

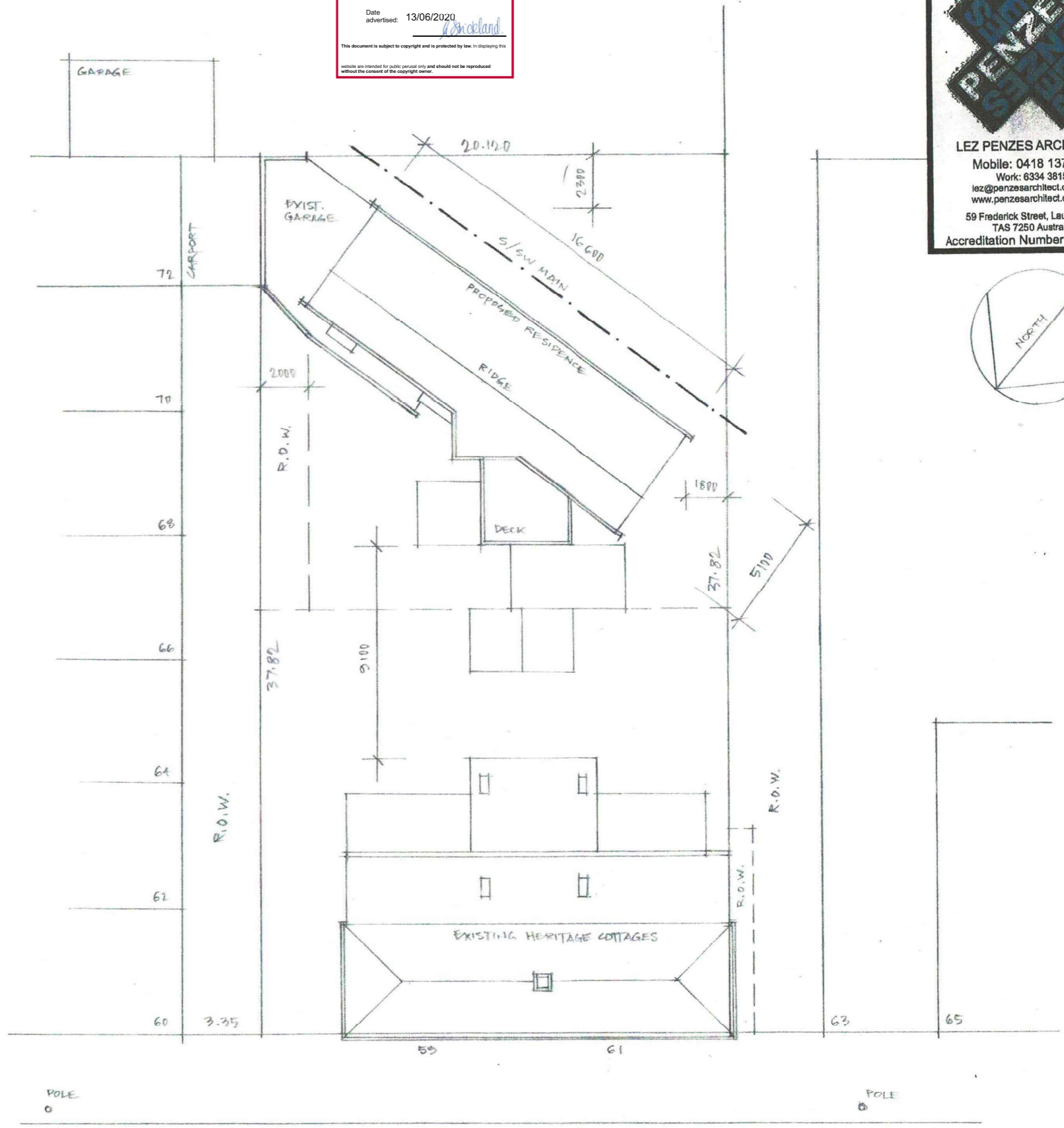
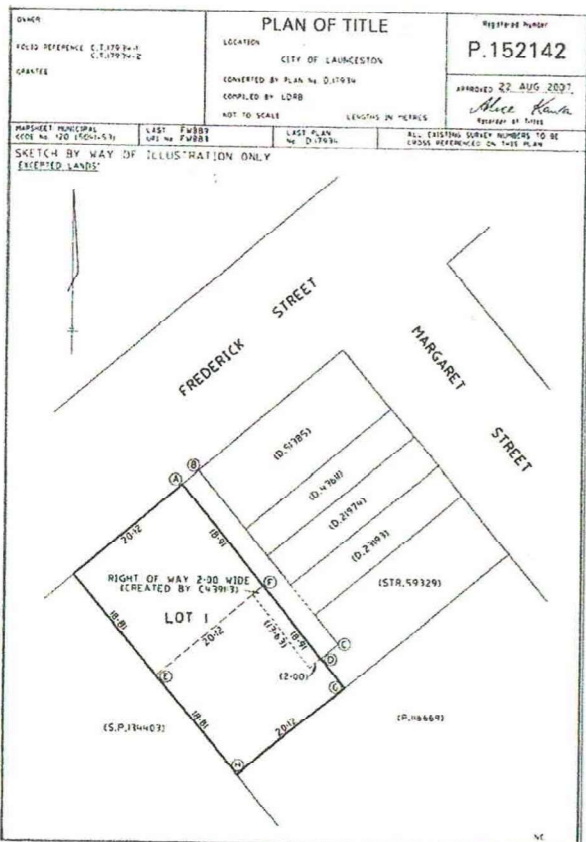
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 Ref. No: DA 0672/2019
 Date advertised: 13/06/2020
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AERIAL PHOTO

