMANS HILL TAS 7007	$30,000.00	20/08/2025	Director	4/08/2025	18/08/2025
19	PLN-HOB-2025-0302	Partial Demolition and Alterations	7 FRANKLIN ST WEST HOBART TAS 7000	$20,000.00	15/08/2025	Director	18/07/2025	1/08/2025
20	PLN-HOB-2025-0315	Alterations to a Previously Approved Development (PLN-HOB-2025-0015) Including Swimming Pool	16 TABART ST NEW TOWN TAS 7008	$50,000.00	14/08/2025	Director	24/07/2025	7/08/2025
21	PLN-HOB-2025-0316	Alterations (Solar Panels)	48 COLVILLE ST BATTERY POINT TAS 7004	$13,450.00	14/08/2025	Director	18/07/2025	1/08/2025
22	PLN-HOB-2025-0332	Partial Demolition, Alterations and New Deck	9 ACUSHLA CT SANDY BAY TAS 7005	$115,000.00	2/09/2025	Director	29/07/2025	12/08/2025
23	PLN-HOB-2025-0341	Partial Demolition, Alterations and Signage	59-63 LIVERPOOL ST HOBART TAS 7000	$998,800.00	25/08/2025	Director	25/07/2025	8/08/2025
24	PLN-HOB-2025-0342	Partial Demolition, Alterations and Ancillary Dwelling	11 ABERDEEN ST GLEBE TAS 7000	$30,000.00	21/08/2025	Director	23/07/2025	6/08/2025
25	PLN-HOB-2025-0350	Alterations and Signage	137-139 MACQUARIE ST HOBART TAS 7000	$200,000.00	25/08/2025	Director	22/07/2025	5/08/2025
27	PLN-HOB-2025-0356	Signage	144-148 COLLINS ST HOBART TAS 7000	$5,000.00	2/09/2025	Director	25/07/2025	8/08/2025

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 Amendment of UDAP's Terms of Reference

Memorandum of the Deputy Director Strategic and Regulatory Services of 7 May 2025

9.2 Councillor Posselt - Planning Delegation

Memorandum of the Deputy Director Strategic and Regulatory Services of 25 June 2025

City of HOBART

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

AMENDMENT OF UDAP'S TERMS OF REFERENCE

Meeting: Planning Authority Committee Meeting date: 7 May 2025

Raised by: Lord Mayor - Councillor Reynolds

Question:

Can we ask UDAP to consider if high profile developments in neighbourhood shopping precincts (such as New Town) be included in their Terms of Reference to ensure good design outcomes as shopping centres are really important anchors for the community?

Response:

UDAP considered its Terms of Reference at a meeting on 8 July 2025, so that this issue could be considered. The Panel did not support amending the Terms of Reference to broaden the scope of applications which would be referred to the Panel. The Panel indicated that they are comfortable relying on the Director's discretion clause in the existing terms of reference, in addition to the specific criteria outlining reasons for applications to go to UDAP.

The following criteria is included in the Terms of Reference:

> *The Panel shall consider proposals that meet the following criteria:*
>
> *…*
>
> - *Any other development that a Director considers that the Council would benefit from receiving urban design advice.*

The Panel suggested that the Development Appraisal Planners and the Urban Design team could help suggest applications to be referred by the Director to the

Panel, with the previous consideration of a different proposal by the Panel to be an example of when a referral might be appropriate.

The Panel members were mindful that expanding the criteria could inadvertently capture applications which did not need input from the Panel.

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: 31 July 2025
File Reference: F25/37556; 13-1-10

City of HOBART

MEMORANDUM: **LORD MAYOR**
DEPUTY LORD MAYOR
ELECTED MEMBERS

COUNCILLOR POSSELT - PLANNING DELEGATION

Meeting: Planning Authority Committee **Meeting date: 25 June 2025**

Raised by: Councillor Posselt

Question:

What steps would have to be taken to ensure that a hospital development of a substantial size or developments of this size in any category (the tens of millions of dollars) come to the Planning Authority Committee? Can an officer report be prepared to consider this?

Response:

The cost of works does not generally alter the delegations made to officers for determination of planning applications. A summary of the delegations is attached.

A hospital development in excess of 2,000m^2 or in excess of 3 storeys would be an application to be determined by the Planning Authority Committee, unless an extension of time was required and refused to be provided by the applicant.

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: 1 August 2025
File Reference: F25/47814; s13-001-10

Attachment A: Planning Application Delegations ⇩

CATEGORY	OFFICER	PLANNING COMMITTEE
Recommended for refusal – all applications	✗ except ✓ to refuse if proposal is "prohibited"	✓
Representations (objecting) received, subject to the other restrictions below	0 – 5	6+
1 or more representations (objecting) where the applicant and/or owner of the property is: • an Elected Member; • a Council officer; • the spouse or an immediate relative of an Elected Member or Council officer.	✗	✓
"Major projects": • building proposed in excess of 2000m² of floor area and/or • in excess of 3 storeys in height	✗	✓
Council as applicant	0 reps (objecting) & cost of works less than $1M	1+ reps (objecting) or cost of works exceeds $1m
Applications relating to Council owned land	Road reservation	Other Council land
Subdivisions	Up to 5 new lots	6+ new lots
Applications where the Council is being requested to make or take a financial contribution from the applicant/owner (excluding cash in lieu contributions)	✗	✓
Where any Elected Member has called–in an application	✗	✓
No extension – To determine applications in circumstances where the applicant has refused to grant an extension of time to allow the application to be considered at a scheduled meeting of the Planning Committee.	✓	n/a
Tied vote – To determine applications for planning permits under sections 57 and 58 in circumstances where the application has been considered by the Planning Committee and the Planning Committee has not determined the application due to the vote on a motion being tied.	✓	n/a
Expired applications – To exercise the power of the Council as planning authority pursuant to section 59(7) to determine applications where no request to make a decision has been lodged with the Tasmanian Civil and Administrative Tribunal.	✓	n/a

10. QUESTIONS WITHOUT NOTICE

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

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 Portion of the Committee Meeting
- Closed Questions Without Notice

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of conflicts of interest
Item No. 4	Questions Without Notice