

Council Meeting - Agenda Item 9.1 - Attachment 2 - Plans to be Endorsed - 4 November 2021



Launceston Youth at Risk

31 Brisbane Street Launceston
Communities Tasmania

Planning Application

Aug 2021

Drawing Schedule

2104_	A000	B	Cover Sheet
2104_	A100	B	Site Plan
2104_	A200	B	Ground Floor Plan - Demolition
2104_	A201	B	First Floor Plan - Demolition
2104_	A202	B	Ground Floor Plan
2104_	A203	C	First Floor Plan
2104_	A204	C	Roof Plan
2104_	A300	B	Existing Elevations
2104_	A301	B	Existing Elevations
2104_	A302	B	Street Elevations
2104_	A303	B	Elevations
2104_	A304	B	Elevations
2104_	A400	B	Sections



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SITE INFORMATION

Area: 570 sqm
 Title: 217777/1
 Existing Floor Area: 428 sqm
 Proposed Floor Area: 642 sqm



PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
Site Plan

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

JOB NUMBER	DATE
2104	Aug 2021

SCALE @ A3
1 : 200

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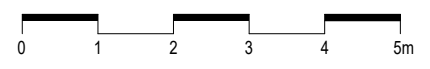
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E2
A301

- Drawing Key**
- New Walls
 - Refer to schedule for construction
 - Existing Walls
 - Demolition Works
 - Existing Doors
 - New Doors

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
 Ground Floor Plan - Demolition

PROJECT TITLE
 Launceston Youth at Risk

PRINCIPAL
 Communities Tasmania

PROJECT ADDRESS
 31 Brisbane Street
 Launceston

JOB NUMBER
 2104

DATE
 Aug 2021

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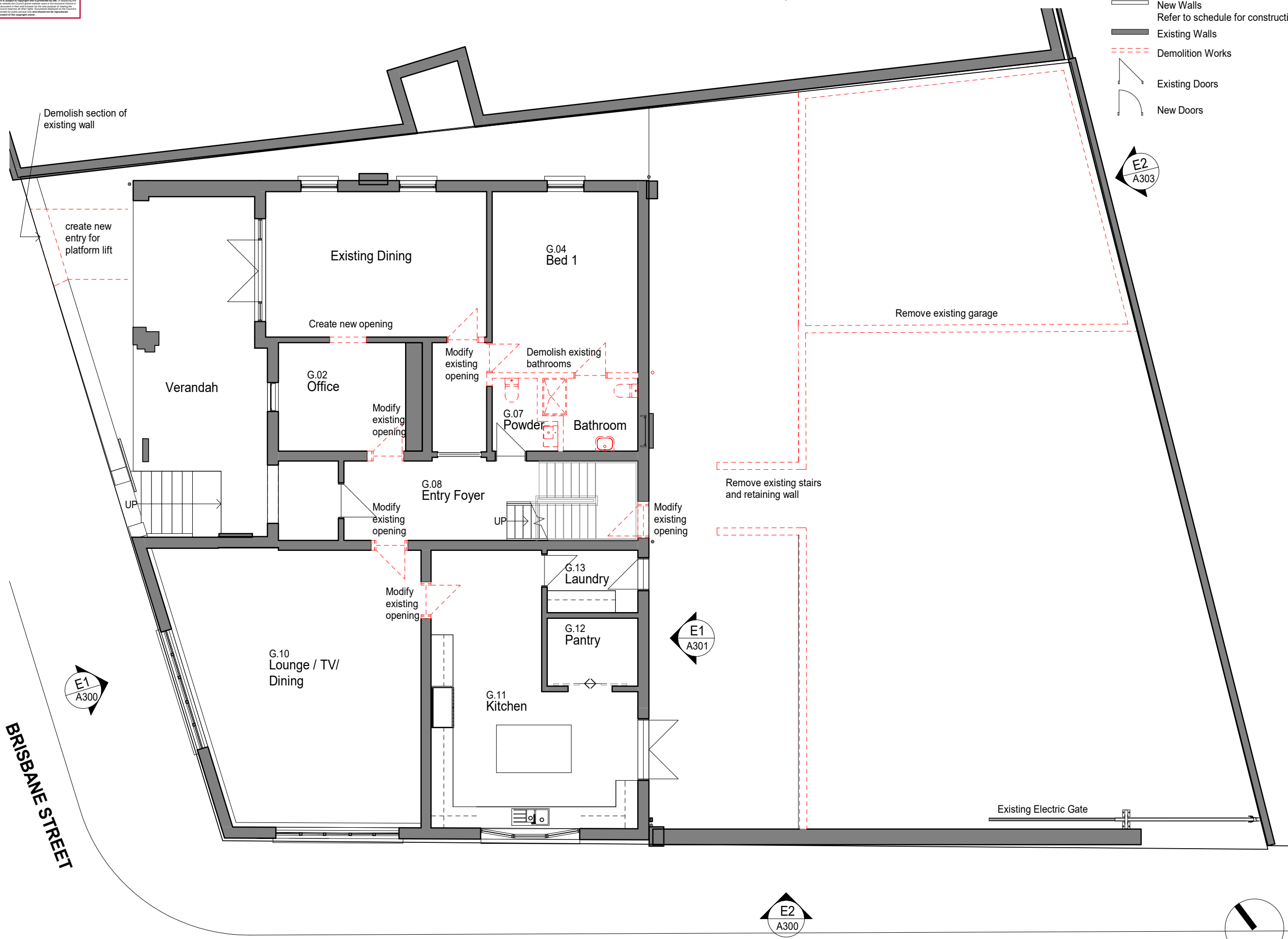


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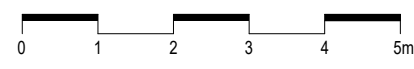
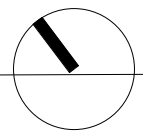
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E2
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BRISBANE STREET

TAMAR STREET



1 Ground Floor - Demolition

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 Version: 1, Version Date: 27/10/2021

E2
A301

Drawing Key

- New Walls
Refer to schedule for construction
- Existing Walls
- Demolition Works
- Existing Doors
- New Doors

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
 First Floor Plan - Demolition

PROJECT TITLE
 Launceston Youth at Risk

PRINCIPAL
 Communities Tasmania

PROJECT ADDRESS
 31 Brisbane Street
 Launceston

JOB NUMBER 2104	DATE Aug 2021
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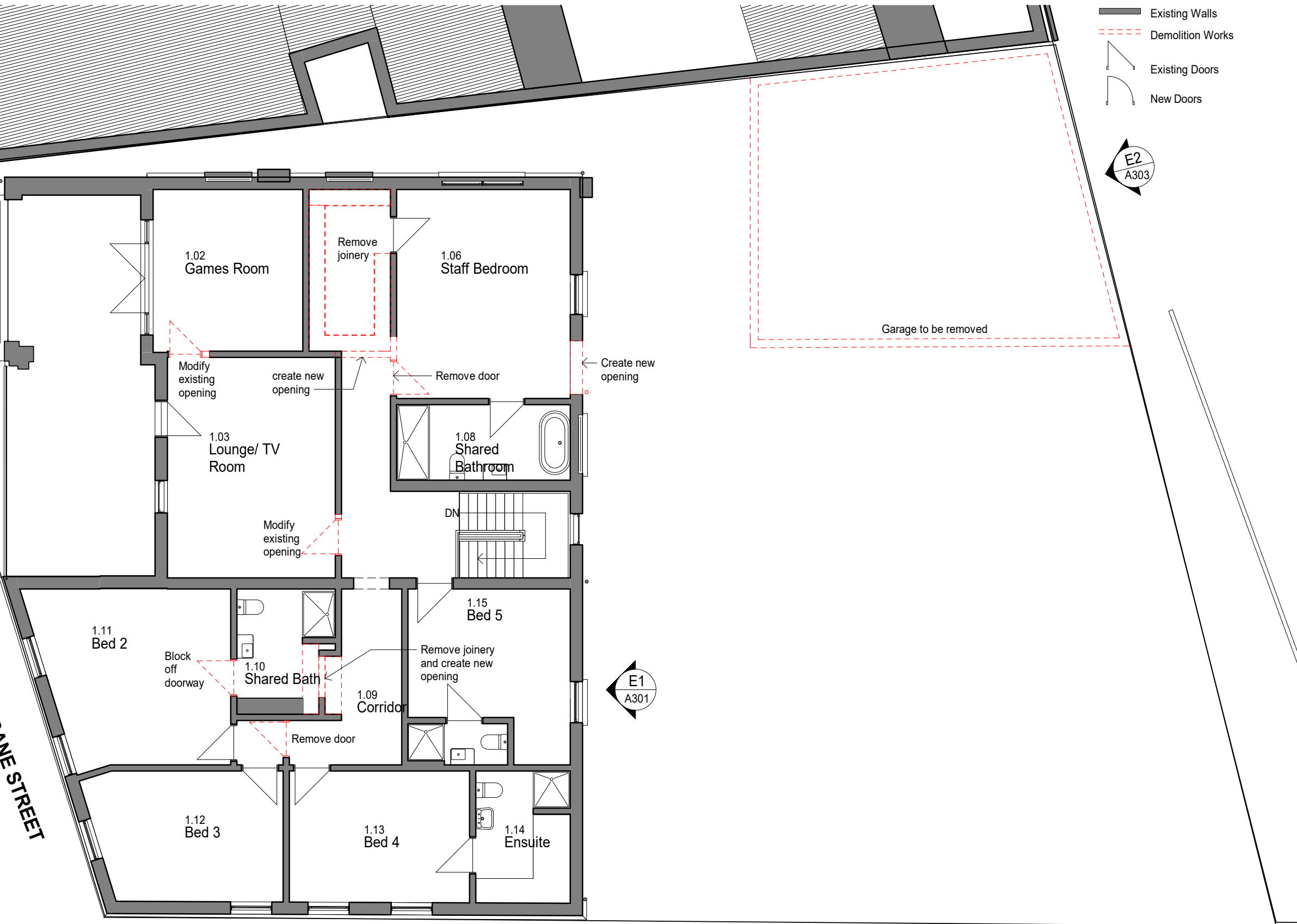
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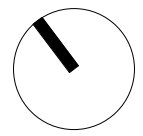
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BRISBANE STREET

