



REZONING APPLICATION

s.33 (saved provisions) LUPAA

1A George Town Road, Newnham

Table of Contents

Summary.....	3
Property Owner/Owners Consent	3
Subject site description, history and background to the proposed amendment	4
Surrounding land use and character	5
Existing zone	6
Proposed Zone	7
See a draft of one of the potential preliminary concept plans for the site in Appendix C (the grey area on the plan is car parking and open space).	8
Consideration of alternative zonings	9
Overlays, Codes and Specific Area Plans	11
Suitability of the site for residential use and development	12
Tas Water.....	12
Stormwater	12
Access	12
Strategic Analysis	12
Land Use Planning and Approvals Act 1993	12
Objectives - Schedule 1: Part 1	13
Objectives - Schedule 1: Part 2	14
State Policies.....	15
State Policy on Protection of Agricultural Land 2009	15
Tasmanian State Coastal Policy 1996	15
State Policy of Water Quality Management 1997	16
National Environmental Protection Measures	16
Gas Pipelines Act 2000	17
Potential Land Use Conflicts	18
Relevant Strategies	18
Northern Regional Land Use Strategy	18
Launceston Residential Strategy 2009.....	23
Strategic Plan 2014-2024.....	24
Launceston Interim Planning Scheme 2015.....	25
Zoning.....	25
Codes	25
Conclusion.....	29
Appendices	
Appendix A - Certificate of Title	
Appendix B - Landowner Consent	
Appendix C – Draft only of one potential preliminary concept design for future development of the site	
Appendix D - Email from Tas Water dated 26 June 2019	
Appendix E - Email from Council dated 8 July 2019	
Appendix F - Dial Before You Dig Responses	
Appendix G - Aboriginal Heritage Search Record	
Appendix H – Preliminary Site Investigation as prepared by es&d, project no. 6787, dated July 2019	

Summary

This application relates to land at 1A George Town Road, Newnham and seeks to request an amendment to the *Launceston Interim Planning Scheme 2015* pursuant to Section 33 (saved provisions) of the *Land Use Planning and Approvals Act 1993* to rezone the land.

The proposed amendment seeks to:-

- Rezone land at 1A George Town Road identified within Certificate of Title CT 137221/2 (PID 2198743) from Recreation to Inner Residential.



Figure 1: Map of the site location – Source: ListMaps

This submission provides documentation in support of the amendment, examines the relevant provisions of the *Land Use Planning and Approvals Act 1993* and relevant Strategic documents.

Property Owner/Owners Consent

The property is owned by the North Launceston Bowls Club Inc. A contract exists for the purchase of the site by Unify SDA Housing Pty Ltd.

Please find attached written permission from North Launceston Bowls & Community Club, dated 8 July 2019.

Subject site description, history and background to the proposed amendment

The site contains an area of 5664m² and has frontage to Invermay (George Town Road) and Mangin Street at the rear of the site.

The site contains carparking, two redundant bowling greens and a former club building located on the southern boundary of the site.



Figure 2 – Shows the subject site (the redundant clubrooms can be seen on the left)

The site was the home of the Mowbray Bowls Club. The Club rooms are extensive, and as well as the range of Member uses were used as a social centre for many local community organisations.

In the 1900's, bowls was a popular recreational activity, and a second club, the Railways Bowls Club occupied a nearby site where the James Nelson buildings are now located. In 1966 the Railways Club was sold to James Nelson and new club rooms located alongside the subject site were built which are in full use today.

Community involvement in bowls began to decline before the turn of the century, and in 2003 the Mowbray and Railways Bowls Clubs combined to form the North Launceston Bowls & Community Club Inc. The new club chose to operate in the existing club rooms and greens and the subject site (Mowbray Bowls Club) became vacant.

Since that time the site and former clubrooms have been leased by various community-based organisations but in recent years has become increasingly under-utilised. Only part of the building was being used with no use of the greens area.

The club decided there was inadequate demand for the facility as it exists and moved to place the property on the market for tender.



Figure 3 – Shows the current zoning of the subject site and surrounding zones – Source: ListMaps

The site is approximately 400m distance from the General Business zone of Mowbray located to the south of the site. The Local Business zone contains a range of amenities for local residents including two supermarkets, local shops and businesses.

Existing zone

The subject site is currently zoned recreation under the *Launceston Interim Planning Scheme 2015* which supported the former use of the site as a bowls club.

The recreation zone is intended to provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land and to provide for the amenity of residential uses on land adjoining the zone.

The recreation zone does not allow for residential use and allows for limited use and development in accordance with the zone purpose. The permissible uses in the recreation zone have been listed below.

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Passive Recreation	

Permitted	
Sports and Recreation	
Discretionary	
Community Meeting and entertainment	
Crematoria and cemeteries	If for existing crematoria or cemeteries
Emergency Services	
Food Services	
General Retail and hire	If for a market
Tourist operation	
Pleasure boat facility	
Utilities	
Visitor accommodation	
Prohibited	
All other use classes	

The loss of the recreation zoning of the subject site is not seen to have negative impact on the provision of land zoned for recreational purpose in the area.

The site adjoins approximately 1.89ha of recreation zoned land occupied by the North Launceston Bowls Club and Mowbray Indoor Sport and Skate. The area also contains the Mowbray Golf Club and Mowbray Racecourse, both zoned Recreation. There is also approximately 5.46ha of vacant recreation zoned land at the eastern end of Dover Street.

Proposed Zone

The amendment proposes to rezone the site to Inner Residential. This provides a logical continuation of the existing Inner Residential zone that directly adjoins the site to the south.

No development is proposed with this application, however If the amendment to rezone the site is successful, Unify SDA Housing Pty Ltd proposed to utilise the site for the following:-

1. Use of the vacant bowling green area for SDA housing. NDIS regulations would limit this to no more than 15 SDA residents, spread across a number of buildings with accommodation designed around two bed-room units with all facilities, and several including overnight (OOA) accommodation for support staff.

Preliminary discussion and feedback from Disability Support Provider (DSP) sector has suggested the prospect of some additional units of an affordable living nature, to provide more social interaction and compatible use of the site. There are models to this effect being developed in Melbourne and Geelong and other mainland locations, directed at minimising isolation.

2. A refurbishment of the existing former Bowls club building for use as a day-respite or community centre for disability use. This could potentially become an important community facility in this northern suburbs location. Limited quasi-commercial

activity for participants using part of the facility could form part of the overall concept, but can only be determined in response to DSP requirements and ongoing input.

As a final but least-favoured option, a reluctant removal of the building in favour of housing could be considered but only in the event that day respite/community activities do not find support.

See a draft of one of the potential preliminary concept plans for the site in Appendix C (the grey area on the plan is car parking and open space).

Residential use is discretionary within the Inner Residential zone. The planning scheme defines a residential use to include ***self contained or shared living accommodation***. Examples include an ancillary dwelling, boarding house, ***communal residence***, home-based business, hostel, residential aged care home, residential college, ***respite centre***, retirement village and single or ***multiple dwellings***.

The planning scheme defines a respite centre as '***means use of land for respite care for the sick, aged or persons with disabilities***'.

The zone also allows for some commercial uses including food services, community meeting and entertainment use and sports and recreation.

It is considered that the Inner Residential zone provides opportunities for the future use of the site in the manner proposed along with a wider variety of alternate uses as per the below use table for the Inner Residential reproduced from the *Launceston Interim Planning Scheme 2015* that are not permissible if the site remains zoned recreation.

Use Class	Qualification
No Permit Required	
Educational and Occasional care	If for home based child care
Natural and cultural values management	
Passive Recreation	
Residential	If for a single dwelling
Permitted	
Utilities	If for minor utilities
Discretionary	
Business and professional services	If for a medical centre If at 40 Ann Street, Launceston folio of the Register Volume 131354 Folio 1
Community meeting and entertainment	If not for a cinema or function centre
Educational and occasional care	
Food Services	If for a cade or takeaway premises
General Retail and hire	If for a local shop
Residential	
Sports and recreation	
Tourist operation	

Utilities	
Visitor accommodation	
Prohibited	
All other use classes	

Consideration of alternative zonings

It is understood through discussions with Council that the land to the south, currently zoned Inner Residential may be considered for inclusion in the General Residential zone under the Council's Local Provision Schedule which will form part of the Tasmanian Planning Scheme (TPS) for the Launceston Municipality.

It is unknown whether following public notification and consideration by the Tasmanian Planning Commission that this change to the zoning of the area to the south of the site will eventuate.

In this respect, it is considered appropriate to seek an amendment to rezone the subject site to Inner Residential which is seen to be the most logical zone at the time of lodgment of this application.

A comparison has been made between the permissible use's allowable under both the Inner Residential zone and the General Residential zone under the Launceston Interim Planning Scheme 2015 (LIPS 2015) and the Inner Residential zone and General Residential zone that will be implemented under the Tasmanian Planning Scheme.

Both zones under the LIPS 2015 and the TPS offer a similar range of permissible uses and both zones will offer pathway for the envisaged development of the site in the future.

The Inner Residential zone under the TPS will allow for residential development if not a single dwelling as permitted provided all the relevant development standards are met whilst the Inner Residential zone under the current LIPS 2015 will allow for residential use as discretionary use provided all the applicable development standards are met.