0 10 20 M



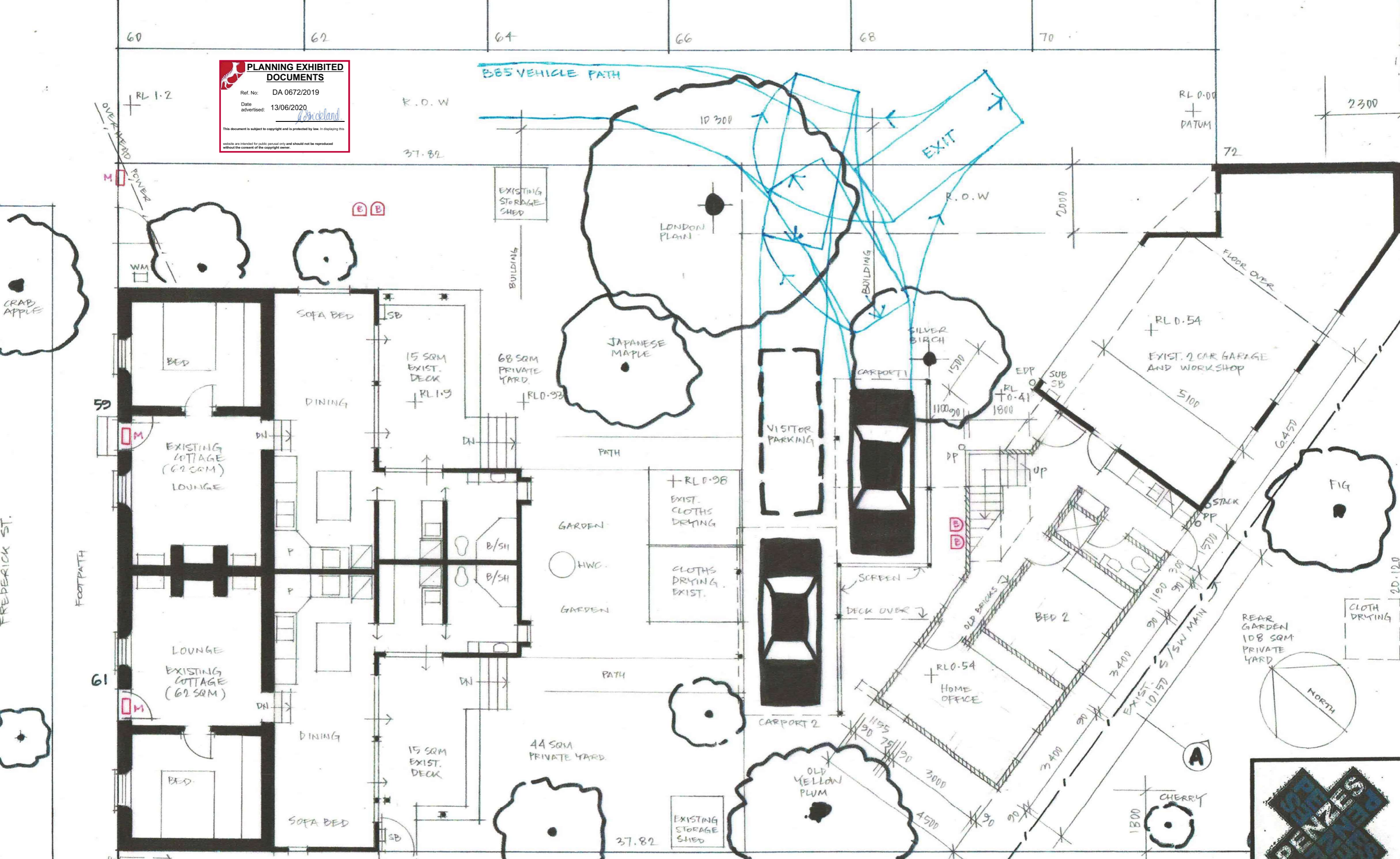
SITE PLAN SITE AREA - 761 SQM
 SCALE 1:200

**PROPOSED REAR RESIDENCE - ADDITION TO EXISTING GARAGE
 59-61 FREDERICK ST. LAUNCESTON - MR. & MRS. L. PENZES**

APR '20
 1119/DIA

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B85 VEHICLE PATH



SITE & GROUND FLOOR PLAN

SCALE 1:100 GF AREA = 51.5 SQM EXTENSION

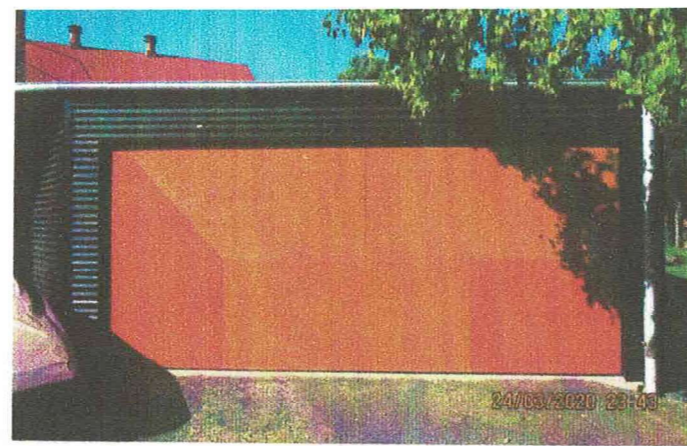
PROPOSED REAR RESIDENCE - ADD TO GARAGE
59-61 FREDERICK ST. LAUNCESTON - MR. & MRS. L. PENZES

APR '20
 1119/02A

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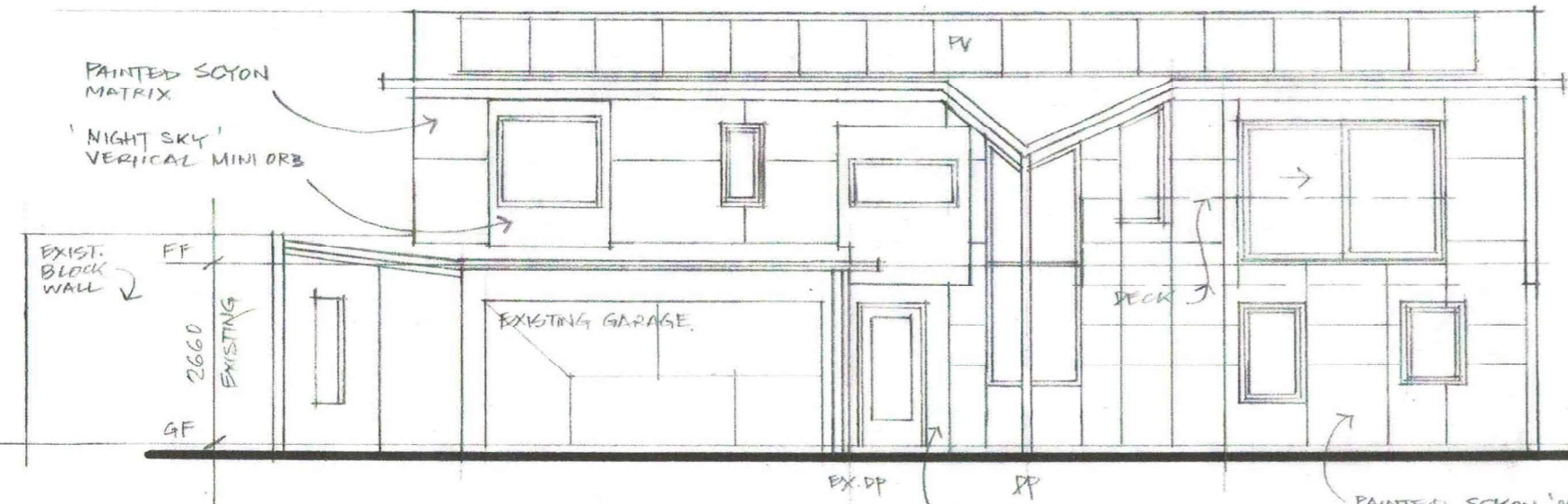
PROPOSED COLOURS