TAMAR STREET



1 Level 1 - Demolition
 1 : 100








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Drawing Key

-  New Walls
Refer to schedule for construction
-  Existing Walls
-  Demolition Works
-  Existing Doors
-  New Doors

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
Ground Floor Plan

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

JOB NUMBER	DATE
2104	Aug 2021

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BRISBANE STREET

TAMAR STREET

2 Ground Floor - Presentation
1 : 100



Drawing Key

- New Walls
Refer to schedule for construction
- Existing Walls
- Demolition Works
- Existing Doors
- New Doors

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/07/22	Concept Revision
C	21/08/11	Planning Application

DRAWING
First Floor Plan

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

JOB NUMBER 2104 **DATE** Aug 2021

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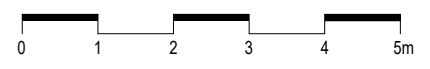
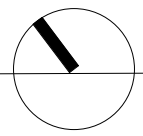
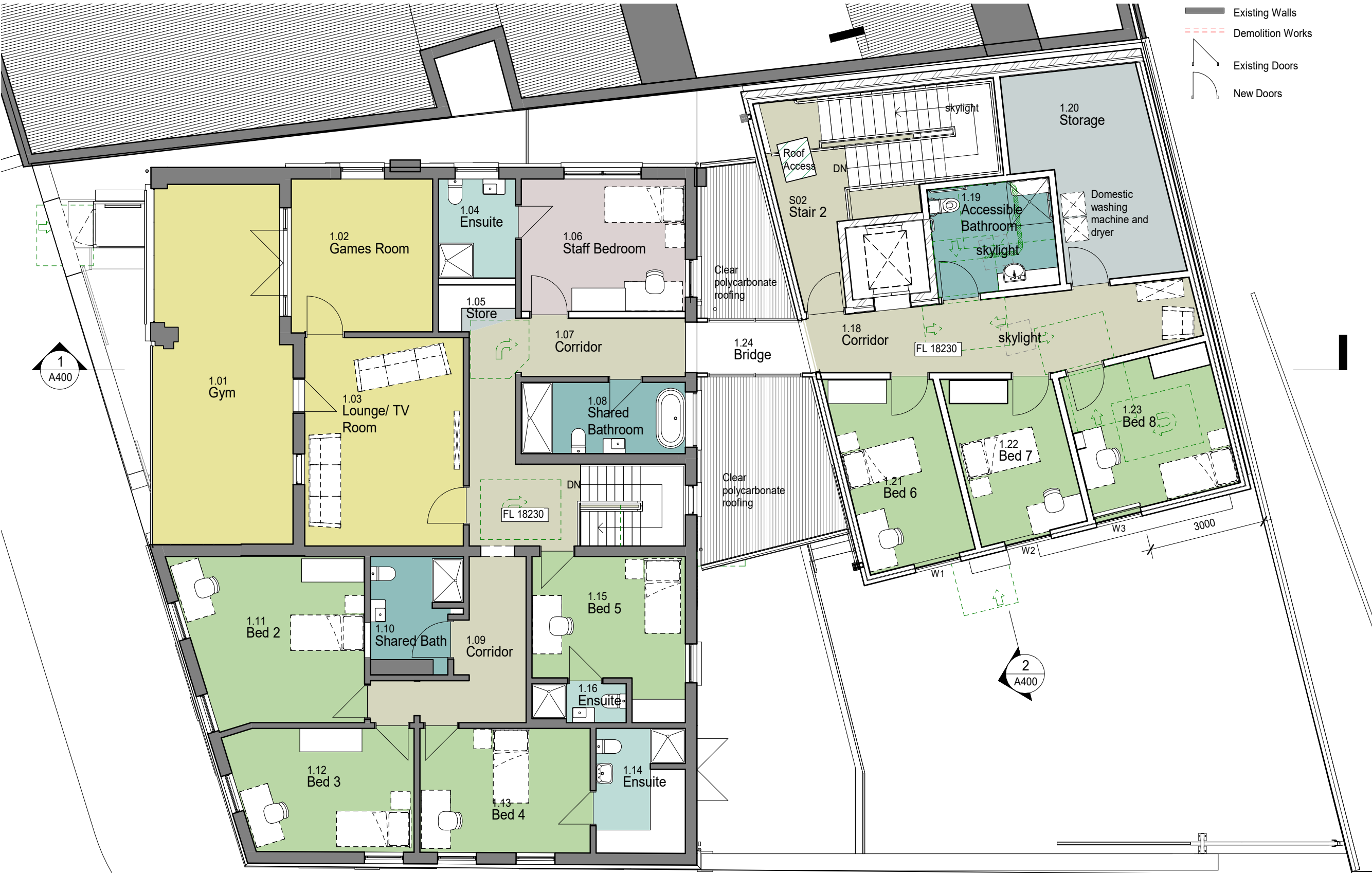


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2 Level 1- Presentation

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/07/22	Concept Revision
C	21/08/11	Planning Application

DRAWING
Roof Plan

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
**31 Brisbane Street
 Launceston**

JOB NUMBER	DATE
2104	Aug 2021

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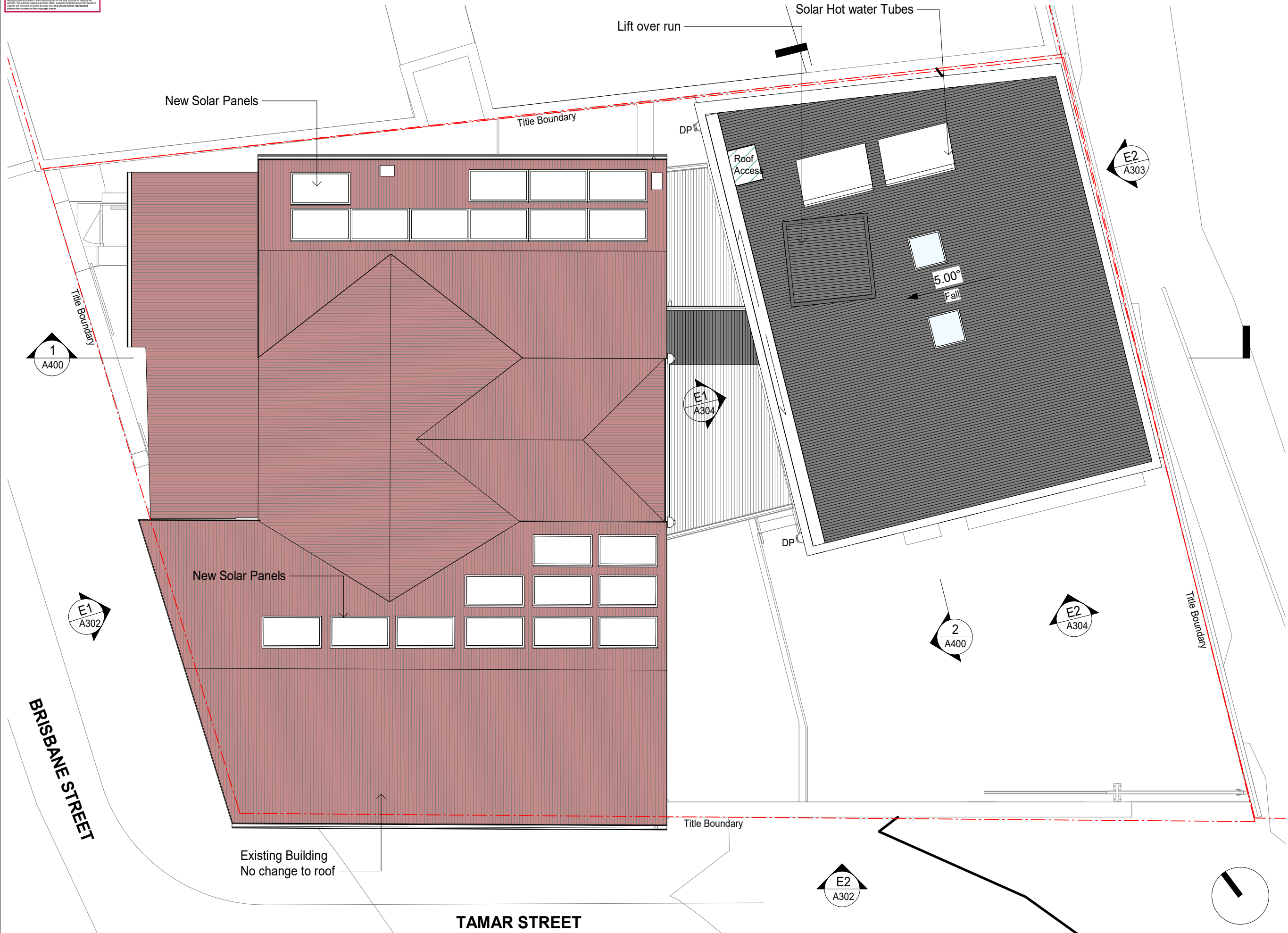
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PLANNING APPLICATION