The General Residential zone under the current LIPS 2015 allows for residential use as permitted for multiple dwellings and discretionary for other forms of residential use. Residential use if not a single dwelling in the General Residential zone under the TPS will be permitted.

General Residential		
Use Class	Current LIPS 2015	Tasmanian Planning Scheme
No permit required		
Natural and Cultural Values Management	No qualification	No qualification
Passive Recreation	No qualification	No qualification

Residential	if for a single dwelling	If for single dwelling
Educational and Occasional Care	If for home based child care	
Utilities		If for minor utilities
Permitted		
Residential	If for multiple dwellings	If not listed as NPR
Visitor Accommodation		No qualification
Utilities	If for minor utilities	
Discretionary		
Business & Professional Services	If for a medical centre	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If not for a cinema or function centre	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	No qualification	If not for a tertiary institution.
Emergency Services		No qualification
Food Services	If for a cafe or takeaway food premises	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop	If for a local shop
Residential	No qualification	
Sports and Recreation		If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	No qualification	If not listed as no permit required
Visitor Accommodation	No qualification	

Inner Residential		
Use Class	Current LIPS 2015	Tasmanian Planning Scheme
No permit required		
Natural and Cultural Values Management	No qualification	No qualification
Passive Recreation	No qualification	No qualification
Residential	if for a single dwelling	If for single dwelling
Educational and Occasional Care	If for home based child care	
Utilities		If for minor utilities
Permitted		

Residential		If not listed as NPR
Visitor Accommodation		No qualification
Utilities	If for minor utilities	
Discretionary		
Business & Professional Services	If for a medical centre If at 40 Ann Street, Launceston folio of the Register Volume 131354 Folio 1	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If not for a cinema or function centre	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	No qualification	If not for a tertiary institution.
Food Services	If for a cafe or takeaway food premises	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop	No qualification
Residential	No qualification	
Sports and Recreation	No qualification	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Tourist operation	No qualification	
Utilities	No qualification	If not listed as no permit required
Visitor Accommodation	No qualification	

Overlays, Codes and Specific Area Plans

There are no overlays identified.

Preliminary consultation with Council revealed that there are alerts relating to possible contamination on adjoining sites. These are the University of Tasmania Campus to the rear of the subject site and the adjoining site at 451 Invermay Road to the south. The alert for the University site is for fuel tanks. Code E2 of the Launceston Interim Planning Scheme 2015 has been addressed further on in this report. A Hazard Risk Assessment has been provided in Annexure H and Code E2 addressed further on in this report.

The site is not identified to be within a Specific Area Plan.

Suitability of the site for residential use and development

Services

Tas Water

Advice from Tas Water was sought on 24 June 2019. No issues were identified.

Tas Water advised that there is a DN225mm Ø sewer main adjacent to the rear (western) boundary of the site as well as a DN150mm Ø sewer main located on the opposite side of the George Town Road. In relation to water there is a DN200mm Ø reticulation main just inside the sites frontage to George Town Road.

Stormwater

Advice from Council was provided on 8 July 2019 as follows, this indicates that connection to Councils reticulated stormwater system can be achieved:-

A DN900 main stormwater main passes through the site and ultimately discharges to Newnham Creek. A direct connection to the main itself is not desirable so it would be worthwhile determining where the existing building on the site drains to. (It may be the smaller stormwater main at the rear - along the common boundary with 22-24 Mangin Street). Alternatively, you might need to connect to the manhole located in 1B George Town Road.

Access

Council have indicated that there are no significant issues with road access from either George Town Road or Mangin Street. There are currently two crossovers on George Town Road and an access off the end of Mangin Street.

Strategic Analysis

Land Use Planning and Approvals Act 1993

Section 32 of the Act sets out the requirements for preparation of amendments as follows:-

- (1) An amendment of a planning scheme –
 - a) must seek to further the objectives set out in Schedule 1 ; and

- b) must be prepared in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and
- c) may make any provision which relates to the use, development, protection or conservation of any land; and
- d) must have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 ; and
- e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and
- f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.
- g) The provisions of section 20 (2) , (3) , (4) , (5) , (6) , (7) , (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Objectives - Schedule 1: Part 1

- a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*

The site is within an existing urban area and has been the site of the Mowbray Bowls club for many years and later the clubhouse has been utilised by various tenants. The site has limited natural and physical resources, ecological processes and genetic diversity being a developed site within an urbanised. The rezoning is seen as a potential to enable a wider range of uses on the land to enable appropriate reuse.

- b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

The reuse of the site for development consistent with the Inner Residential zone would provide for the orderly development of the site in its context and location and would be a logical continuation of the adjoining Inner Residential zone to the south.

- c) to encourage public involvement in resource management and planning.*

If Council agree to initiate the proposed scheme amendment, public involvement is achieved though a minimum period of three weeks of public notification during which time anyone with an interest may view the proposed application and make a submission if they so wish.

- d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).*

The land has been identified as surplus to the needs of the bowls club. The current zoning of the site as Recreation limits potential reuse of the land. The land is strategically placed close to services and amenities. Rezoning the land to Inner Residential will allow for potential redevelopment for residential purposes stimulating economic development on the site.

- e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

This application will be assessed by Local Government in the first instance and if initiated then by the Tasmanian Planning Commission. The community and industry will be notified during public notification.

Objectives - Schedule 1: Part 2

- a) to require sound strategic planning and co-ordinated action by State and local government.*

The proposal provides for sound strategic planning as demonstrated by the discussion in this report. The proposal is considered to be consistent with the relevant regional strategy and local area strategies.

- b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

The land is subject to a set of planning instruments that set out the use and development requirements for the land.

- c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.*

The application demonstrates that rezoning the land to allow for reuse in accordance with the permissible uses applicable to the Inner Residential zone would provide economic benefit to the area. The proximity of the site to services and amenities including public transport make strategic planning sense. The proposal reflects the changing times in society in terms of the decline in community involvement in the bowls. The proposal allows for a greater range of use on the site. The LIPS 2015 contains use and development standards that ensure that effects on the environment are considered.

- d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.*

This amendment application is subject to current land use and development policy. Compliance of the proposal to state, regional and municipal policies are discussed within this report. The Inner Residential zone allows a wider variety of potential re-use options for the site that may well remain underutilised if it remains in the current Recreation zone.

- e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.*

This amendment application and any future development applications for the site would be subject to the current legislation relating to planning approvals.

- f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.*

The proposed amendment to rezone the site from Recreation to Inner Residential will allow the reuse of a redundant and disused site whilst not impacting on the current recreational needs of the community.

- g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The site does not contain any known special cultural values of scientific, aesthetic, architectural, aboriginal or historical value. An online search request was conducted on 15 July 2019 – see appendix G.

The *Aboriginal Heritage Act 1975* sets out requirements in the event that any values are identified during any future works on the site.

- h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The proposed amendment would not impact on public utilities and other facilities for the benefit of the community as it is located within a fully serviced area. Access is available to the site from existing road frontages. No significant issues have been raised by the relevant entities. If rezoning is successful, examination in more detail would be undertaken at the time of a development application submission in relation to the proposed development.

- i) to provide a planning framework which fully considers land capability.*

The land is within an existing urban area and has no agricultural value.

State Policies

State Policy on Protection of Agricultural Land 2009

The purpose of the state policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

The land is located within an existing urban area and is not in the vicinity of agricultural land therefore the State Policy on Protection of Agricultural Land 2009 is not applicable.

Tasmanian State Coastal Policy 1996

The policy applies to all land located within 1km of the high water mark. The policy is not applicable to the subject site as it not located within 1km of the high water mark.

State Policy of Water Quality Management 1997

The State Policy for Water Quality Management 1997 applies to all surface waters, including coastal waters and ground waters. The objective of the policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmanians Resource Management and Planning system.

The site is fully serviced by reticulated water, sewer and stormwater. Comment has been sought from Council and Tas Water regarding potential development of the site for residential purposes in the manner outlined in this report. No significant issues have been raised.

National Environmental Protection Measures

The National Environmental Protections Measures (NEPMs) are made under the National Environment Protection Council (Tasmania) Act 1995. NEPM's are considered State Policies under S12A of the State Policies and Projects Act 1993. The NEPMs include:

- Air Toxins;
- Ambient air quality;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions
- Movement of Controlled Waste between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

Assessment of Site Contamination: -

Preliminary consultation with Council revealed that there are alerts relating to possible contamination on adjoining sites. These are the University of Tasmania Campus to the rear of the subject site and the adjoining site at 451 Invermay Road to the south. The alert for the University site is for fuel tanks. Code E2 – Potentially Contamination Land Code of the *Launceston Interim Planning Scheme 2015* applies.

A Preliminary Site Investigation has been undertaken by es&d, project no. 6787, dated July 2019 – see Appendix H.

The investigation established the history of the site and its surrounds in relation to potentially contaminating activities.

The assessment was guided by the principles of and requirements contained within the Natural Environmental (Assessment of Site Contamination) measure 1999 (NEPM) including schedule B which includes the guidelines that are applied to preliminary and detailed investigations.