GENERALLY THE COLOUR SCHEME TO MATCH EXISTING GARAGE

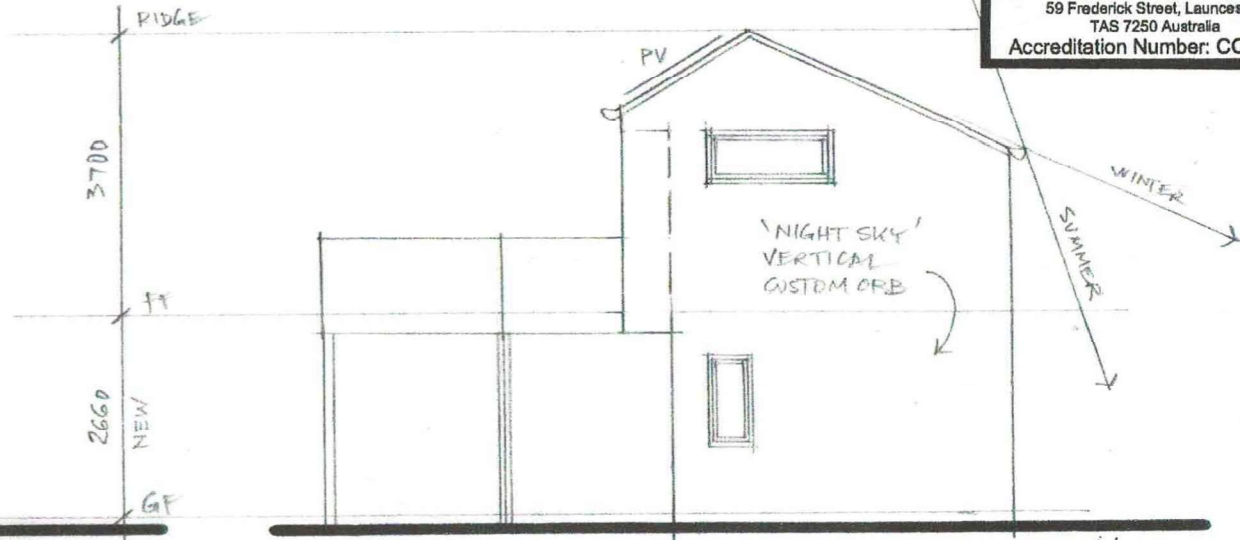


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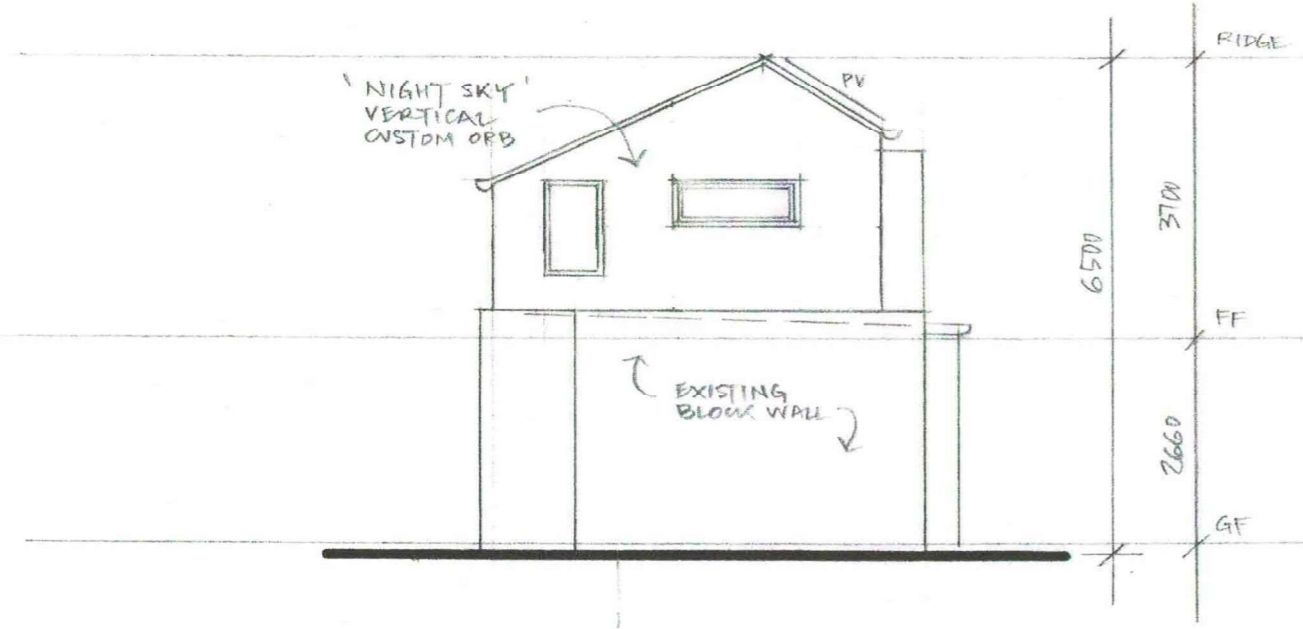
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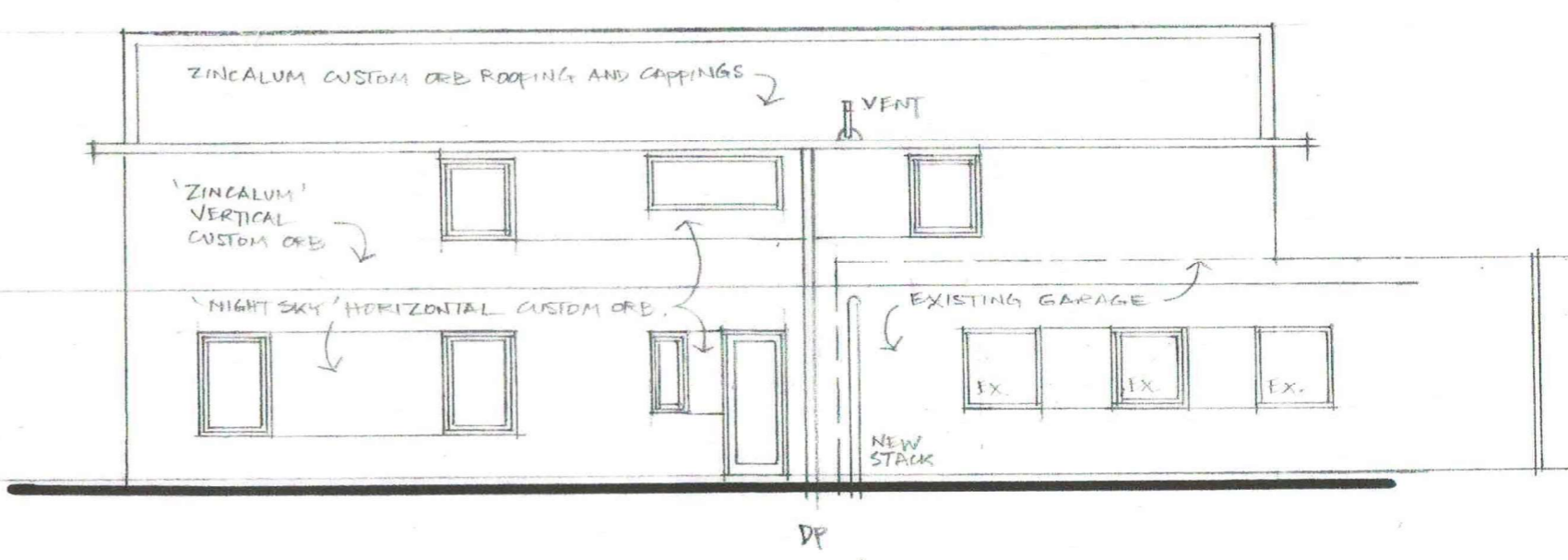
NORTH