REVISIONS
 A 21/07/20 Concept Phase
 B 21/08/11 Planning Application



1 Existing Brisbane Street Elevation
 1 : 200

DRAWING
 Existing Elevations

PROJECT TITLE
 Launceston Youth at Risk

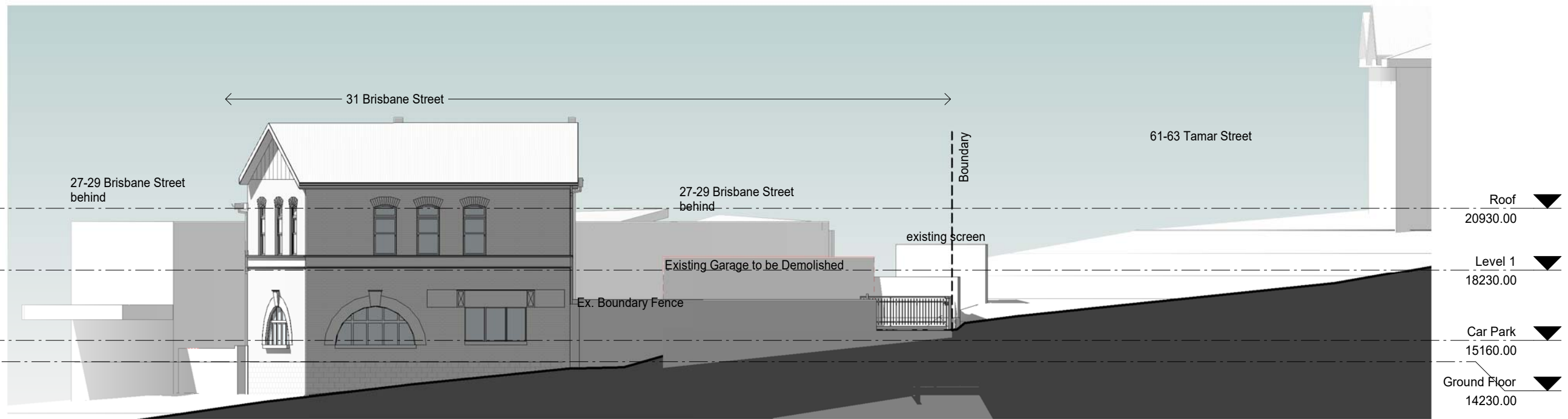
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PROJECT ADDRESS
 31 Brisbane Street
 Launceston

JOB NUMBER 2104 **DATE** Aug 2021

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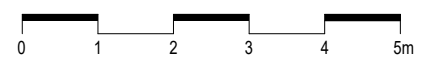
2 Existing Tamar Street Elevation
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PLANNING APPLICATION

REVISIONS
 A 21/07/20 Concept Phase
 B 21/08/11 Planning Application

DRAWING
 Existing Elevations

PROJECT TITLE
 Launceston Youth at Risk

PRINCIPAL
 Communities Tasmania

PROJECT ADDRESS
 31 Brisbane Street
 Launceston

JOB NUMBER 2104 **DATE** Aug 2021

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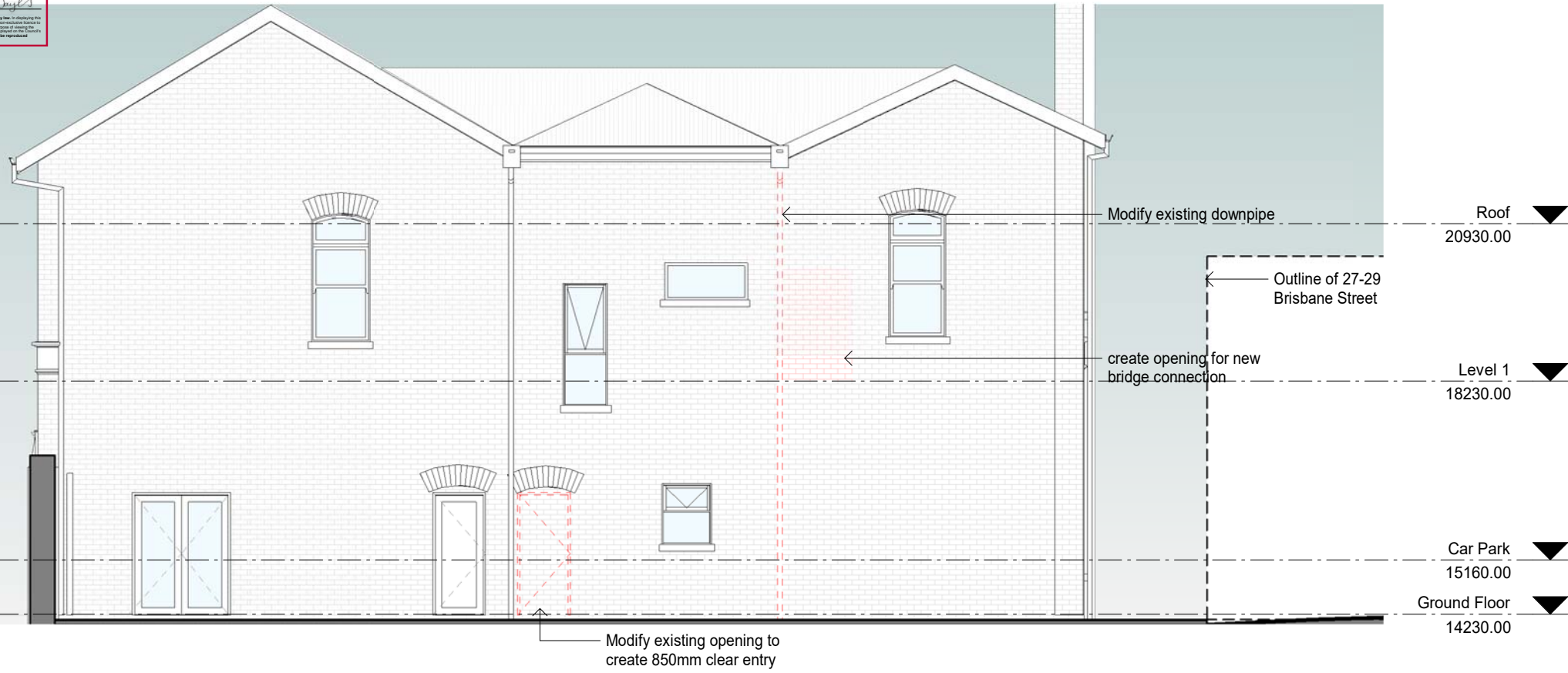
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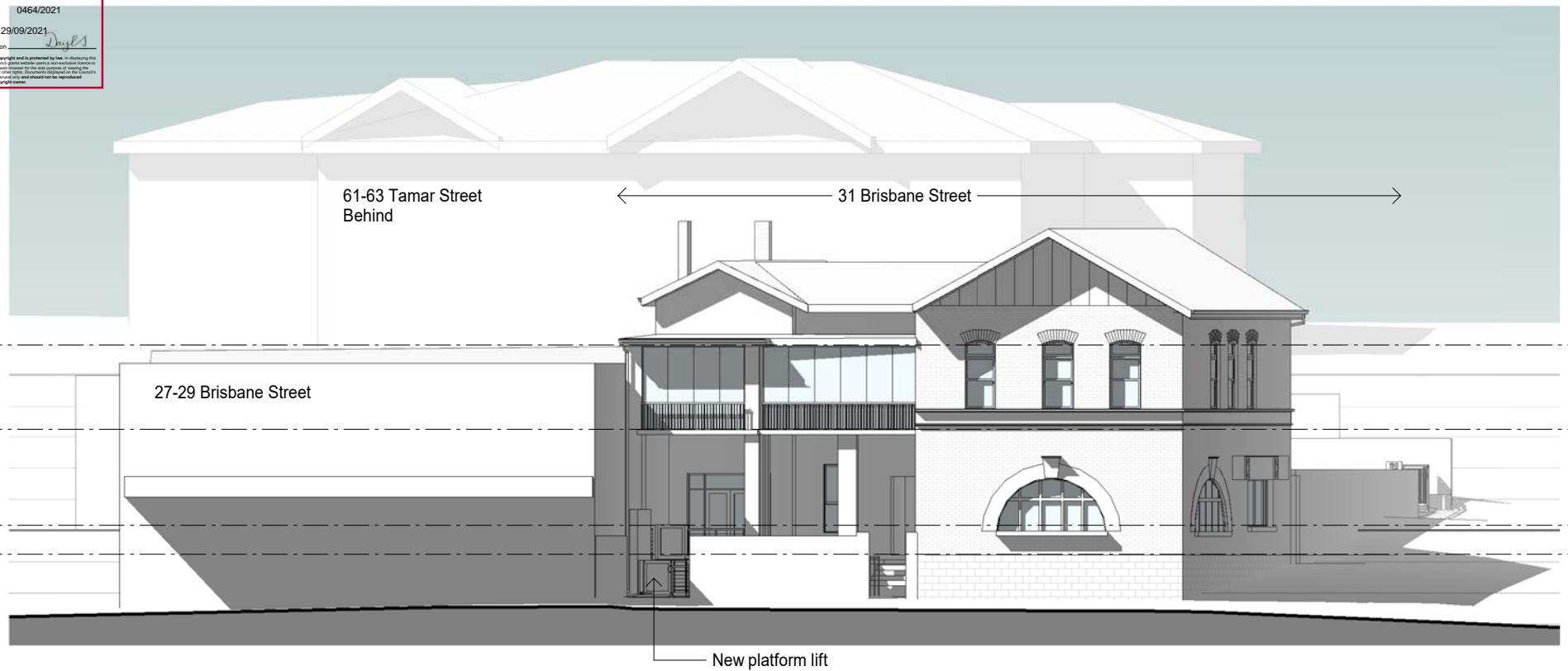


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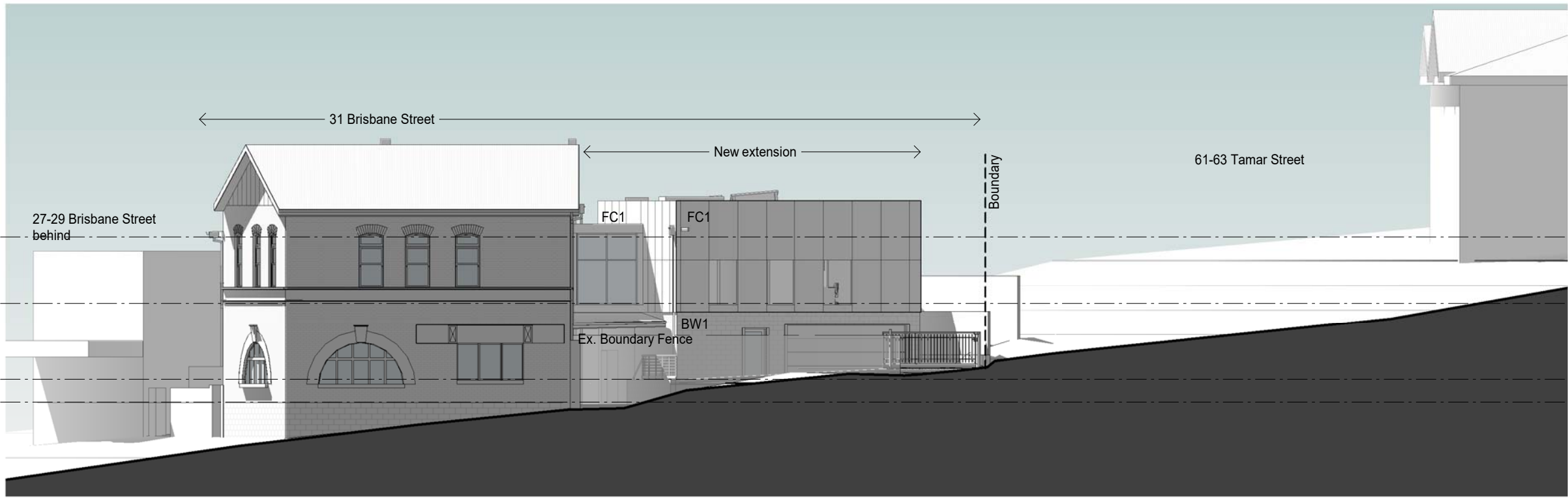