The report concludes that:-

- a) Any proposed development for residential purposes does not present a significant risk to potential human receptors identified in the conceptual site motel and no further investigation is required; and
- b) The use and development is exempt from the Code E2 under Clause E2.4.3.

Gas Pipelines Act 2000

The purpose of the Act is to create an effective, efficient and flexible regulatory system for the construction and operation of pipeline facilities and of pipelines for transporting natural gas and other substances to which this Act applies, to ensure as far as reasonably practicable security of supply for users of gas and to protect the public from risks inherent in regulated activities.

A Tas Gas main (medium pressure PE (Strategic)) runs along Invermay Road and terminates to the south of the subject site as shown in the maps below.

Specific steps must be undertaken to work within 25m of the Tas Gas Strategic PE main. It appears that the site is located just over 25m from the main, however, the exact location would need to be determined if works were to occur on site. If the rezoning is approved, provided these steps are undertaken if the site is within 25m of the main, any proposed development would not impact on the safety requirements under the Gas Pipelines Act 2000.

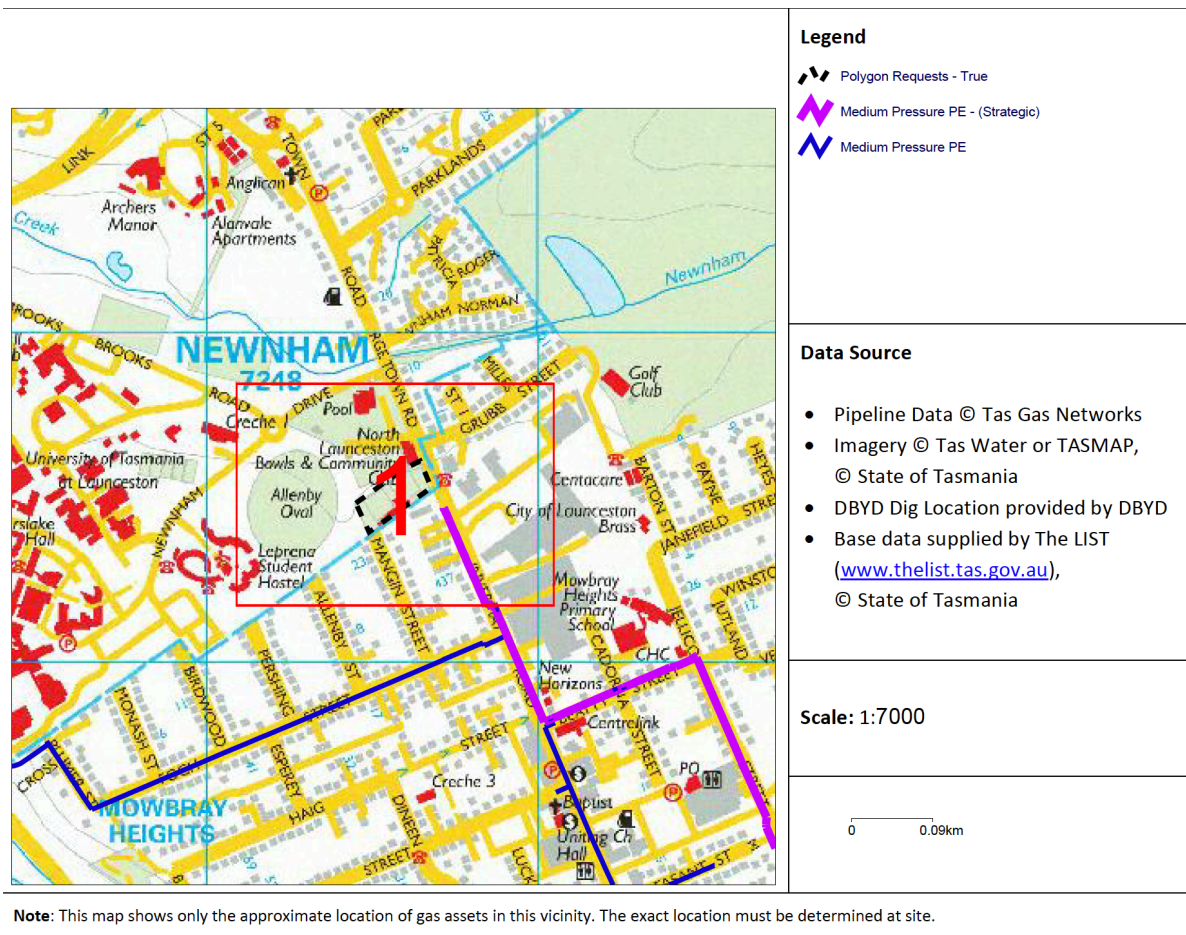


Figure 4 - Shows the location of the Tas Gas main in purple – Source: Dial before you Dig

Potential Land Use Conflicts

The proposed amendment provides for an extension of the adjoining Inner Residential zone. In this respect development in accordance with the that permissible within the Inner Residential zone should not conflict with uses and development permissible in the adjacent area. The amendment will in effect have no change to the current situation which sees the Inner Residential zone abut the Recreation zone. The subject site if rezoned will abut the Recreation zone which supports the current North Launceston Bows Club.

Relevant Strategies

Northern Regional Land Use Strategy

The Northern Regional Land Use Strategy was declared by the Minister for Planning on 27 June 2018 and is a living document that sets out the planning framework until 2032 for the regions eight municipal areas.

The subject site is within an urban growth area as per map D.1 – Supporting Consolidation areas.

Part D2.1.3 contains the key principles for urban growth areas including indication that opportunities to increase the capacity of existing Urban Growth Areas should be given higher priority than to their expansion.

The proposed rezoning would provide increased capacity in the urban growth area by allowing for infill and reuse of an existing site.

The strategy sets out in E.2.3 Key Settlement Network Strategies including: -

Planning for and development of the Regional Settlement Network should apply the following strategies:

- Support sustainable growth in identified Urban Growth Areas.
- Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.
- Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.
- Consolidate existing land use patterns and identify infill opportunities „within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.
- Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.

The following specific actions and policies are identified as relevant to the proposed rezoning:-

Regional Settlement Network Policy

Policy	Action	Comment
RSN-P1Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure	RSN-A1Provide an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.	<p>The rezoning of the site is consistent with this policy and action.</p> <p>The site is fully serviced and well located in proximity to local amenities and facilities.</p>

capacity exists (particularly water supply and sewerage).		
	RSN-A2Land supply will be provided in Urban Growth Areas identified as: Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor.	
	RSN-A3Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.	The proposal accords with this action, the rezoning is proposed as a response to the underutilisation of the site for recreational activity. It is proposed to rezone the land to allow for a wider range of permissible uses.
RSN-P2Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life..	RSN-A4Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by Tas Water, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.	The site is within an existing serviced area.
	RSN-A5Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided	The proposal for utilisation of the land should the rezoning be approved has been discussed towards the beginning of this report. The proposed use by Unify SDA Pty Ltd would provide disability housing and support for people living with a disability in an area identified as suitable for this purpose. The area is flat and located close to services.
	RSN-A6Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.	The site is located in close proximity (approximately 400m) of the Mowbray General Business zone which provides for a number of services, business and amenities. There are metro bus stops located within 200m of the site.
	RSN-A8Identify areas with existing mixed land use patterns, and/or 'Brownfield' areas adjacent to activity centres, for mixed use	The Inner Residential zone provides for a number of uses including a variety of residential uses and non-residential uses that

	redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.	serve the local community.
RSN-P5Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations	The inner Residential zone allows for an increased residential density.
RSN-P6Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11Clearly identify settlement boundaries at the local level for all significant activity centres.	The subject site is located in close proximity to an activity centre and public transport route.
RSN-P8New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment	RSN-A14Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors	The subject site is located in an existing urban area with full services available.

Social Infrastructure and community policy

SI-PO1Coordinate planning for social infrastructure with residential development.	SI-A01Plan for the region's social infrastructure needs through: A needs analysis;,,Identification of locally appropriate standards of service;,,Identification of gaps in supply and predicted future needs;,,An implementation plan; and,,Monitoring and review.,,	The proposed amendment will allow for a greater number of uses on the site.
SI-PO2Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and	SI-A02Provide for the use and development of community gardens within residential areas in planning schemes.SI-A03Allow for	The reason for seeking a rezoning of the site is to allow for future development of specialist disability accommodation. The site has been identified as having the necessary attributes to suit the type of development proposed.

<p>educational opportunities.</p> <p>SI-PO3Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.</p> <p>SI-PO4Allow for a greater choice in housing types.</p>	<p>increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities. SI-A04Planning schemes are to support the provision of social housing in residential areas.</p> <p>SI-A05Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.SI-A06Provide flexibility in planning schemes to allow for a greater choice of housing types in residential areas, particularly in centrally located areas.SI-A07Existing and planned education and training facilities are to be appropriately zoned and protected from conflicting land uses.</p>	<p>NDIS projections suggest there is a potential unsatisfied demand for this type of accommodation in the Launceston area.</p> <p>The rezoning will allow for this type of development in the future allowing for a greater choice in housing type and responding to social and community needs.</p>
---	--	--

Greater Launceston Plan

The Greater Launceston plan sets out the community's vision for the greater Launceston area and its aspirations by 2035. The executive summary contained within the Greater Launceston Plan (GLP) states that the plan is a major strategic project to develop a unified and holistic approach to coordinate the long term planning and management of the City and broader greater urban area

The focus area for the plan includes Perth, Longford and Evandale and the Launceston urban area and surrounding suburbs and localities.