WEST



EAST



SOUTH

APR '20
 1119/04 A

15 April 2020

Catherine Mainsbridge,
Senior Planner

Launceston City Council,
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59 Frederick St
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RE : DEVELOPMENT APPLICATION - DA0672/2019
59 Frederick St. Launceston

Please find attached :

- a. Copy of Property Title.
- b. Signed Application Form
- c. Amended Plans 1119/01A, 02A, 03A, 04A.

Response to Further Information Request as per letter dated 5.12. 2019, is as follows :

1 Boundary Setback Measurements - Clause D11.4.10.

Rear Boundary Setback (minimum required 2.5m).
South East (building corner only) is 2.3m (P1 Compliant).

Side Boundaries Setbacks (minimum required 1.42m - as calculated)
North East 2.0m and South West 1.8m (A2 Compliant).

2 On-Site Parking - Clause D11.4.12 and E6.5.1.

Refer to amended plan with total 5 resident parking. 2 spaces under new
Carports and 1 visitor parking with 2 spaces in existing Garage.
(A1, A2.1, A2.2, A3 and A4 Compliant).

Note, parking in Frederick St. is available with 1hr and 2hr limits from 9am to
4pm Mon. to Fri.

Refer to Turning Paths for a B85 Vehicle shown in blue on Plan 1119/02A.

3 Overlooking and Private open space - Clauses D11.4.13 and D11.4.17.

Distance from proposed First Floor Deck to rear of Existing Cottages is 9.1m.
(D11.4.13, A1.1 and A1.2 Compliant).

The Existing Cottages have adequate private open space via existing Deck
and Private Yard as shown on the plans.

The proposed 2 Storey Residence has a First Floor Deck and Rear Garden
which provides adequate and useable private open space with sufficient solar
access.

(D11.4.17, P1 and P2 Compliant).

4 Site Facilities - Clause D11.4.18

Storage. (Shown on Plan 1119/02A)

Each existing small Cottages has existing Storage via lockable Shed of 4.5 cubic metres, easily accessible from their Private Yards.

In the existing 2 Car Garage, the Workshop area provides reasonable Storage to the Proposed Rear Residence. (P1 Compliant).

Mailboxes. (Shown as M in red on Plan 1119/02A)

The existing Cottages each have a Mail Slot in their Front Door, accessible from the Public Footpath.

A new Mail Box for the Proposed Rear residence is to be located on the existing Front Boundary Fence, adjacent the R.O.W., accessible from the Public Footpath. (A2 Compliant).

Waste and Recycle Bins. (Shown as B in red on Plan 1119/02A)

The existing Cottages both have their existing bins located 7m from the Front Boundary and easily accessible directly from each Cottage.

The Proposed Rear Residence is to have the bins out of view, under the Deck, 4m from the Front Door. (P3 Compliant).

5 Compatibility with the Area - Clause D11.4.23

The proposed Rear 2 Storey Residence is compatible to the location with the 2 Storey Terraces off Margaret St. in Height, Bulk and Form and does not provide unreasonable over shadowing and overlooking to all adjoining properties. (P1 Compliant).

6 Potentially Contaminated Land - Clause E2.0

The Two Sites that trigger Potential Contamination are :

- a. 71 Frederick St. Launceston Pathology, former Pride Autos.
- b. 74 Margaret St. Vacant Shop with Rear Residence, former Auto Paint Dist.

Site a.

This site was decontaminated prior to Launceston Pathology Redevelopment by Loop Architects in 2006. The site adjoins 2, c1950's Cottages 63a and 63b Frederick St. The existing owners are not aware of the potential contamination and have been cultivating and consuming their home grown vegetables for many years without any signs and/or effects on their health.

Site b.

The shop has been vacant for more than 20 years and an elderly Italian Gentleman (97) has been residing at the back of the shop for more than 40 years. He has been growing his Tomatoes, Beans and makes his Wine from the Grapes he grows on the property. He is now being supported by Community Care Tasmania to live there on his own.

(Reference : Dr. F. Madill 0419 632 699)

We too, bought our property 59 - 61 Frederick St. in 2000 and have been growing and consuming our vegetables and fruit for 12 years without our knowledge of the property being contaminated.

Further, 72 Margaret St. (end terrace) was altered and extended in 2017 with no reference to a contaminated site next door, ie. 74 Margaret St. Also, earlier we renovated 59-61 Frederick St. and added the Garage which we indicated on the plans of intending to extend with Future Residence (BA0425/2007), again with no reference of possible site contamination.

We are hoping that with the above information we will not be required to hire a specialist consultant as requested. Please consider and advise.

7 Local Historic Cultural Heritage Code - Clause E13.0

As indicated on our plans the 2 conjoined Heritage Cottages which were renovated in 2007 and for which we received a Heritage Award from the Launceston City Council in 2009, are not part of the proposed works but are intended to be integrate with our proposal.

Regarding materials, finishes and colours of the Cladding and Roofing they are as indicated on the elevations with the paint colours eg. Scyon Panels, now North Elevation only, is to match in with the existing Garage Door, refer to attached colour image.

We trust the above satisfies the Information Requested in your letter dated 5.12.2019.