2 Existing North East Elevation
 1 : 100





1 Brisbane Street Elevation
1 : 200



2 Tamar Street Elevation
1 : 200

Finishes

- FC1 CSR Cemintel "Barestone"
- BW1 Coloured Concrete Block - dark grey
- BW2 Plain Concrete Block

PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
Street Elevations

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
**31 Brisbane Street
Launceston**

JOB NUMBER 2104	DATE Aug 2021
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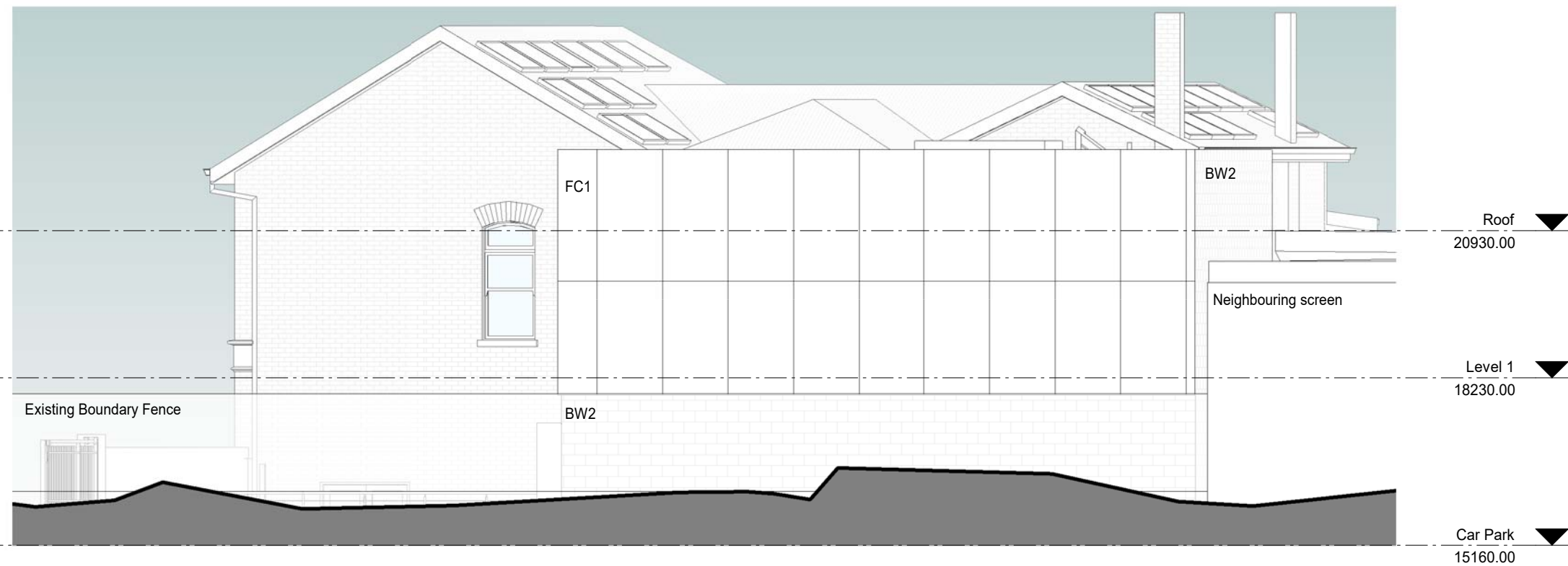
PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application



1 North East Elevation
1 : 100



2 South East Elevation
1 : 100

- Finishes**
- FC1 CSR Cemintel "Barestone"
 - BW1 Coloured Concrete Block - dark grey
 - BW2 Plain Concrete Block

DRAWING
Elevations

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

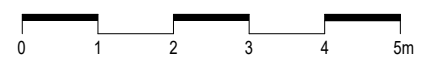
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PLANNING APPLICATION

REVISIONS

A	21/07/20	Concept Phase
B	21/08/11	Planning Application

DRAWING
Elevations

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

JOB NUMBER
2104

DATE
Aug 2021

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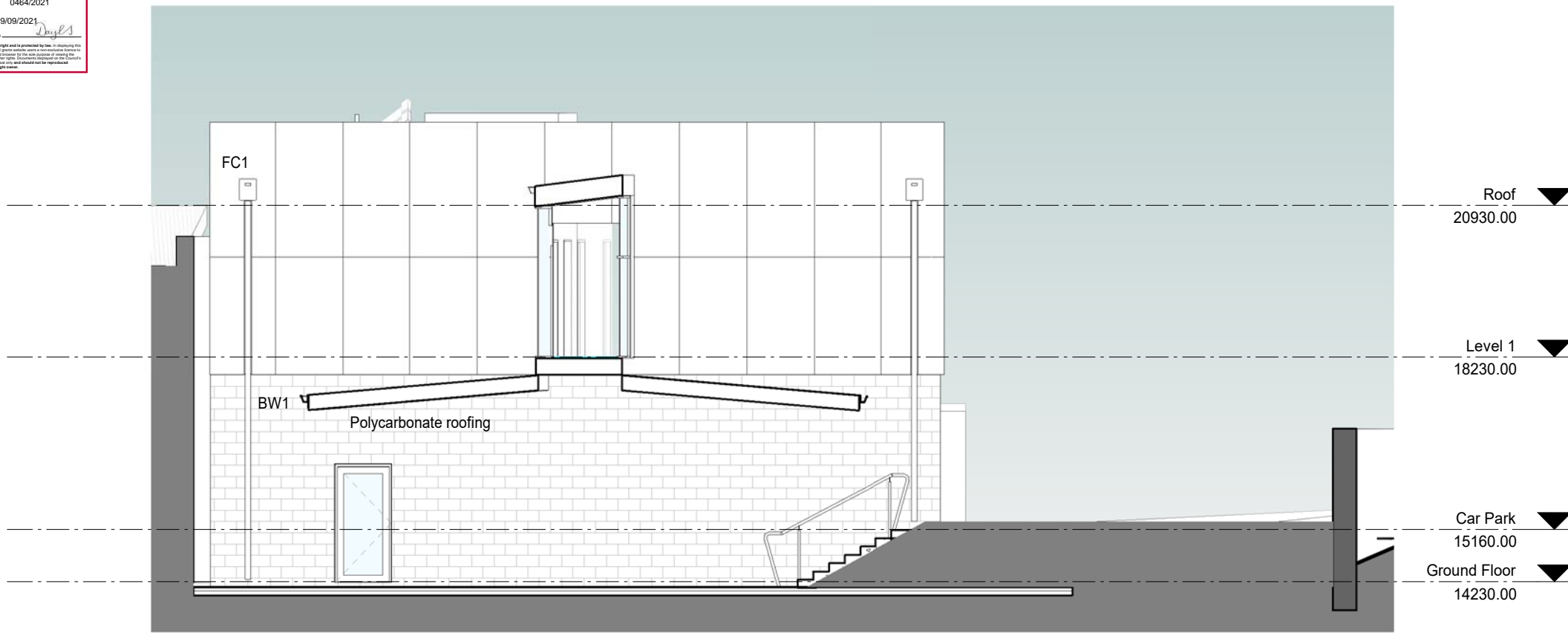


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Finishes

- FC1 CSR Cemintel "Barestone"
- BW1 Coloured Concrete Block - dark grey
- BW2 Plain Concrete Block

1 North West Elevation

1 : 100



2 South West Elevation

1 : 100



PLANNING APPLICATION

REVISIONS
 A 21/07/20 Concept Phase
 B 21/08/11 Planning Application



1 Section A
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DRAWING
Sections

PROJECT TITLE
Launceston Youth at Risk

PRINCIPAL
Communities Tasmania

PROJECT ADDRESS
31 Brisbane Street
Launceston

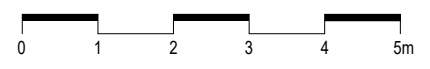
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2 Section B
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PROPOSED COMMUNITY SUPPORTED ACCOMMODATION DEVELOPMENT
31 Brisbane Street Launceston, Tasmania

Architect's Design Statement

Introduction:

Xsquared Architects Pty Ltd has been engaged to design a community supported development on a site located at 31 Brisbane Street Launceston.

This Statement describes how the architectural design responds to the requirements of the Launceston Interim Planning Scheme 2015, and, in particular, how the design mitigates any potential impacts on adjacent properties where Planning Scheme discretions have been requested.

Development Site

The Site 21777/1 has an approximate area of 572 square metres.

31 Brisbane street is located on the corner of Brisbane Street and Tamar Street. The existing building is located hard against the Tamar Street boundary, with minimal set back to the neighbouring property on Brisbane street.

The site is on the eastern edge of the Launceston CBD. The CBD and central transport hub are all within walking distance of the property. Although the site does not have any private green space, city park is located across the road. Hard surface private outdoor space is available on site.

There is kerb side parking on both Tamar and Brisbane Streets.