The plan has a strategic lifetime of 20 years and beyond with key initiatives being the consolidation of the city's existing urban areas.

The plan places emphasis on recognising that there are significant opportunities for residential development within the existing urban areas the plan seeks to facilitate infill residential development in existing urban areas.

A mid range level of population growth of approximately 0.55 per cent per annum between 2011-2036 is forecast for Launceston with the population aged 60 years and over to grow significantly.

The plan promotes urban consolidation and a compact city form. It also emphasises growth in areas focused on integrated community development including a mix of densities and local activity centers.

In this respect, the rezoning of the subject land to allow for residential use is within an existing urban area, close to services and public transport and is flat allowing for walkability.

The plan provides a summary of residential land requirements for the city of Launceston. These have been broken up into two planning periods, the first planning period being 2013-2021 and the second from 2012-2036. The plan identifies Mowbray as an area containing significant infill areas.

The proposed rezoning appears consistent with the Greater Launceston Plan.

Launceston Residential Strategy 2009

The strategy was developed for housing within the Launceston municipality for the 20 years from 2009 and is to be used as a guide to decision making.

The strategy is made up of 22 policies. Policy 1 considers responding to demographic projections concerned with reducing spread of the city which can have impact on biodiversity and natural values and primary industries. This includes encouraging 'walkable neighbourhoods' and reducing the amount of travel necessary, converting existing buildings for residential use and increasing the diversity of housing by encouraging smaller houses and alternative forms of housing where possible to integrate accessible community services.

Policy 3 – Social and economic factors deals with social exclusion and states that the aim is to remove barriers for individuals and communities so they have access to opportunities, choices in life and have the personal capacity, self confidence and individual resilience to make the most of them. The proposed use of the land by Unify SDA Pty Ltd would allow for an alternative form of housing for people with disabilities and would incorporate access to adequate support which aligns with this premise.

The subject site is well situated in terms of connection to public transport and community services making it an ideal location.

One of the measures within policy 3 is:-

Council will seek to develop partnerships with providers of key community services including education, aged care, health care and other social services to ensure that their needs can be integrated into future decision making. Council will also seek to partner with providers of alternative forms of housing and actively participate in facilitating affordable housing programmes.

The site is within a walkable area as suggested in the 'Walkability' analysis in figure 2 (page 14).

Policy 10 seeks to promote an increase in density around activity centers. Mowbray is seen as an activity center and the site is within easy walking distance.

The proposed rezoning is considered in line with the Launceston Residential Strategy 2009.

Strategic Plan 2014-2024

The strategic plan is guided by The Greater Launceston Plan and provides a ten year plan, the purpose of which is to provide direction to the operations the Council undertakes in its role as a major service provider. The plans provides broader strategies designed to achieve the overarching goals of the Greater Launceston Plan. The following goals are considered relevant:-

Goal 4 – A diverse and welcoming city

Greater Launceston Plan Direction:

- To support social and demographic diversity, and enable diversity in ideas and economic opportunities.*
- To develop a socially inclusive Launceston where all people feel valued, their differences are respected, and their basic needs are met so they can live with dignity.*

10 year goal:-

To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities.

Comment:-

The objective of the proposed rezoning is to enable future use of the site for specialist disability accommodation. This will provide appropriate accommodation for residents with a disability enabling them to feel a valued member of society. There are many people living in inappropriate accommodation and the proposed specialist accommodation would enable more diversity of accommodation types available in the Launceston area.

Goal 6 - A city building its future

Greater Launceston Plan Direction:

- To coordinate planning and development of existing and future patterns of land use, transport and supporting infrastructure.*

10 year goal

To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.

Comment:-

The proposed amendment is considered to facilitate appropriate development for the area.

Launceston Interim Planning Scheme 2015




Zoning

The provisions within the Inner Residential zone (Zone 11.0) of the *Launceston Interim Planning Scheme 2015* contain the zone purpose statements, use table and use and development standards for the zone.

Should the rezoning application be successful if is anticipated that there are no impediments to any proposed use or development meeting the applicable use and development standards either through the Acceptable Solutions or alternatively the Performance Criteria for the zone.

Codes

Codes	
E1.0 Bushfire Prone Areas Code	<p>This code is not applicable as the proposed draft amendment does not involve subdivision or a hazardous or venerable use.</p> <p>Nevertheless, it is considered that the land is not within 100m of an area of bushfire prone vegetation equal or greater than 1ha.</p> <p>The site is surrounded by developed land and the land to the west is developed for use by the University of Tasmania and is maintained land.</p>  <p><i>Figure 5 - Shows land within 100m radius of the subject site.</i></p>
E2.0 – Potentially Contaminated Land Code	<p>As previously discussed in this report, preliminary consultation with Council revealed that there are alerts relating to</p>

	<p>possible contamination on adjoining sites. These are the University of Tasmania Campus to the rear of the subject site and the adjoining site at 451 Invermay Road to the south. The alert for the University site is for fuel tanks. Code E2 – Potentially Contamination Land Code of the <i>Launceston Interim Planning Scheme 2015</i> applies.</p> <p>A Preliminary Site Investigation has been undertaken by es&d, project no. 6787, dated July 2019 – see Appendix H.</p> <p>The investigation established the history of the site and its surrounds in relation to potentially contaminating activities.</p> <p>The assessment was guided by the principles of and requirements contained within the Natural Environmental (Assessment of Site Contamination) measure 1999 (NEPM) including schedule B which includes the guidelines that are applied to preliminary and detailed investigations.</p> <p>The report concludes that:-</p> <ul style="list-style-type: none"> a) Any proposed development for residential purposes does not present a significant risk to potential human receptors identified in the conceptual site motel and no further investigation is required; and b) The use and development is exempt from the Code E2 under Clause E2.4.3.
E3.0 – Landslip Code	The land is not mapped as being within an area of landslide hazard on the List Maps.
E4.0 – Road and Railway Assets Code	The site has frontage to both George Town Road and Mangin Street. Two crossovers exist to the site from Invermay Road and an additional access is located at the end of Mangin Street.

	<p>If the proposed scheme amendment is approved, this code will be addressed as part of any proposed use or development of the subject site.</p> <p>Council have indicated that there are no significant issues with road access from either Invermay Road or Mangin Street.</p>
E5 – Flood Prone Areas Code	The site is not mapped as being within a flood risk area.
E6.0 – Parking and Sustainable Transport Code	The proposed scheme amendment does not involve use of development. However, it is considered that any proposed use or development of the site in the future will provide for sufficient numbers of car parking spaces in accordance with Code E6.0.
E7.0 Scenic Management Code	The land is not identified to be within a scenic road corridor or scenic management area on the planning scheme overlay maps.
E8.0 - Biodiversity Code	The land is not shown as priority habitat on the planning scheme overlay maps. The land is been used as a bowls club/bowling green for some years and is devoid of natural vegetation.
E9.0 - Water Quality Code	The site is not within 30m of an identified wetland or watercourse and there are no watercourses in the near vicinity.
E10.0 - Open Space Code	This code applies to the subdivision of land only and is therefore not applicable to the proposed rezoning.
E11.0 - Environmental Impact and Attenuation Code	<p>The proposed draft amendment if approved will allow for the development of the site for sensitive use however the site is not known to be located within any buffer area shown on the planning scheme overlay maps or within an attenuation distance from existing or approved uses listed in Tables E11.1 or E11.2.</p> <p>The site at 316-320 Invermay Road, south east of the subject site is occupied by T & G Floor Sanding and Sealing who supply timber for flooring and decking. A timber yard may be present and potentially timber may be treated on site.</p>

	<p>Table E11.1 lists an attenuation distance from a sensitive use for 'wood preservation' of 100m.</p> <p>The title boundaries of the site at 316-320 Invermay Road are within 100m of the subject site however the part of the site containing T & G Floor Sanding and Sealing is at least 130m from the subject site as the portion of the site closest to the subject site is not utilised – see figure 6 below.</p>  <p><i>Figure 6 – Showing the closest part of 316-320 Invermay Road (on the left of the image) to the subject site.</i></p>  <p><i>Figure 7 – Showing the part of 316-320 Invermay Road containing T & G Floor Sanding and Sealing.</i></p>
E12.0 - Airports Impact Management Code	The site is not shown within the obstacle limitation surfaces area on the planning scheme overlay maps.
E13.0 - Local Historic Cultural Heritage Code	The site is not listed in either Table E13.1, E13.2 or E13.3 of code and is not applicable to the proposed rezoning.

E14.0 Coastal Code	The subject site is not near a coastline.
E15.0 Telecommunications Code	The application does not propose any telecommunication facilities.
E16.0 Invermay/Inveresk Flood Inundation Area Code	The land is not within the Invermay/Inveresk floor inundation area on the planning scheme overlay maps.
E17.0 Cataract Gorge Management Area Code	The land is not within the Cataract Gorge Management Units 1-17 or 18.
E18.0 Signs Code	The sign code is not applicable to the proposed rezoning.
E19.0 Development Plan Code	This code applies only to subdivision of land within the Development Plan Code. The application is for rezoning of the land only.