Yours sincerely,



Lez Penzes
Architect
0418137110

PLANNING EXHIBITED DOCUMENTS
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Sackland
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Preliminary Site Investigation

59-61 Frederick St,
Launceston 7250

Project No: 7150

Date: May 2020



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Version:		Date:	
DRAFT 1	M. Aspaas	ES&D	25/05/2020
Final	Rod Cooper	ES&D	4/06/2020

This report has been prepared, based on information generated by Environmental Service and Design Pty Ltd from a wide range of sources. If you believe that Environmental Service and Design Pty Ltd has misrepresented or overlooked any relevant information, it is your responsibility to bring this to the attention of Environmental Service and Design Pty Ltd before implementing any of the report's recommendations. In preparing this report, we have relied on information supplied to Environmental Service and Design Pty Ltd, which, where reasonable, Environmental Service and Design Pty Ltd has assumed to be correct. Whilst all reasonable efforts have been made to substantiate such information, no responsibility will be accepted if the information is incorrect or inaccurate.

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**PLANNING EXHIBITED
DOCUMENTS**

Ref. No: DA 0672/2019

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J. Snickeland

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1 Introduction

Environmental Service and Design (ES&D) were commissioned by Lez Penzes to undertake a Preliminary Site Investigation (PSI) for a proposed development at 59-61 Frederick St, Launceston 7250 (the Site) (Figure 1).

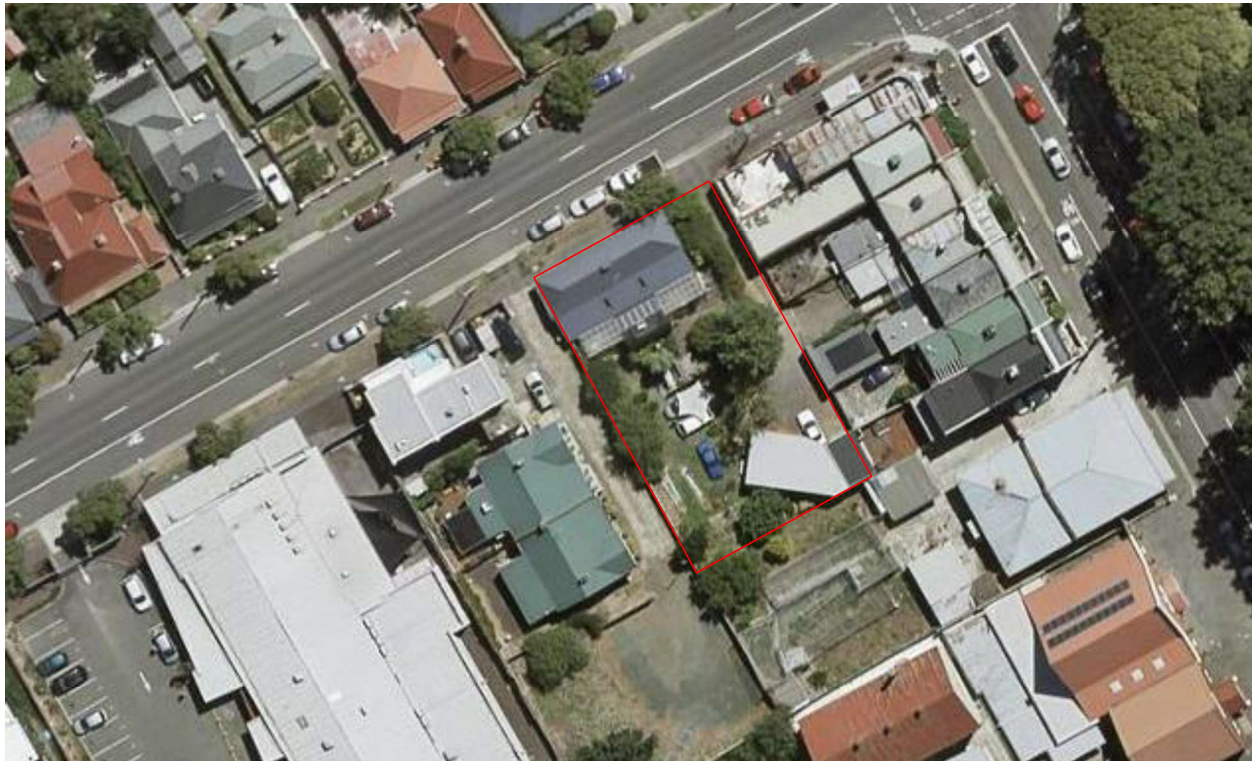


Figure 1: The site

1.1 Proposal

The owner proposes the construction of a 2-bedroom double storey residence at the rear of the property. Drawings and layout are shown in the DA.

1.2 Objectives of the Investigation

The aim of the PSI is to determine whether activities have occurred on or near the site which may have resulted or may result in contamination of the land, and, if so, whether the level of risk will increase with the proposed subdivision / development.

Code E2 (Potentially Contaminated Land Code) of the Launceston Interim Planning Scheme 2015 stipulates that use or development of potentially contaminated land must not adversely impact on human health or the environment.

E2.4.1 The following use and development is exempt from this Code.

E2.4.2 Development:

(a) to investigate potentially contaminated land; or

(b) in accordance with a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994.

E2.4.3 Any use or development where a site history prepared by a suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

E2.4.4 Development that does not involve disturbance of more than 1m² of land.

E2.4.5 Any use or development that the Director, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.

This report will comprise a summary of investigation pursuant to E2.4.3.

There is no intention to further develop the site or seek a change in the land use zoning.

2 Author & Contributor Details

The preliminary site investigation was prepared by M Aspaas, Environmental Consultant, and R Cooper, CEnvP Site Contamination and Principal Consultant, Environmental Service & Design (ES&D). The site visit and interview with the site owner was conducted by R Cooper.

3 Scope of Works

The scope of the preliminary site investigation included:

- Desktop review of the site and surrounding land use history;
- Determination of potential contaminants of concern;
- Field investigations and site visit;
- Consideration of the site's environmental setting;
- Identification of potential human and ecological receptors and consideration of risks to identified receptors;
- Preparation of the assessment report.

4 Basis for Assessment

As a State Policy for the purposes of State policies and Procedures Act 1993, the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (NEPM) was the guideline used for the assessment.

The assessment included elements of a Preliminary Environmental Site Assessment as defined in NEPM Schedule B2. NEPM advises that if a thorough preliminary investigation shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required (Schedule B2 and Section 2.1).

5 Information Sources

- Historic Dangerous Substances license information associated with Worksafe Tasmania, Department of Justice;
- (the LIST) Land Information System Tasmania (www.thelist.tas.gov.au), accessed 25/05/2020;
- Launceston Interim Planning Scheme 2015 (www.iplan.tas.gov.au), accessed 25/05/2020;
- National Environment Protection (assessment of Site Contamination) Amendment Measure 2013 (no. 1);
- Google Earth Pro, accessed 25/05/2020;
- Site visit and interviews with site owner (conducted by Rod Cooper).

6 Site Details

6.1 Site Location & Identification

The site is located at 59-61 Frederick St, Launceston. Property ID 6676853, Title reference 152142/1.



Figure 2: Site location

6.2 Ownership Information

The property at 59-61 Frederick St is owned by Lesley Tibor Penzes and Rosalind Anne Penzes.