View from Corner of Tamar and Brisbane Streets

There is two story building to the North, 27-29 Brisbane Street. This property is built hard against the boundary. The property to the east, 61-63 Tamar Street is two story (plus

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gables), there is a significant setback of approximately 23 metres from the boundary shared with 31 Brisbane street.

It is proposed to retain the existing building in its entirety, with very minor internal changes.

The height of the existing building at the street façade gutter line is approx. 9.6m and to ridge height 12.5m

Planning Constraints

The proposed development requires a planning permit under the Launceston Interim planning scheme 2015.

The following describes the general provisions of the scheme which have directly influenced the design

The site is located in 15.0 Urban Mixed Use

The purposed of the zone is to:

- *to provide for integration of residential, retain, community services and commercial activities in urban locations*
- *to provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres*
- *to encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.*

In summary, the development of the site is controlled by various provisions under the Planning Scheme, including height, setback from boundaries, parking and service deliveries, and the like.

Design Description

The new extension to the rear of the existing building, is located where the existing garage now is. The ground level here is 1.5m above that of the ground floor. The extension is a simple box, with a simple material palette. Blockwork walls form the ground/ car park level exterior walls. The external face of the blockwork walls are finishes in a coloured block – a dark grey colour.

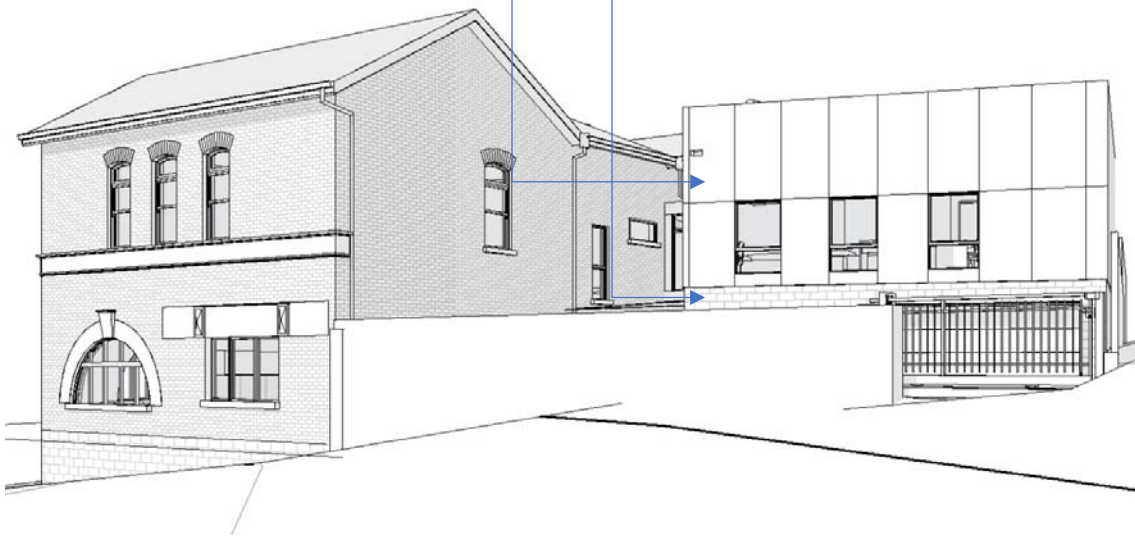
The first floor, is aligned to the first floor of the existing building. The top half of the building is clad in light weight fibre cement sheet, CSR Cemintel Barestone. The propriety system from CSR, provides a natural concrete look finish.



Example of CSR Cemintel Barestone Cladding



Example of Dark Grey Blocks



Refer to the architectural drawings attached for more details

General Description

The proposed development is a community facility for youth at risk. There are 8 bedrooms for youth and 1 for staff. The centre has recreation spaces, meeting spaces, a kitchen for meal preparation, staff office and on site parking. There is a mixture of shared bathrooms and rooms with ensuites. The upper level of the development is accessible by a new single lift and existing internal stairs.

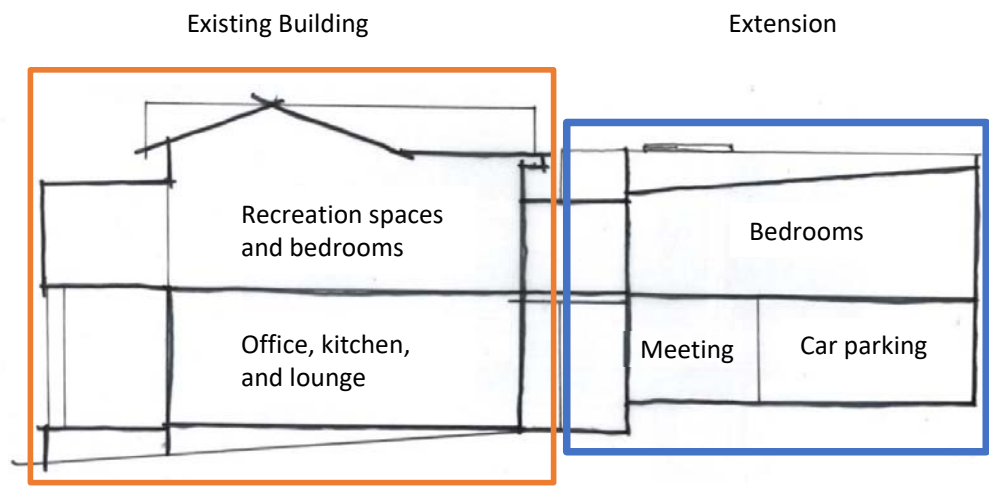
The main entry for occupants and guests will be from Brisbane Street.

Vehicular access to the site, is via the existing crossover on Tamar Street. Parking onsite will be for staff only.

The new building component (extension) of the development will be a two stories above the ground.

- ground floor - storage, meeting room and car parking
- first floor – three bedrooms, bathroom, and storage

The new building is setback from both Brisbane Tamar streets. The roof of the extension is lower than the existing buildings roof line.



Long Cross Section (not to scale)

The proposed new building (extension) to the rear of the site, is built up to the northern and eastern boundaries. There are no windows or openings on these elevations. The bedrooms in the extension have windows that face south towards Tamar Street.

The adjacent property 61-63 Tamar street has a shared boundary wall with 31 Brisbane street. This wall is retaining earth from 61-63 Tamar. As part of this development this wall will be replaced.





Neighbourhood/ Streetscape Context

Within the development's neighbourhood and streetscape context, there is a mix of building types with no consistent pattern of architectural style, detail or form.

Design impact

Visual Impact:

The design has little visual impact. The form and materials of the extension are in all respects recessive. The extension does not detract from the existing streetscape.

Height/ bulk/ scale

The height of the extension is less than the existing buildings roof height. The extension is also under the 10.0 metre maximum height scheduled as an acceptable solution for this location. Note the Scheme allows for no set backs.

Shadow

Generally, the additional shadows cast by the extension are onto the unoccupied part of 31 Brisbane street or Tamar Street road. These spaces are already significantly affected by the existing shadows cast from existing buildings.

Summary

The design of the proposed extension, which fully retains the existing two-story building at 31 Brisbane street, has been carefully considered to minimise detrimental impacts to the streetscape, and adjacent properties, while making significant contributions to the intended outcome of development in the Mixed Urban zone, being to generate activity and pedestrian movement, improve utilisation of sites and buildings, and to provide a diversity of use.

Environmental Site Assessment

31 Brisbane Street,
Launceston

Project No: 8003

Date: September 2021



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Document Control

Prepared & published by: ES&D
 Version: Final
 File: 8003
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 Phone No: (03) 6431 2999
 Prepared For: RTC Group

Version:		Date:	
Draft	Samuel Smith	ES&D	1/09/2021
Review	Rod Cooper	ES&D	9/09/2021

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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Introduction

Environmental Service and Design (ES&D) were commissioned by their client RTC Group to produce an Environmental Site Assessment (formerly known as a Preliminary Site Investigation) on the proposed development at 31 Brisbane Street, Launceston. The site location is presented on Figure 1. The development has triggered Code E2, the Potentially Contaminated Land Code due to historic records of an underground petroleum storage system and engine works at 27 Brisbane Street, Launceston.

Code E2 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. Potentially contaminated land is defined as land that is, or adjoins land, that has been used for a potentially contaminating activity.

This report is an investigation in response to E2.5 & E2.6.2.

2 Objectives

The assessment was guided by the principles and requirements contained within the National Environmental (Assessment of Site Contamination) Measure, 1999 (as amended) (NEPM) according to its status as a state policy.

The objectives of this assessment are to:

- identify potential sources of contamination and determine potential contaminants of concern at the site, areas of contamination, potential receptors and pathways.
- make an assessment regarding the suitability of the land for the intended use based on the level of contamination.
- provide a plan to manage contamination and associated risk to human health or the environment if required.

With respect to contamination, if thorough preliminary environmental site assessment shows a history of non-contaminating activities and there is no other evidence or suspicion of contamination, further investigation is not required.

3 Scope of Works

The scope of the environmental site assessment to meet the objectives included:

- A desktop study reviewing
 - The site location, surrounding environment, topography and general observations land use and conditions.

- Obtaining information from Work Safe Tasmania (WST) or EPA regarding potential storage of dangerous substances in the area surrounding the property.
- Determination of potential contaminants of concern.
- A site walkover to observe
 - Current condition and occupation of the site.
 - Presence of dangerous goods, stockpiles etc.
 - Vegetation conditions.
 - Surface drainage, seeps or ponds.
 - Likelihood of surrounding land uses presenting a contamination risk.
- Summarise all information in a report identifying if further investigation is required before the development application can be supported.

4 Information Sources

- (LISTMap) Land Information System Tasmania (www.thelist.tas.gov.au)
- (GIP) DPIPWE Groundwater Information Portal (<http://wrt.tas.gov.au/groundwater-info>)
- Launceston Interim Planning Scheme 2015 (www.iplan.tas.gov.au)
- National Environment Protection (assessment of Site Contamination) Amendment Measure 2013 (no. 1); and,
- Site visit and interviews with the owner and neighbors, as required.