Conclusion

It is considered that the proposed amendment provides for a logical expansion of the adjoining Inner Residential zone to the south of the site and will assist to facilitate re-development of the site by allowing a wider availability of potential permissible uses, providing the ability to utilise the site to its full potential

The site is close to facilities and amenities including public transport/shops and schools and is fully serviced and accessible.

A Preliminary Site Investigation by es&d confirms potentially contaminating activities did not impact the subject site.

It has been demonstrated that the draft amendment will further and be consistent with the requirements in Schedule 1 of the *Land Use Planning and Approvals Act* 1993 and the applicable State Policies consistent and Northern Regional Land Use Strategy.

Environmental Service & Design

ABN: 97 107 517 144

11 August 2019

Andrew Tilt
Unify SDA Housing Pty Ltd
22-24 Paterson St
Launceston, TAS 7250

Dear Andrew,

RE: Preliminary Site Investigation – 1A Georgetown Rd, Newnham 7248

Environmental Service and Design (ES&D) has investigated the site at 1A George Town Rd in relation to any potentially contaminating activities formerly conducted thereon, including risk to potential receptors and other potential environmental issues which may arise due to development activities.

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 investigation comprised a Preliminary Site Investigation as defined in NEPM Schedule B2, Section 2.1:

“Preliminary site investigations (PSI’s) usually include a desktop study to collect basic site information and identify the site characteristics (site location, land use, site layout, building construction, geological and hydrogeological setting, historical land uses and activities at the site), a site inspection and interviews with current and past owners, operators and occupiers of the site and nearby sites.

The preliminary investigation should be sufficient to:

- identify potential sources of contamination and determine potential contaminants of concern;
- identify areas of potential contamination;
- identify potential human and ecological receptors;

- identify feasible pathways by which contaminants and receptors may be linked;
- identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air)
- identify environmental issues which may arise because of development activities, or due to the change of use (increased disturbance due to increase in human activity).

With respect to contamination, if 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.”

It was concluded that the development does not present a significant risk to potential receptors identified in the Conceptual Site Model (CSM).

As per Section E2.4.3 of the Launceston Interim Planning Scheme 2015:

- the site history and site visit confirmed that potentially contaminating activities did not impact the development.

As per NEPM Schedule B2, Section 2.1, it was concluded that:

- No further investigation is required.

The details of the required investigation are documented in the following pages.

Yours sincerely,



Rod Cooper

Principal Consultant and CEnvP Site Contamination Specialist



Preliminary Site Investigation

1A George Town
Rd, Newnham
7248

Project No: 6787
July 2019



ABN: 97 107 517 144
74 Minna Rd
Heybridge TAS 7320
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
Fax: (03) 6431 2933

Document Control

Prepared & Published by:	ES&D		
Version:	Final		
File:	6775		
Contact:	Ariel Pascoe		
Phone No:	(03) 6431 2999		
Prepared For:	Unify SDA Housing		
Version:		Date:	
DRAFT 1	A Pascoe	ES&D	22/07/2019
FINAL	R Cooper	ES&D	11/08/2019

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.

This report is prepared solely for the use of the client to whom it is addressed and Environmental Service and Design Pty Ltd will not accept any responsibility for third parties. In the event that any advice or other services rendered by Environmental Service and Design Pty Ltd constitute a supply of services to a consumer under the Competition and Consumer Act 2010 (as amended), then Environmental Service and Design Pty Ltd’s liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again. Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Competition and Consumer Act 2010 (as amended). Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Contents

Preliminary Site Investigation	3
Document Control	4
1 Introduction	8
2 Scope of Works.....	9
3 Basis for Assessment	9
4 Information Sources	10
5 Site Details	10
5.1 Ownership and Location	10
5.2 Proposed Development	11
5.3 Zoning.....	12
6 Geology, Hydrology and Hydrogeology	13
6.1 Topography	13
6.2 Surface Water.....	13
6.3 Geology	13
6.4 Regional Hydrogeology	13
6.5 Acid Sulphate Soils	14
7 Site History.....	15
7.1 Site and Surrounding Land uses	15
7.2 Worksafe Tasmania Dangerous Goods Licences.....	15
7.3 Historical Aerial photography	16
7.4 Site History Summary	21
8 Site Visit	21
9 Potential Site Contamination	24
9.1 Onsite contamination.....	24
9.2 Offsite Sources	24
9.2.1 HEC Transformer, 451 Invermay Rd.....	24
9.2.2 Former James Nelson site, 298-314 Invermay Rd	25
9.2.3 Warehouses, 316-320 Invermay Rd.....	26
9.2.4 Former Ambassador Caravans, 330-336 Invermay Rd	27
10 Sampling.....	27
11 Results	29



12	Discussion	29
13	Potential Receptors	29
14	Conclusions and Recommendations.....	30
15	Limitations	32
	References	33
	APPENDIX 1 NATA CERTS	



List of Tables

Table 1: Nearby contaminated sites	Error! Bookmark not defined.
Table 5: Final Conceptual Site Model.....	31

List of Figures

Figure 1: Site Plan	11
Figure 2: Proposed Development	11
Figure 3: Zoning	12
Figure 4: Inferred Groundwater Flow Direction showing AHD contours	14
Figure 5: Aerial 1973	16
Figure 6: Aerial 1978	17
Figure 7: Aerial 1981	17
Figure 8: Aerial 1984	18
Figure 9: Aerial 1992	18
Figure 10: Aerial 1998	19
Figure 11: Aerial 2004	19
Figure 12: Aerial 2008	20
Figure 13: Aerial 2013	20
Figure 14: Aerial 2018	21
Figure 15: Driveway, former clubrooms and adjacent tattoo studio	22
Figure 16: Disused bowling green	22
Figure 17: Looking west towards Allenby Oval and the UTas campus	23
Figure 18: Northern boundary property, Mowbray Indoor Sport and Skate, at 1C George Town Road	23
Figure 19: Looking southeast towards the Charity Shop, T&G Flooring, ACL Bearings and the former James Nelson building.	24
Figure 20: HEC substation location	25
Figure 21: LPG gas tank at ACL Bearings	26



1 Introduction

Environmental Service and Design (ES&D) were commissioned by their client Commercial Project Delivery to undertake a Preliminary Site Investigation (PSI) on the proposed development at 1A George Town Rd, Newnham. Property ID Lot 2 SP137221 (5664m²)

The aim of the PSI is to determine whether activities have occurred on or near the site which may have resulted in contamination of the land and if so, whether the level of risk will increase with the proposed or future 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. **The following use and development are exempt for the code:**

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.

The Launceston Interim Planning Scheme 2015 specifies that environmental site assessments in relation to potentially contaminating activities must be prepared by a suitably qualified person. Council indicated that suitably qualified persons include CEnvP Site Contamination Specialist. Consequently, Mr. Rod Cooper of Environmental Service and Design (CEnvP Site Contamination Specialist certification no. SC40091) was engaged to perform the assessment.

This report will comprise a summary of investigation pursuant to E2.4.3 above, to establish if potentially contaminating activities are likely to have impacted the site and quantification of the potential risk associated with the proposed development.

2 Scope of Works

The scope of the preliminary site investigation included:

- Desktop review of the site and surrounding land use history;
- Obtaining information from Work Safe Tasmania (WST) regarding potential storage of dangerous substances in the area surrounding the property;
- 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;
- Development of a Conceptual Site Model (CSM); and,
- Preparation of the assessment report.



3 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).

4 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 9/7/2019;
- (GIP) DPIPWE Groundwater Information Portal (<http://wrt.tas.gov.au/groundwater-info>);
- Launceston Interim Planning Scheme 2015 (www.iplan.tas.gov.au), accessed 9/7/2019;
- National Environment Protection (assessment of Site Contamination) Amendment Measure 2013 (no. 1).
- Google Earth Pro, accessed 9/7/19



5 Site Details

5.1 Ownership and Location

The property at 1A George Town Rd ('The Site,' **Error! Reference source not found.**), the former Mowbray Bowls Club, is owned by the North Launceston Bowls Club who operate from the adjacent property at 1B George Town Road, rendering 1A George Town Rd vacant.



Figure 1: Site Plan

5.2 Proposed Development

The proposed development involves the construction of NDIS housing units. A preliminary plan is shown below in Figure 2 (c/o Unify Design, subject to change).



Figure 2: Proposed Development

The existing club rooms are to remain on site to be refurbished for use as a day-respite facility or community centre.

5.3 Zoning

The Site is currently zoned 18.0 Recreation (Launceston Interim Planning Scheme 2015) with 11.0 Inner Residential zoning to the south, 10.0 General Residential and 15.0 Urban Mixed Use to the east, and 36.0 Particular Purpose (PPZ 5 – University of Tasmania Newnham Campus) to the south. The development will include rezoning of The Site from Recreation to Inner Residential.

447 Invermay Rd, currently occupied by a pizza business, is zoned 20.0 Local Business, and the Telstra exchange immediately opposite The Site at 338 Invermay Rd is zoned 28.0 Utilities. Additionally, despite residential zoning, a tattoo studio operates from the adjacent property to the south at 451 Invermay Road.