6.3 Land Use Zoning

59-61 Frederick St is zoned Inner Residential and is surrounded by other properties also zoned Inner Residential.

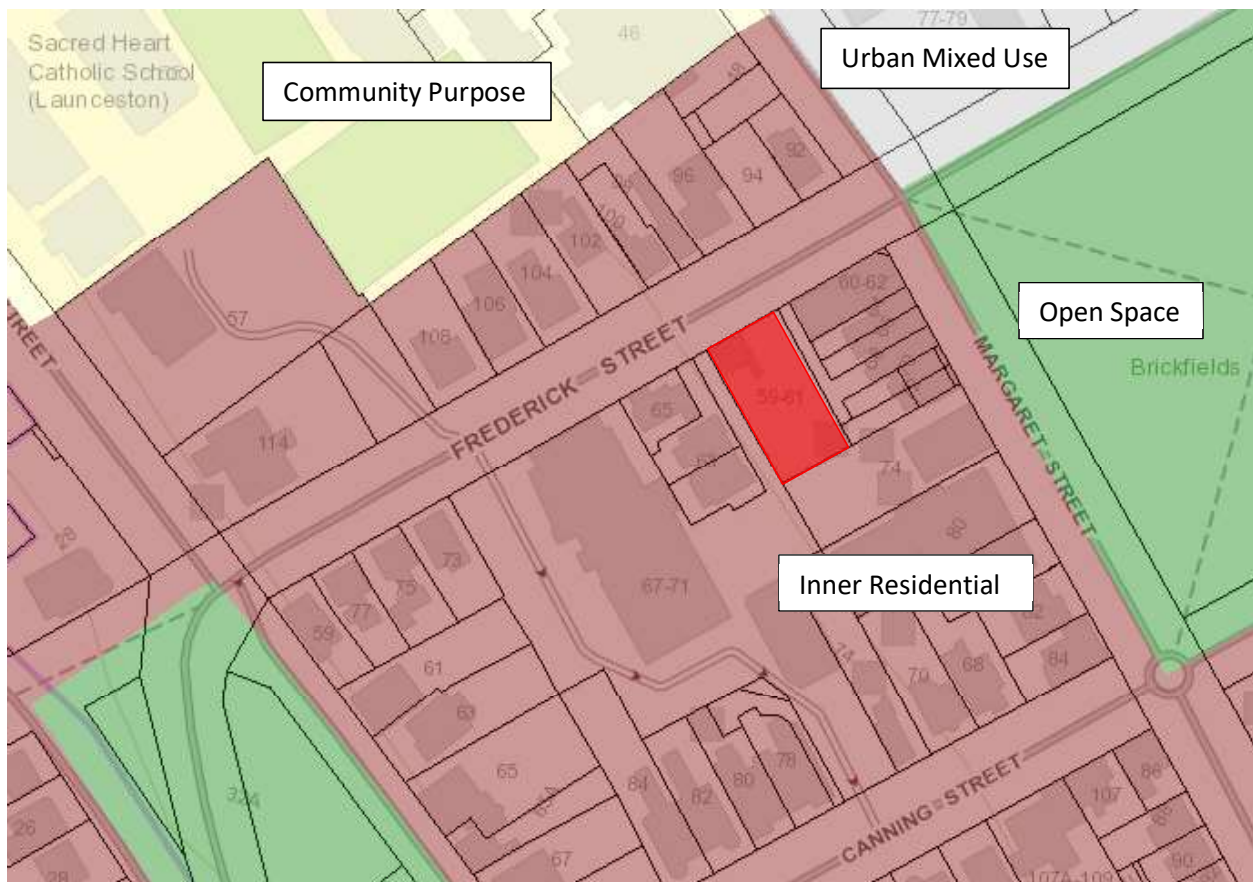


Figure 3: Land use zoning (Launceston Interim Planning Scheme 2015)

6.4 WorkSafe Tasmania Dangerous Goods Licenses

After review of the history of the site and its surrounds a request for search of the historic WorkSafe Tasmania Dangerous Goods Licenses information was deemed unnecessary. The UPS Database was reviewed for the area.

6.5 Contaminated Sites Database

The Contaminated Sites database which lists known historic underground fuel tank locations does not contain a record for this site or any adjacent site, nor any up gradient in the immediate vicinity.

6.6 Site History

The site is a residential block with two existing adjoined heritage cottages located on the road frontage of the property. The rear half of the property is mainly garden with an existing two car garage and domestic workshop.