5 Site Details

5.1 Ownership and Location

Property owners are – DIRECTOR OF HOUSING. Address is 31 BRISBANE ST LAUNCESTON TAS 7250. The site is area is approximately 550m2.

Property ID 6669565

Title Reference 217777/1.

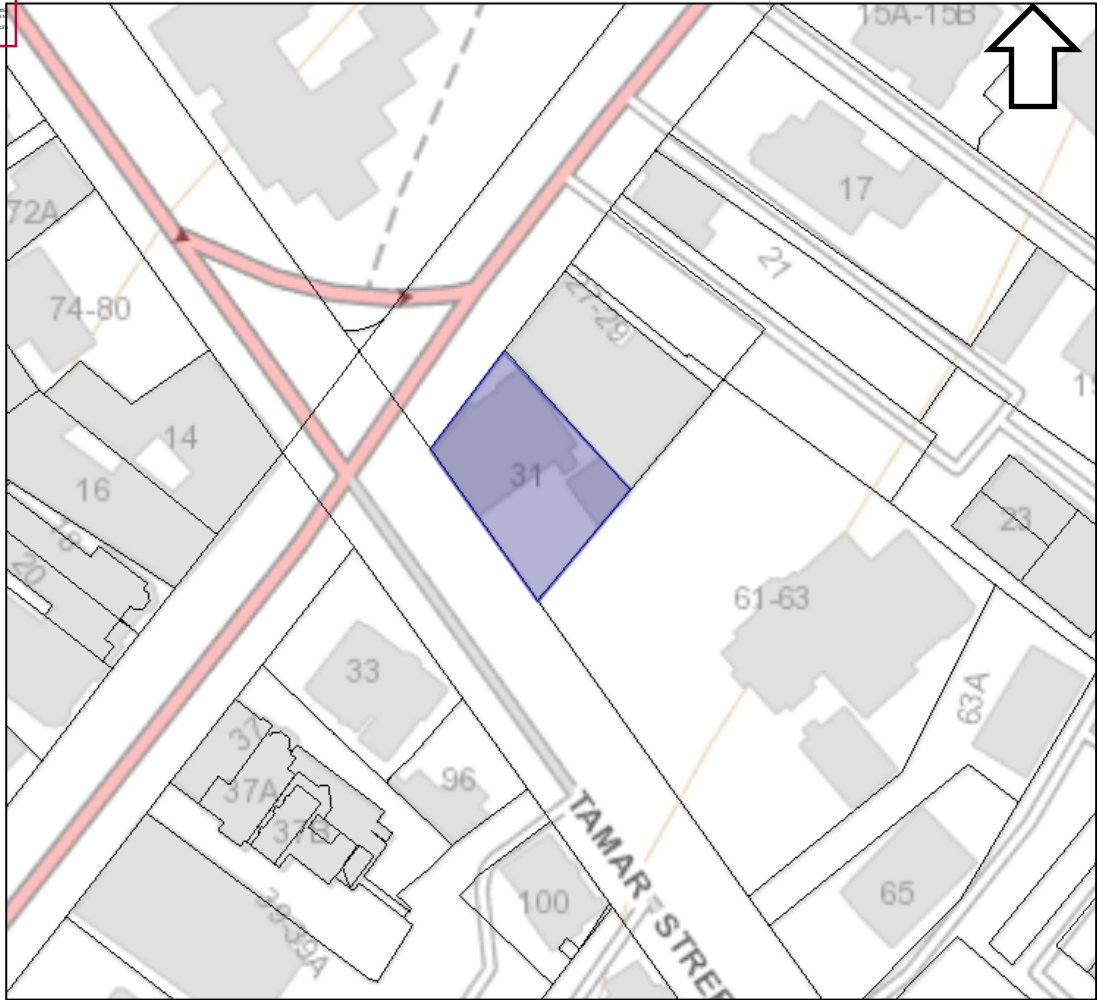


Figure 1: Location

5.2 Proposed Development

The proposed development involves internal modifications to existing residential building, demolishing existing garage and new extension.

5.3 Zoning

The site is zoned Urban Mixed Use. Inner Residential zoning exists to the northeast and Open Space to the north (Figure 2). Launceston Interim Planning Scheme 2015 zoning will not change with the development.



Figure 2: Zoning

6 Site Characterisation

6.1 Topography

A review of Google Earth and LISTMap (Land Information System Tasmania) indicate that the site slopes towards the northwest. There is a fall of approximately 4m from southeast to northwest across the site, with the land sloping towards the North Esk River.

6.2 Regional Geology

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Launceston sheet, shows the site is mapped as one geological unit (Tsa). This is *“poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide cemented layers and concretions; some leaf fossils”*.

6.3 Regional Hydrogeology

Localised groundwater flow beneath the site is interpreted to reflect the surface topography, flowing in a north-westerly direction (Figure 3). 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 reticulated to the area via TasWater infrastructure.

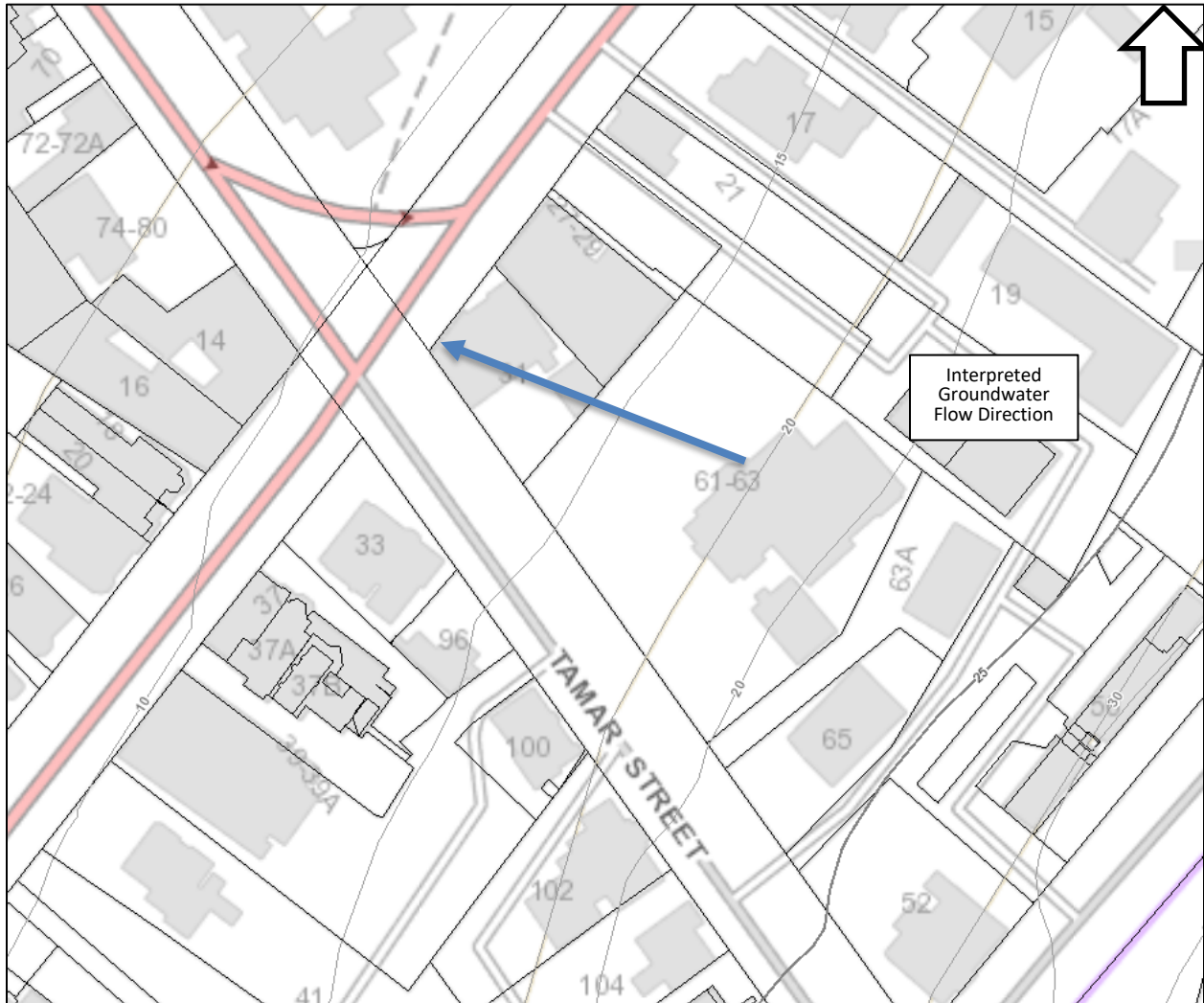


Figure 3: Local groundwater flow direction

6.4 Acid Sulphate Soils

Acid sulphate soils (ASS) are soils which contain naturally occurring sulphides. If left undisturbed and waterlogged they are harmless, however, exposure to air can cause oxidation



which allows subsequent rain events to produce sulfuric acid. A review of the LIST confirms that the site is not identified as having acid sulphate soils.

6.5 Current condition

The site is currently a residential property. A development application has been submitted for a change of use to communal residence including alterations and additions. There was no evidence of physical contamination (i.e., oil spills, chemical storage, loose asbestos) on the property.

7 Site History & Potential for Contamination

The following information has been reviewed to determine the historical land uses and likelihood of contamination as a result both at the site and from nearby sites.

7.1 WorkSafe Tasmania

A WorkSafe Tasmania request for information on dangerous substances on the site was not requested as the site has been residential. WorkSafe Tasmania was contacted regarding the previous underground storage system located at 27-29 Brisbane Street, Launceston. Figure 4 outlines the historical location of the underground petroleum storage system along the north-eastern corner and figure 5 shows the inferred groundwater flow direction from the UPSS.