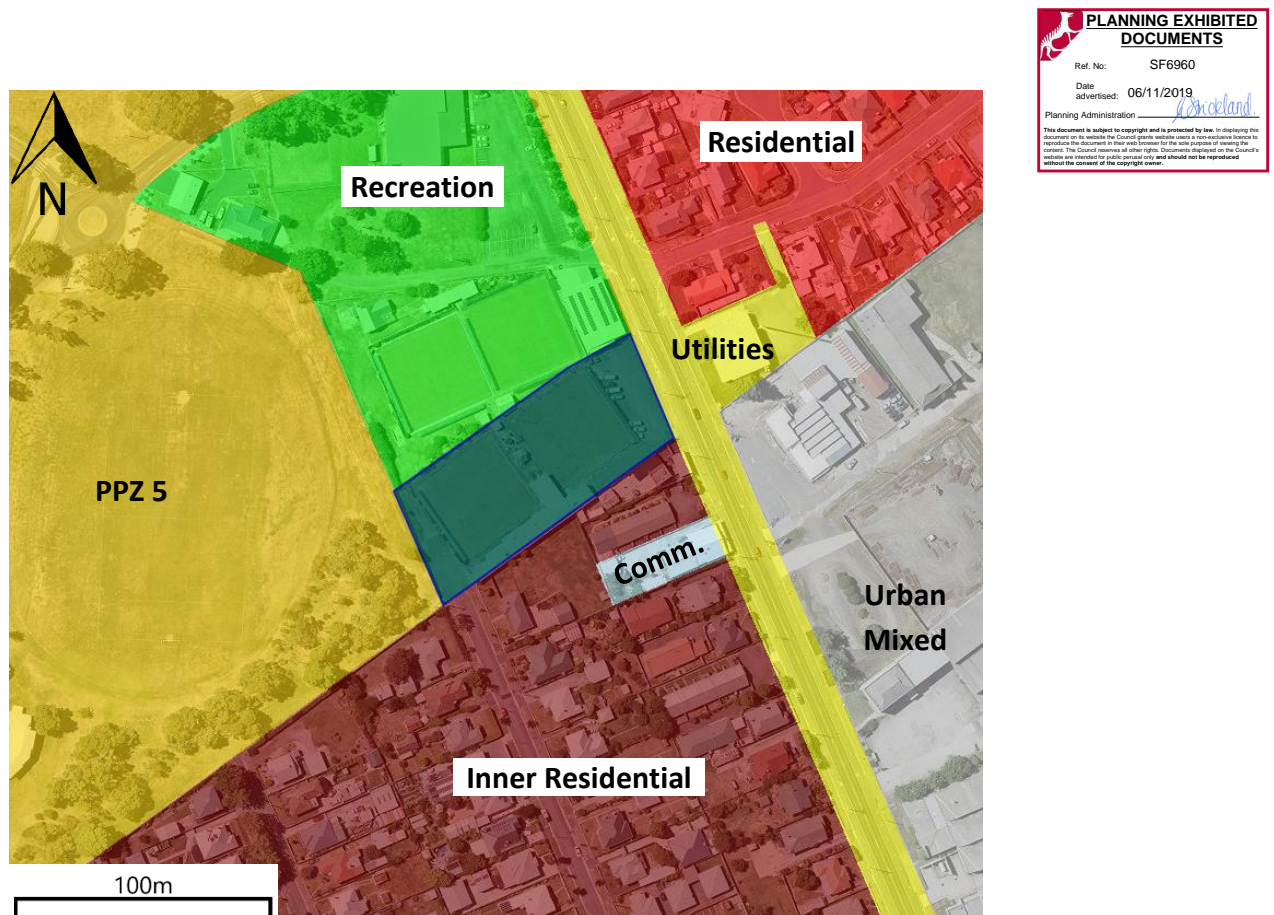


Figure 3: Zoning

6 Geology, Hydrology and Hydrogeology

6.1 Topography

A review of Google Earth and the LIST (Land Information System Tasmania) indicate that The Site slopes gently towards the Newnham Creek north with elevations between 25-20m (Figure 4).

6.2 Surface Water

The closest surface water body to the site is Newnham Creek, which is approximately 175m north. This flows for approximately 1.4km westward before it reaches the Tamar River.

6.3 Geology

The LIST and 1:25,000 geological map (Launceston, MRT) indicate that the site, and the majority of the Newnham/Mowbray area between the Mowbray Link Rd and Newnham Creek, is underlain by Cainozoic terrace deposits (TQac). TQac terrace deposits would be permeable to groundwater.

6.4 Regional Hydrogeology

Contours indicate that groundwater likely flows north or northwest towards Newnham Creek. (Figure 4). Groundwater is not extracted for drinking purposes in the area, as water is supplied from TasWater infrastructure.



Figure 4: Inferred Groundwater Flow Direction showing AHD contours

Reference to the Department of Primary Industries, Parks, Water and Environment (DPIWE) Groundwater Information Access Portal indicates there is a registered bore approximately 780 m NE at the Mowbray Golf Club (Bore ID 31490). This bore is located upgradient from The Site, so any contamination from the site via groundwater would be unlikely to affect it.

6.5 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 indicates that acid sulphate soils are unlikely to occur above geological unit TQac.

7 Site History

7.1 Site and Surrounding Land uses

A site history has been compiled by Unify SDA (Specialist Disability Accommodation) Housing, a summary of this is as follows: The Railways Bowls Club moved next door to the Mowbray Bowls Club when their site at 298-308 Invermay Rd was sold to James Nelson Pty Ltd in c.1951. In 1966 the Railways Club built the current club rooms, and in 2003 the two clubs merged to form the North Launceston Bowls and Community Club (NLBCC). The NLBCC operated from the 1A George Town Rd site, leasing the 1B site to various community groups, but had to sell the 1B site as it was under-utilised.

According to the tattoo studio owner who is a long-time resident, the studio was the site of a HEC substation/transformer which served the Mowbray trolley bus service (ended in 1968, *Companion to Tasmanian History*). The HEC substation predates the bowling green and is still intact, located along the property boundary between the Site and studio. The studio owner also recalled that the Allenby Oval and trees at the end of Mangin St were there at the time of the HEC substation (pers. comm. 12/7/19).

Brooks High School occupied the current UTas Newnham Campus site from 1948 to 1990.

The area southeast of the Site, zoned urban mixed use has a long history of industrial/commercial operations dating back to at least 1973 (see aerial photos in Chapter 7.3), and to 1951 in the case of the James Nelson textile mill. This area currently home to many light industrial and commercial businesses including ACL Bearings, Pro Scaff, Fastway Couriers and T&G Floor Sanding.

7.2 Worksafe Tasmania Dangerous Goods Licences

A WorkSafe Tasmania search request for the Site was not lodged due to potentially contaminating activities being unlikely to have occurred at a long-established bowling green. However, a search of the WorkSafe database on surrounding properties revealed three potentially contaminated sites upgradient.

Table 1: Nearby Contaminated Sites

Address	File	Description
451 Invermay Rd	C640	Gas cylinder/tank at Clark's Plumbers, 1977-1986.
330 Invermay Rd	A249	Gas cylinder/tank at Ambassador Caravans 1971-1973
	P294	Underground Shell storage tank/s at Parkco Freight Lines/AR Park and Son
316-320 Invermay Rd	1578	Gas cylinder/tank at MTM Industries, 1978

7.3 Historical Aerial photography

A review of historical aerial photographs available on the LIST and Google Earth was undertaken to identify any historical potentially contaminating land uses in the area. Photographs from 1973, 1978, 1981, 1984, 1992, 1998, 2004 (the LIST), 2008, 2013 and 2018 (Google Earth) are shown in Figures 5-14 below. The development of the clubrooms and James Nelson mill are not shown as historical aerial photos are not readily available for the area prior to 1973.



Figure 5: Aerial 1973



Figure 6: Aerial 1978



Figure 7: Aerial 1981

PLANNING EXHIBITED DOCUMENTS	
Ref. No:	SF6960
Date advised:	06/11/2019
Planning Administration:	<i>Manickland</i>
<small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are provided for public access only and should not be reproduced without the consent of the copyright owner.</small>	



Figure 8: Aerial 1984



Figure 9: Aerial 1992



Figure 10: Aerial 1998



Figure 11: Aerial 2004

6787 PSI – 1A George Town Rd, Newnham 7248





Figure 12: Aerial 2008



Figure 13: Aerial 2013

6787 PSI – 1A George Town Rd, Newnham 7248





Figure 14: Aerial 2018

7.4 Site History Summary

Site history is summarised below.



Table 2: Site History

Year	Activity
1951	Railways Bowls Club moved next door to Mowbray Bowls Club
1966	Railways Bowls Club built current club rooms
1968	End of trolley bus service, adjacent HEC substation not required
1990	UTas acquires adjacent property from Brooks High School, starts development
2003	Railways and Mowbray combined to form NLBCC and put the Site for lease
2019	NLBCC put site for tender

8 Site Visit

Rod Cooper from ES&D visited the site and neighbouring tattoo studio on the 17/7/19. Andrew Tilt from Unify SDA also interviewed the owner of the tattoo studio, and the occupant of the neighbouring residence at 22-24 Mangin St, comments from this interview are summarised in Chapter 7.1.