6.6.1 Historical Photographs



Figure 4: 1981

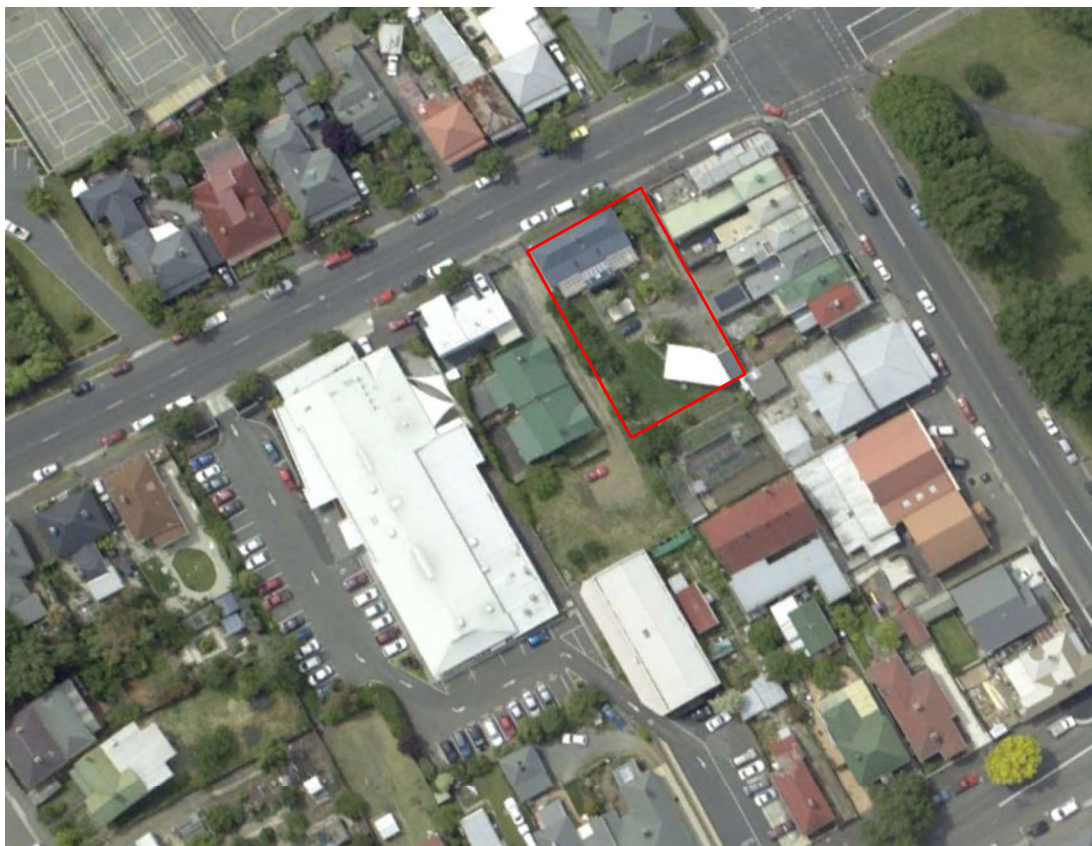


Figure 5: 2008

PSI 7150 – 59-61 Frederick St



Figure 6: 2016

6.7 Surrounding sites

The site is surrounded by residential properties. Two doors down to the west is Launceston Pathology. Abutting the southern boundary at 74 Margaret St is a vegetable garden which has been in use for at least 40 years. The most substantial risk is from the old workshop behind and associated with 67 – 71 Frederick Street.

6.8 Site Services

Sewer and water services are supplied by TasWater infrastructure.

7 Geology, Hydrology and Hydrogeology

The elevation of the site is 10m, sloping to the east. The River Tamar is the closest water body to the site, approximately 580m (at its nearest point) to the north. Groundwater is likely to flow towards the east.

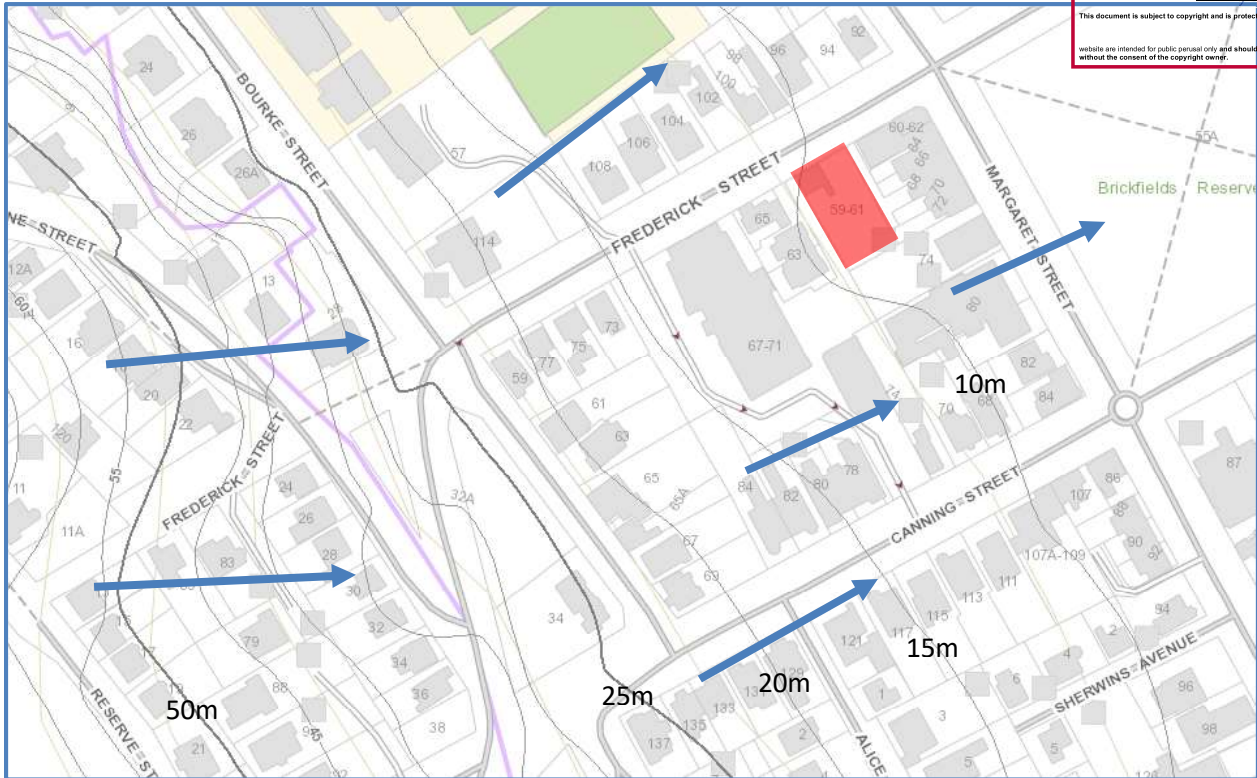


Figure 7: Inferred groundwater direction

Reference to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal indicates there are no registered bores within 500m of the site. Groundwater is not extracted for drinking purposes in the area, water is supplied to the area from TasWater infrastructure.

Geology is described as poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils (the LIST).

8 Acid Sulphate Soils

Review of the LIST indicates that the site has low potential for acid sulphate soils based on the elevation. Given that there will be only minor disturbance of the soil on the site, there is not considered to be a risk of acid sulphate formation.

9 Potential Site Contamination

9.1 Onsite Sources

No potential contamination sources are noted onsite.

9.2 Offsite sources

9.2.1 74 Margaret St

74 Margaret St adjoins the site at the rear boundary of the property. The rear half of the section has been used as a residence since the 1970s and is occupied by a large vegetable garden. The building at the front of the section was formerly occupied by an Auto Paint distributor and has been vacant for more than twenty years. Fuel may have been stored on the site in the past. The property is down gradient of the Site.

9.2.2 67-71 Frederick St

This site is currently occupied by Launceston Pathology. The property was formerly owned by Prime Autos. A workshop is located south of the main building and was used for engine repairs among other activities. 63 Frederick St abuts the former workshop on the Launceston Pathology property along the rear boundary. A one metre high cutting against the workshop shows no evidence of hydrocarbons or other contamination emanating from the building towards the north east (Fig. 9, 10).