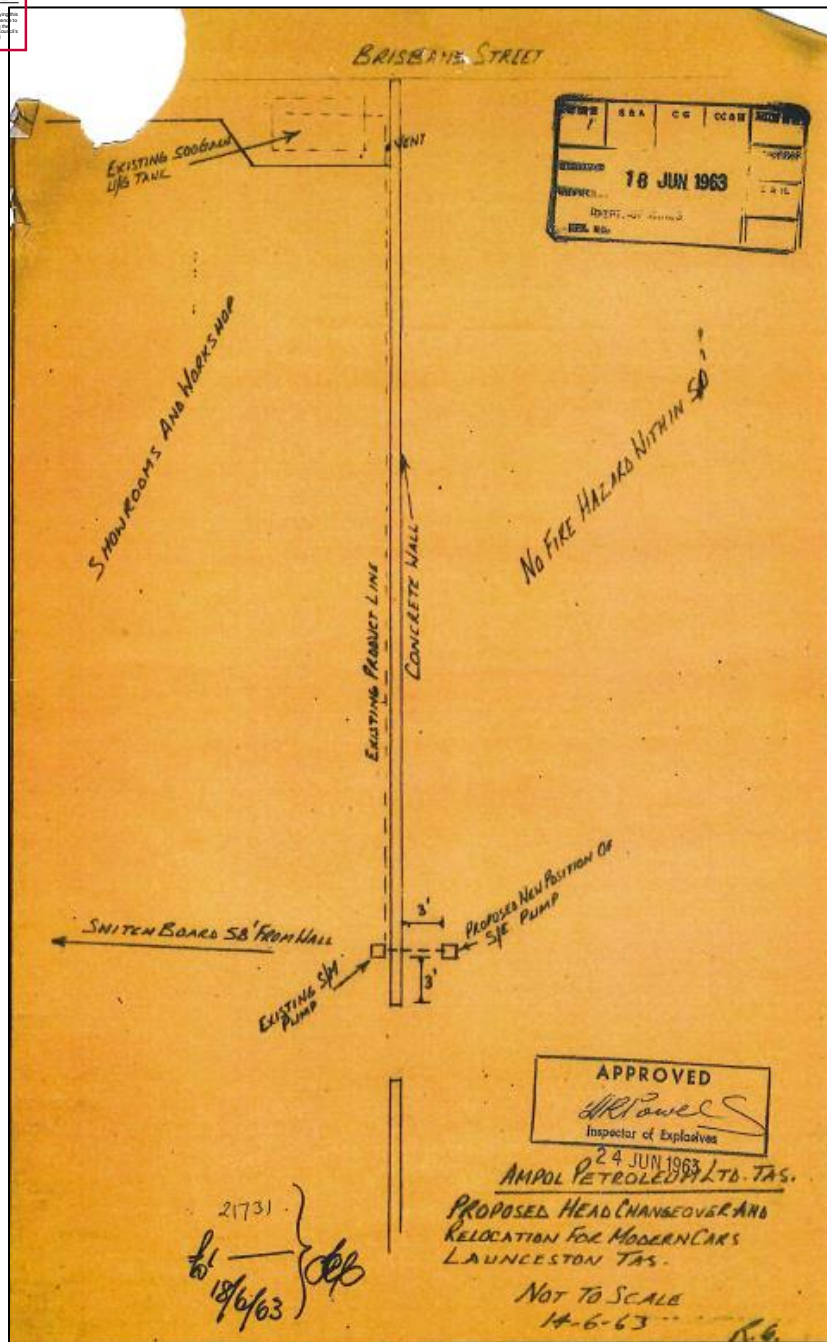


Figure 4: Excerpt of WorkSafe Tasmania manifest for 27-29 Brisbane Street, Launceston

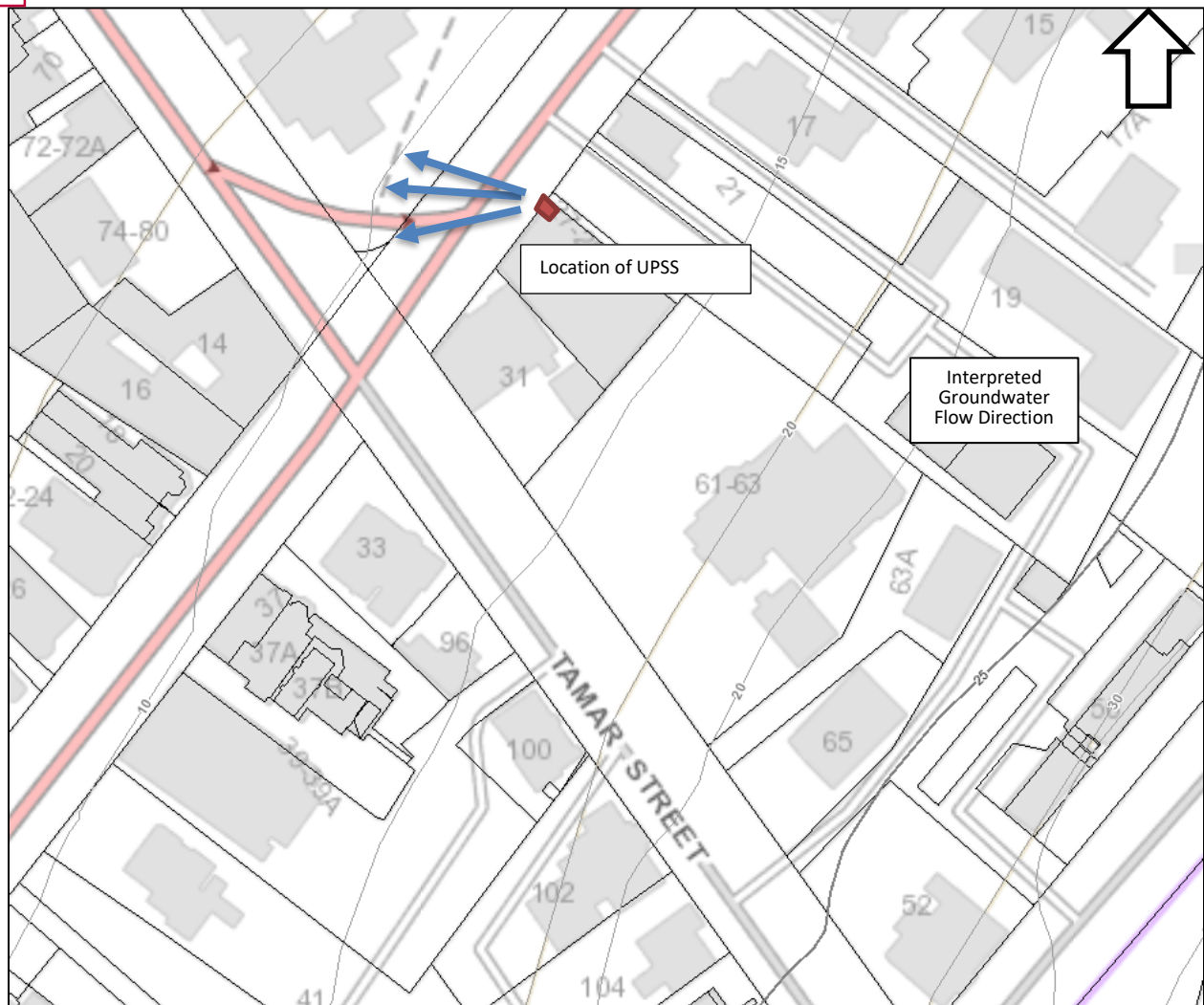


Figure 5: Inferred groundwater flow direction from UPSS at 27-29 Brisbane Street, Launceston

7.2 Launceston City Council

Launceston City Council planning department confirmed the site has triggered E2.0 of the Launceston Interim Planning Scheme 2015 due to a historic fuel tank and engine works at 27 Brisbane Street, Launceston.

7.3 EPA Dangerous Goods Licenses

EPA Tasmanian have suspended the Property Information Request (PIR) service. This was a search of EPA databases to determine if potentially contaminating activities have or are occurring on a site.



Figure 6: 1971



Figure 7: 1976



Figure 8: 1984



Figure 9: 1991

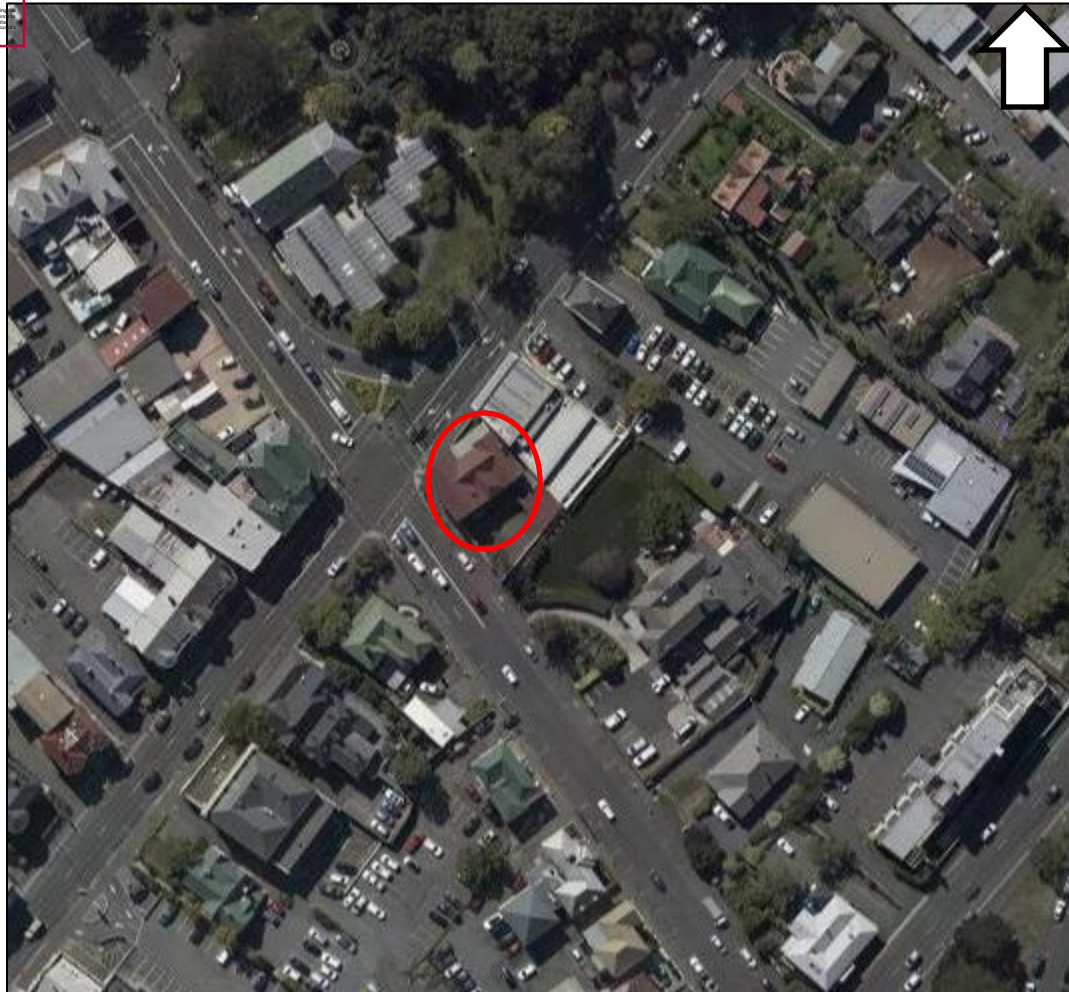


Figure 10: 2020

8 Site Inspection

ES&D representatives visited the site on the 1st of September 2021 to investigate potential sources of contamination in the proposed development area. The site is currently residential, with a large dwelling and outbuilding on the site (Figure 11). Surface soils are limited as most of the site is sealed by concrete and bitumen. The site was generally clean and tidy.