PLANNING EXHIBITED DOCUMENTS

Ref. No: SF6960

Date advised: 06/11/2019

Planning Administration: *Conceldand*

This document is subject to copyright and is protected by law. In displaying this document on the website the Council gives notice that it is not to be reproduced in any form without the written consent of the Council. The Council reserves all other rights. No part of this document may be reproduced without the consent of the copyright owner.

Figure 15: Driveway, former clubrooms and adjacent tattoo studio



Figure 16: Disused bowling green



Figure 17: Looking west towards Allenby Oval and the UTas campus



Figure 18: Northern boundary property, Mowbray Indoor Sport and Skate, at 1C George Town Road



Figure 19: Looking southeast towards the Charity Shop, T&G Flooring, ACL Bearings and the former James Nelson building.

9 Potential Site Contamination

9.1 Onsite contamination

Before the Bowls Club, the site was a paddock (pers. comm. tattoo studio owner, 11/7/19). The EPA's list of potentially contaminating activities does not contain anything that would relate to a bowling green, and there are no records for 1A George Town Rd on Worksafe Tasmania's database.

9.2 Offsite Sources

9.2.1 HEC Transformer, 451 Invermay Rd

451 Invermay Rd is on Worksafe's contaminated sites list due to the location of a gas cylinder or tank from 1977-1986 when it was occupied by a plumbing business. A removed, decommissioned or otherwise empty gas cylinder/tank is unlikely to cause contamination, especially given that it has not been in operation for 33 years.

The HEC transformer on the other hand presents a contamination risk. It would've been in operation during the time of the trolley bus service, c.1952-1968, and would have contained PCB's (Poly Chlorinated Biphenyls). PCBs are toxic, persistent and bio-accumulative organic



liquids/resins which were used in transformers until their phase out in 1975 (npi.gov.au). The HEC substation is directly adjacent to the Site and upgradient, so any PCB spillage would have reached the Site, see Figure 20.



Figure 20: HEC substation location

Substation location is shown in red, site boundary in yellow, possible inferred groundwater directions in blue.

Actual groundwater flow direction can only be determined with water table elevation measurements from a series of wells, however, the contours in Figure 4 show that the general direction must be N/NW towards Newnham Creek. Figure 20 shows that if the groundwater travels anywhere between 270° W to $\sim 10^{\circ}$ NE under the Site, any contamination at the former HEC substation will be carried onto the Site.

9.2.2 Former James Nelson site, 298-314 Invermay Rd

The James Nelson Pty Ltd textile mill operated between 1951 until recently, although it may not have been operating in full capacity after c.2008 (according to Google Maps Street View historical imagery, ACL Bearings were occupying their current site at 310-314 Invermay Rd in Jan 2008). Although dying was done offsite (*The Argus*, 21/4/51, accessed on Trove), “textile operations” are on the EPA’s list of potentially contaminating activities.



Current tenants of the site are the civil plant, labour and truck hire company Streetwise Developments at 298-308 Invermay Rd, and automotive engine bearing manufacturers ACL Bearings at 310-314 Invermay Rd. Contaminating activities have the potential to be undertaken at both sites. Additionally, an Origin gas tank is located next to the Invermay Rd entrance to ACL Bearings, see Figure 21.



Figure 21: LPG gas tank at ACL Bearings

From Google Maps Street View, 2018.



9.2.3 Warehouses, 316-320 Invermay Rd

The warehouses located at 316-320 Invermay Rd are on Worksafe's contaminated sites list due to the location of a gas cylinder/tank belonging to MTM Industries in 1978. The licence was not cancelled.

The current tenants of this site are My Charity Shop, T&G floor sanding and sealing, with Duggans and Statewide Glass occupying the warehouses before them. T&G supply timber for flooring and decking (yellowpages.com.au), so may have a timber yard and/or treat timber on site.

9.2.4 Former Ambassador Caravans, 330-336 Invermay Rd

330 Invermay Rd is on the contaminated site register due to the location of a gas cylinder/tank in 1971-1973 at the then Ambassador Caravans. This site is currently occupied by Vinnies.

10 Sampling

Assessment of an initial risk assessment determined that the soil close to the HEC Transformer, 451 Invermay Road. Contamination from ACL Bearings and the other industrial sites are unlikely to impact the site due to distance and attenuation /time.

PCB contamination is possible and being up gradient and close to the Site needs to be investigated. The transformer building was reviewed and found to have a solid floor with no cracks or leakage points. The properties of PCB's suggest that should there have been a spill, the oil would fix to the soil and move laterally and potentially vertically. A hotspot would form, experience being that it would be more laterally than vertical once the oil contacts moist soil the oil fixes and moves laterally. There are several Canadian studies comparing sand and clay soils.

Sample points (Figure 22) close to the transformer building were selected down gradient and deep enough to detect any old oil (300 mm). This selection was effective as the soil samples did detect low levels of heavy oils.

Samples were taken to meet the (Australian Standards) NEPM guidelines and placed in laboratory supplied sample jars. Samples were placed on ice and dispatched to a NATA laboratory.



Figure 22 Sample Points

Table 3 NATA Results

TABLE			5/08/2019	5/08/2019	5/08/2019	5/08/2019	HSL A&B
	UNITS	LOR	Sample A	Sample B	Sample C	Sample D	Sand - surface
PCB							
Total Polychlorinated biphenyls	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	1
TRH							
C6 - C10 Fraction	mg/kg	10	<10	<10	<10	<10	
C6 - C10 Fraction minus BTEX (F1)	mg/kg	10	<10	<10	<10	<10	45
>C10 - C16 Fraction	mg/kg	50	<50	<50	<50	<50	
>C16 - C34 Fraction	mg/kg	100	<100	320	310	120	
>C34 - C40 Fraction	mg/kg	100	<100	150	190	<100	
>C10 - C40 Fraction (sum)	mg/kg	50	<50	470	500	120	
>C10 - C16 Fraction minus Naphthalene (F2)	mg/kg	50	<50	<50	<50	<50	110
BTEX							
Benzene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	0.5
Toluene	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	160
Ethylbenzene	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	55
meta- & para-Xylene	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	
ortho-Xylene	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	
Total Xylenes	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	40
Sum of BTEX	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	
Naphthalene	mg/kg	1	<1	<1	<1	<1	3

11 Results

Results confirm that although there was low level contamination with heavier oils, PCB's were below detection limits. PCB levels in the impacted soil are not above HSL.

All other potential contaminants were below the HSL's for residential living and so acceptable for the proposed development.

12 Discussion

Surrounding sites were investigated and from the data that is available, and additional data from WST, it is evident that the general groundwater is not contaminated.

Due to the proximity of the HEC Transformer room, and the position directly up gradient of the proposed development, a sampling plan was devised to determine risk.

4 samples on the boundary sampled at 300 mm depth determined a minor historic spill, but all potential contaminants were below the HSL's for residential development. The results confirm that the sampling methodology was justified.

Results allow us to conclude that no further investigation is required, although there may be dermal risk off site closer to the source.

13 Potential Receptors

A preliminary Conceptual Site Model (CSM) (Table 5) was developed after consideration of risks to potential human receptors as outlined below.

Risks to human health from hydrocarbon contamination can arise via the inhalation route when people are exposed to vapours for extended periods, including from vapour intrusion into built spaces. Hydrocarbon and heavy metal exposure can occur by direct contact with contaminated soil, surface water or groundwater (e.g., ingestion, dermal contact).

Future workers involved in the construction of the development were considered in the preliminary CSM, along with subsurface workers.

14 Conclusions and Recommendations

ES&D investigated each potential contamination source based on the usage, inferred groundwater flow direction (both locally and regionally) and distance to offsite sources.

The only realistic risk source was the old HEC Transformer. Soil tests were conducted and concluded that risk was acceptable for the development to proceed.

A CSM was constructed and is shown in Table 4. A risk assessment was then conducted according to the principles and methodology contained within the NEPM and found no significant risk, and no increased risk to human health receptors associated with the development. Therefore requirements under section (E2.4.3) of the Launceston Interim Planning Scheme 2015 are met.




Rod Cooper.