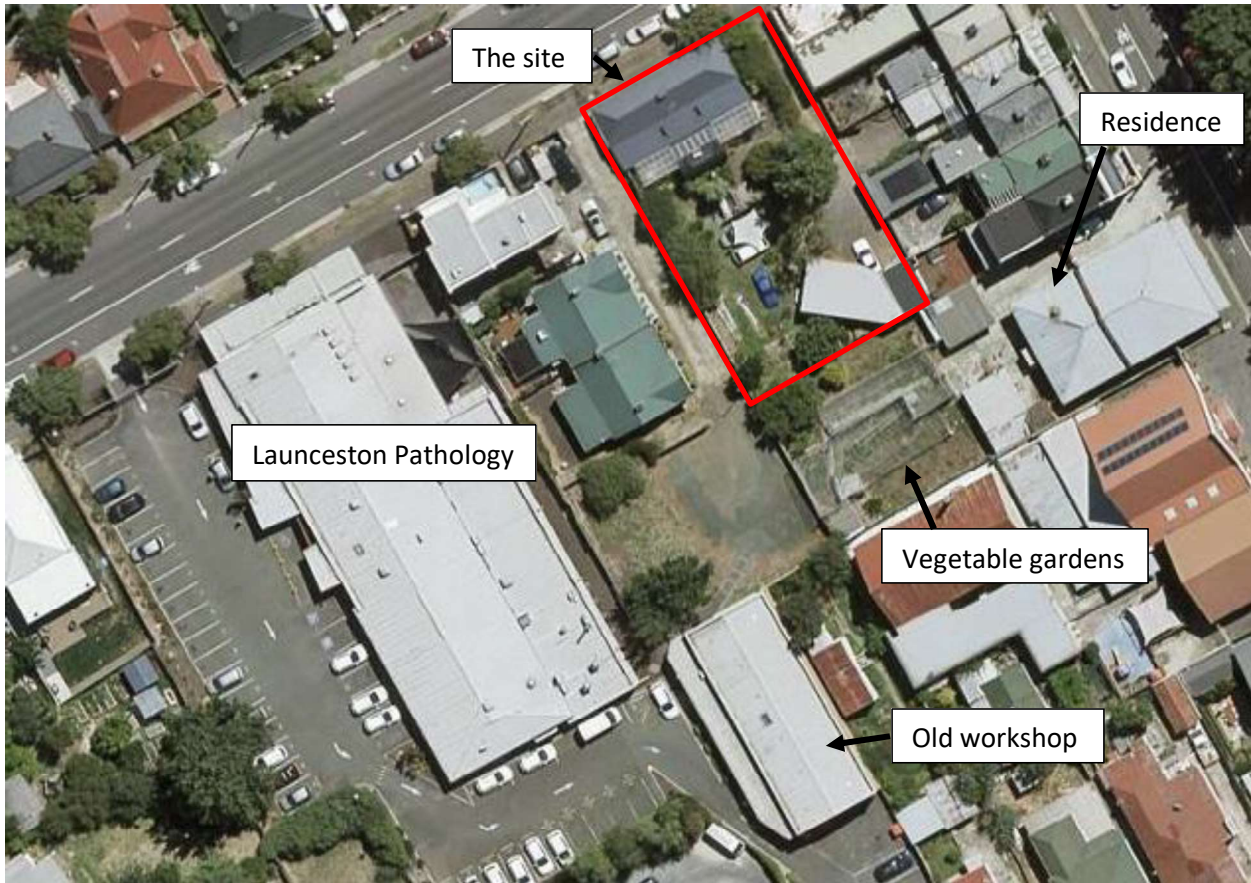


Figure 8: Neighbouring sites



Figure 9: Driveway of 63 Frederick St showing old workshop (pink) and location of cutting

PSI 7150 – 59-61 Frederick St

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Figure 10: Cutting in front of former workshop

10 Potential Receptors

The conceptual site model (CSM) (Table 1) details potential receptors

Table 1: Final conceptual site model

Contamination Source	COPC	Pathway	Receptor
Onsite contamination	<ul style="list-style-type: none"> ● nil 	No source as no history or visual assessment detected COPC	<ul style="list-style-type: none"> ● Workers ● Future occupants
Offsite petroleum storage systems (UPSS)	<ul style="list-style-type: none"> ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEX ● PAH ● Phenols 	NO VAPOUR PATHWAY – DUE TO INFERRED GROUNDWATER FLOW DIRECTION. NO UPSS TANKS ARE REGISTERED ON THE SITE NOR ANY UP GRADIENT.	<ul style="list-style-type: none"> ● Future occupants ● Subsurface workers
Former mechanical workshop at 67-71 Frederick St	<ul style="list-style-type: none"> ● Heavy metals ● Total Petroleum Hydrocarbons (TPH) ● Total Recoverable Hydrocarbons (TRH) ● BTEX ● PAH 	NO PATHWAY – DUE TO INFERRED GROUNDWATER FLOW DIRECTION AND LOCAL CONTOURS. LOCAL SOIL CONTAMINATION HAS NO PATHWAY TO THE SITE.	<ul style="list-style-type: none"> ● Future occupants ● Subsurface workers

Discussion

A site visit concluded that neither of the two potential offsite sources of contamination provide any form of risk to the site due to the local topography. The property at 74 Margaret St is down gradient from the site, and any contaminants originating in the workshop at 67-71 Frederick St would travel towards the east, away from the site. Discussions with both building contractors (Bob Brickman C2Dem and John Dingerman CBM) that renovated the site confirmed that the workshop and all potentially contaminating activities occurred at the old workshop at the rear of the site.

The site visit concluded that the figure 10 evidence confirms beyond doubt any contamination emanating from the old workshop either does not exist, or flows away from the Site. There was no staining nor odour below the surface of the cutting that was approximately 2.0 meters below the workshop and between the workshop and the Site.

Visual assessment of the Site, in considering all evidence including geology allows me to conclude that there is no potential contamination on the site where development is planned. No management measures are required to manage risk in relation to the proposed development. This includes the disturbance of soil for the development.

Development at the site will create minimal disturbance to the subsurface and works will not intercept groundwater.

11 Conclusions

Given that

- the property is surrounded by residential properties;
- No potentially contaminating activities occurred on the site.
- the proposal involves minor disturbance of soil;
- Offsite potentially contaminating activities are unlikely to have impacted the site;
- A NEPM Based risk assessment was conducted.

there is no increase in the level of risk to human health or the environment from the proposal to develop the site. This is based on the NEPM base risk assessment and CSM shown in table 1. This assessment includes soil disturbance.

E2.4.3 of the planning scheme is met and the development can proceed.



Principal Consultant, CEnvP
Environmental Service & Design

12 Limitations

ES&D has prepared this report in accordance with the care and thoroughness of the consulting profession for the use of Les Penzes. It was based on accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined.

This report was prepared in May 2020 and is based on the conditions encountered and information reviewed at the time of preparation. ES&D disclaims the responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for any use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice.

Subsurface conditions can vary across a particular site and cannot be explicitly defined by these investigations. It is unlikely therefore that the results and estimations expressed in this report will represent the extreme conditions within the site.

The information in this report is considered to be accurate at the date of issue and is in accordance with conditions at the site at the dates sampled.

This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the investigation unless otherwise explicitly stated in a preceding section of the report.

No warranty or guarantee of property conditions is given or intended.

13 References

Launceston City Council Interim Planning Scheme 2015

Land Information System Tasmania (the List): www.thelist.tas.gov.au

Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information
Access Portal: <http://wrt.tas.gov.au/groundwater-info/>

Google Earth