The site slopes southeast to northwest. The site inspection found no evidence of physical contamination at the property. A chemist and financial investment service company now occupy the neighbouring site to the west (Figure 12). There was no evidence of a UPSS remaining on the site. A large residential property exists directly upgradient to the south.



Figure 11: 31 Brisbane Street, showing local topography

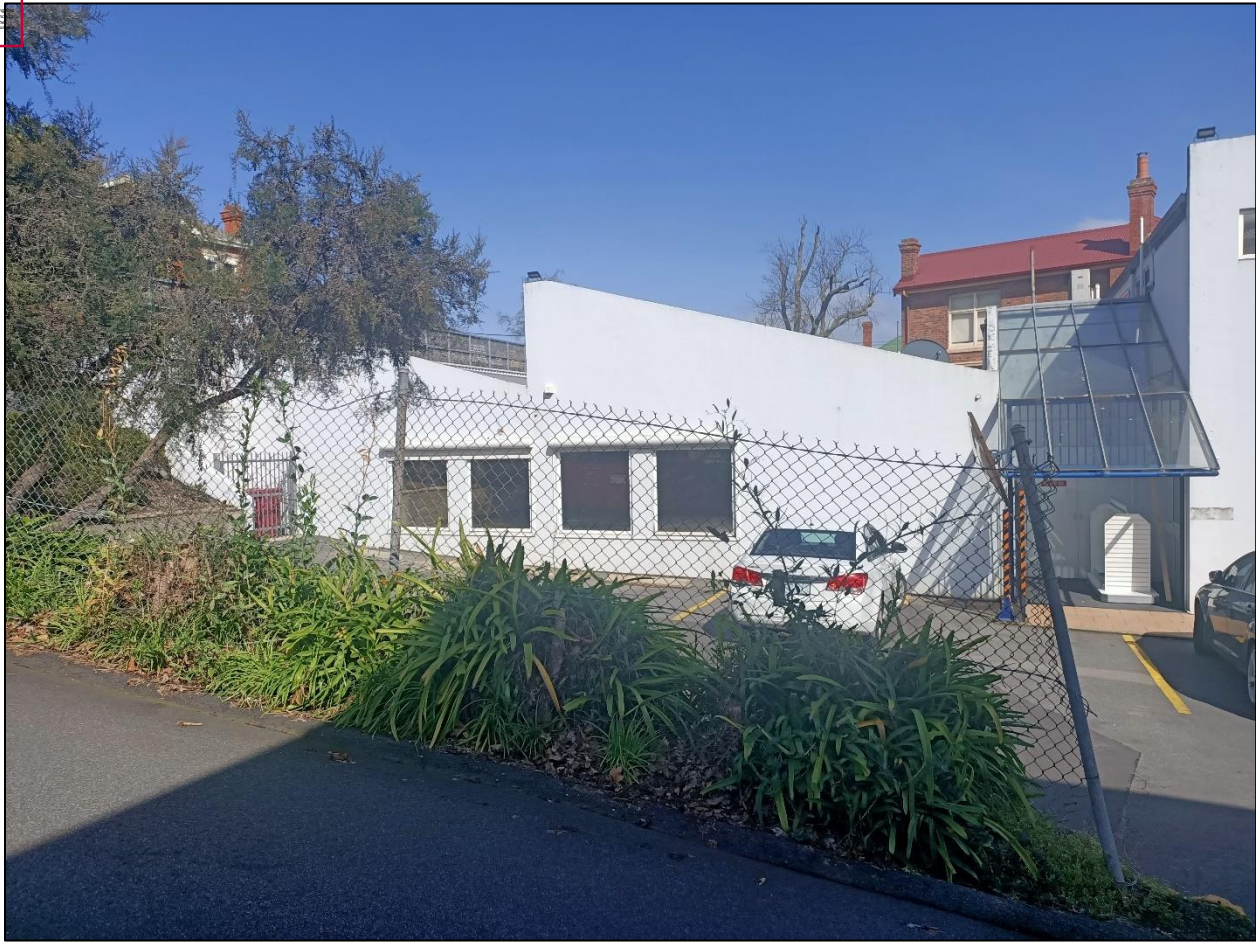


Figure 12: Location of former mechanical workshop at 27-29 Brisbane Street

9 Summary of Potential Contamination Sources

The assessment has identified several potential sources of contamination and related contaminants of concern (COPC).

9.1 Onsite Sources

The assessment has found no potential contamination sources exist or have existed on the site.

9.2 Offsite Sources

Table 1: Offsite Sources

Site Activity/Potential Source	Contaminants of Potential Concern	Comments
Underground Storage Tanks at 27-29 Brisbane Street, Launceston	<ul style="list-style-type: none"> ● Heavy metals (predominantly lead) ● Petroleum Hydrocarbons ● BTEXN ● Polyaromatic Hydrocarbons ● Phenols 	Potential hydrocarbon groundwater plume extending beneath the site presenting a soil vapour hazard is LOW. This is due to the fuel tank being hydraulically cross-gradient (and possibly downgradient) of the site.
Mechanical Workshop at 27-29 Brisbane Street, Launceston	<ul style="list-style-type: none"> ● Heavy metals (predominantly lead) ● Petroleum Hydrocarbons ● BTEXN ● Polyaromatic Hydrocarbons ● Phenols 	<p>Potential hydrocarbon groundwater plume extending beneath the site presenting a soil vapour hazard is LOW. This is due to the workshop being hydraulically cross-gradient of the site.</p> <p>Most contaminants related to workshops are heavy oils that do not impact groundwater but rather make hotspots on the source site.</p>

10 Conceptual Site Model

A conceptual site model (CSM) was created based on the site history, environment, potential receptors and contamination sources, see Table 2. It shows possible contamination sources, receptors and pathways.

Table 2: Final conceptual site model

Contamination Source	COPC	Pathway	Receptor
Underground Storage Tanks at 27-29 Brisbane Street, Launceston	<ul style="list-style-type: none"> ● Heavy metals (predominantly lead) ● Petroleum Hydrocarbons ● BTEXN ● Polyaromatic Hydrocarbons ● Phenols 	Potential hydrocarbon groundwater plume extending beneath the site presenting a soil vapour hazard is LOW . This is due to the fuel tank being hydraulically cross-gradient (and possibly downgradient) of the site.	<ul style="list-style-type: none"> ● Future site building users ● Future construction workers ● Subsurface workers
Mechanical Workshop at 27-29 Brisbane Street, Launceston	<ul style="list-style-type: none"> ● Heavy metals (predominantly lead) ● Petroleum Hydrocarbons ● BTEXN ● Polyaromatic Hydrocarbons ● Phenols 	Potential hydrocarbon groundwater plume extending beneath the site presenting a soil vapour hazard is LOW . This is due to the workshop being hydraulically cross-gradient of the site.	<ul style="list-style-type: none"> ● Future site building users ● Future construction workers ● Subsurface workers

11 Conclusions and Recommendations

Based on the desktop investigation and field observations the following conclusions have been drawn from the assessment about the site:

- The site is currently residential. A development application has been submitted for a change of use to communal residence, including additions and alterations.
- No visible contamination present on the site.
- A review of historical imagery from 1974 indicate the site has had minimal structural changes.
- There is no record of a registered or decommissioned UPSS on the property.

The desktop investigation revealed an underground petroleum storage system existed at the neighbouring 27-29 Brisbane Street between 1956 and 1976. Additionally, a mechanical workshop was present at this location.

However, as the UPSS was located hydraulically cross gradient and possibly even down gradient of the site there was no potential linkage between the source, pathway and receptor.

The historical use of 27-29 Brisbane Street being a mechanical workshop is also unlikely to pose a risk of a potential groundwater plume from spillage or leakage of contaminants due to the site being cross-gradient. As the contaminants at a workshop are mainly heavy oils it is likely that spillages resulted in local hotspots and not impact on groundwater.

Therefore, the site complies with E.2.5 and E2.6.2 as the environmental site assessment demonstrates that there is no evidence the land is contaminated. The development can proceed as the risk is acceptable for the proposed development.



Rod Cooper.

Site Contamination Specialist



12 Limitations

ES&D has prepared this report in accordance with the care and thoroughness of the consulting profession for RTC GROUP. 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 during September 2021 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 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 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.

References

Launceston City Council Interim Planning Scheme 2015

National Environmental Protection (Assessment of Site Contamination) Measure, *Guideline on the Investigation Levels for Soil and Groundwater*, Schedule B (1), (1999) as amended 2013

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/>

Mineral Resources Tasmania 1:25,000 digital geological map database

EPA list of Potentially Contaminating Activities

<https://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/potentially-contaminating-activities-industries-and-land-uses>