Site Contamination Specialist

Table 4: Final Conceptual Site Model

Contamination Source	COPC	Pathway	Receptor
HEC Transformer. Leaks to the environment over a long period of time.	<ul style="list-style-type: none"> ● PCB's ● Petroleum-based hydrocarbons ● Volatile and semi-volatile organic compounds ● Benzene, toluene, ethylbenzene xylene and naphthalene (BTEXN) 	<p>Dermal contact of soil and potentially groundwater.</p> <p>No Pathway, Oil that may have leaked from the transformer did not impact the site.</p>	<ul style="list-style-type: none"> ● Workers involved in any construction directly on top of soil, or the movement of soil ● Subsurface workers ● Future site building users ● Surrounding site users
Other offsite hydrocarbon sites,	<ul style="list-style-type: none"> ● Petroleum-based hydrocarbons ● Volatile and semi-volatile organic compounds ● Benzene, toluene, ethylbenzene xylene and naphthalene (BTEXN) ● 	<p>Impacts to groundwater are outside the zone of influence, considering typical spills and leaks that may have occurred.</p>	<ul style="list-style-type: none"> ● Workers involved in any construction directly on top of soil, or the movement of soil ● Subsurface workers ● Future site building users ● Surrounding site users



15 Limitations

ES&D has prepared this report in accordance with the care and thoroughness of the consulting profession for D.J. McCulloch Surveying. 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 June and July 2018 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>

Trove (<https://trove.nla.gov.au/>) accessed on 15/7/19

Companion to Tasmanian History, accessed on 23/7/19
https://www.utas.edu.au/library/companion_to_tasmanian_history/T/Trolley%20bus.htm

<http://www.npi.gov.au/resource/polychlorinated-biphenyls-pcbs>, accessed 23/7/19

APPENDIX 1 NATA CERTS

PLANNING EXHIBITED DOCUMENTS	
Ref. No:	SF6960
Date advertised:	06/11/2019
Planning Administration	<i>Shireland</i>
<small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their own format for the sole purpose of saving the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use and should not be reproduced without the consent of the copyright owner.</small>	

CERTIFICATE OF ANALYSIS

Work Order : **EM1912626**

Client : **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**

Contact : MR ROD COOPER

Address : 80 MINNA ROAD PO BOX 651
HEYBRIDGE TASMANIA, AUSTRALIA 7316

Telephone : +61 03 6442 4037

Project : 6787

Order number :

C-O-C number : ----

Sampler : RC

Site : 1A Georgetown Road

Quote number : EN/222

No. of samples received : 4

No. of samples analysed : 4

Page : 1 of 4

Laboratory : Environmental Division Melbourne

Contact : Shirley LeCornu

Address : 4 Westall Rd Springvale VIC Australia 3171

Telephone : +6138549 9630

Date Samples Received : 07-Aug-2019 10:15

Date Analysis Commenced : 07-Aug-2019

Issue Date : 09-Aug-2019 16:05



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. 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
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

Page : 2 of 4
Work Order : EM1912626
Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
Project : 6787



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

- Key :
- CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 - LOR = Limit of reporting
 - ^ = This result is computed from individual analyte detections at or above the level of reporting
 - Ø = ALS is not NATA accredited for these tests.
 - ~ = Indicates an estimated value.
- EP071: EM1912642_006 Poor duplicate precision due to sample heterogeneity. Confirmed by re-extraction and re-analysis.



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	Sample A	Sample B	Sample C	Sample D	----
Client sampling date / time					05-Aug-2019 00:00	05-Aug-2019 00:00	05-Aug-2019 00:00	05-Aug-2019 00:00	----
Compound	CAS Number	LOR	Unit		EM1912626-001	EM1912626-002	EM1912626-003	EM1912626-004	-----
					Result	Result	Result	Result	----
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		6.3	5.7	12.7	12.8	----
EP066: Polychlorinated Biphenyls (PCB)									
Total Polychlorinated biphenyls	----	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	----
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	180	160	<100	----
C29 - C36 Fraction	----	100	mg/kg		<100	220	240	<100	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	400	400	<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	320	310	120	----
>C34 - C40 Fraction	----	100	mg/kg		<100	150	190	<100	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	470	500	120	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	----
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	----
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		89.9	96.6	93.2	86.8	----
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		74.1	84.2	68.4	72.5	----
Toluene-D8	2037-26-5	0.2	%		76.6	86.2	69.3	67.7	----
4-Bromofluorobenzene	460-00-4	0.2	%		86.6	89.3	77.7	81.0	----



Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	36	140
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



QUALITY CONTROL REPORT

Work Order	: EM1912626	Page	: 1 of 5
Client	: ENVIRONMENTAL SERVICE AND DESIGN PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: MR ROD COOPER	Contact	: Shirley LeCornu
Address	: 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 6442 4037	Telephone	: +6138549 9630
Project	: 6787	Date Samples Received	: 07-Aug-2019
Order number	:	Date Analysis Commenced	: 07-Aug-2019
C-O-C number	: ----	Issue Date	: 09-Aug-2019
Sampler	: RC		
Site	: 1A Georgetown Road		
Quote number	: EN/222		
No. of samples received	: 4		
No. of samples analysed	: 4		



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. 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
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

Page : 2 of 5
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key :
 Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
 CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
 LOR = Limit of reporting
 RPD = Relative Percentage Difference
 # = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: **SOIL**

Sub-Matrix: SOIL				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 2511345)									
EM1912626-001	Sample A	EA055: Moisture Content	----	0.1	%	6.3	8.4	29.3	No Limit
EM1912642-007	Anonymous	EA055: Moisture Content	----	0.1	%	22.9	20.5	11.2	0% - 20%
EP066: Polychlorinated Biphenyls (PCB) (QC Lot: 2511362)									
EM1912626-001	Sample A	EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	0.00	No Limit
EM1912642-011	Anonymous	EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2511332)									
EM1912626-001	Sample A	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 2511361)									
EM1912642-006	Anonymous	EP071: C15 - C28 Fraction	----	100	mg/kg	4530	3710	19.8	0% - 20%
		EP071: C29 - C36 Fraction	----	100	mg/kg	160	120	28.3	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	2410	2020	17.7	0% - 20%
		EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	7100	5850	19.3	0% - 20%
EM1912626-001	Sample A	EP071: C15 - C28 Fraction	----	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C29 - C36 Fraction	----	100	mg/kg	<100	<100	0.00	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	<50	<50	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2511332)									
EM1912626-001	Sample A	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2511361)									
EM1912642-006	Anonymous	EP071: >C16 - C34 Fraction	----	100	mg/kg	2990	# 2430	20.5	0% - 20%
		EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	3950	3290	18.4	0% - 20%
		EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	6940	5720	19.3	0% - 20%
EM1912626-001	Sample A	EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	<100	0.00	No Limit

Page : 3 of 5
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



Sub-Matrix: SOIL				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 2511361) - continued									
EM1912626-001	Sample A	EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.00	No Limit
		EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	<50	0.00	No Limit
EP080: BTEXN (QC Lot: 2511332)									
EM1912626-001	Sample A	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
			106-42-3						
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit



Page : 4 of 5
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



Method Blank (MB) and Laboratory Control Spike (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 Spike (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**

Sub-Matrix: SOIL				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike Concentration	Spike Recovery (%) LCS	Recovery Limits (%) Low High	
Method: Compound	CAS Number	LOR	Unit	Result				
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 2511362)								
EP066: Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	1 mg/kg	85.9	63	115
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2511332)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	94.4	61	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2511361)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	688 mg/kg	119	72	122
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	3100 mg/kg	112	84	123
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1490 mg/kg	111	79	119
EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2511332)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	92.0	60	125
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2511361)								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1050 mg/kg	114	77	121
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3960 mg/kg	112	83	121
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	280 mg/kg	111	65	123
EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080: BTEXN (QCLot: 2511332)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	79.4	63	119
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	82.8	67	126
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	87.8	66	124
EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	4 mg/kg	91.6	68	128
	106-42-3							
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	92.8	73	128
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	90.9	61	123

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: **SOIL**

				Matrix Spike (MS) Report			
				Spike Concentration	SpikeRecovery(%) MS	Recovery Limits (%)	
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number			Low	High
EP066: Polychlorinated Biphenyls (PCB) (QCLot: 2511362)							
EM1912626-003	Sample C	EP066: Total Polychlorinated biphenyls	----	1 mg/kg	97.4	44	144

Page : 5 of 5
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



Sub-Matrix: SOIL				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Recovery Limits (%)	
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2511332)							
EM1912626-002	Sample B	EP080: C6 - C9 Fraction	----	28 mg/kg	73.3	42	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 2511361)							
EM1912626-002	Sample B	EP071: C10 - C14 Fraction	----	688 mg/kg	122	53	123
		EP071: C15 - C28 Fraction	----	3100 mg/kg	111	70	124
		EP071: C29 - C36 Fraction	----	1490 mg/kg	106	64	118
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2511332)							
EM1912626-002	Sample B	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	70.1	39	129
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 2511361)							
EM1912626-002	Sample B	EP071: >C10 - C16 Fraction	----	1050 mg/kg	116	65	123
		EP071: >C16 - C34 Fraction	----	3960 mg/kg	110	67	121
		EP071: >C34 - C40 Fraction	----	280 mg/kg	89.9	44	126
EP080: BTEXN (QCLot: 2511332)							
EM1912626-002	Sample B	EP080: Benzene	71-43-2	2 mg/kg	76.4	50	136
		EP080: Toluene	108-88-3	2 mg/kg	80.7	56	139

QA/QC Compliance Assessment to assist with Quality Review

Work Order	: EM1912626	Page	: 1 of 4
Client	: ENVIRONMENTAL SERVICE AND DESIGN PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: MR ROD COOPER	Telephone	: +6138549 9630
Project	: 6787	Date Samples Received	: 07-Aug-2019
Site	: 1A Georgetown Road	Issue Date	: 09-Aug-2019
Sampler	: RC	No. of samples received	: 4
Order number	:	No. of samples analysed	: 4

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, **NO** surrogate recovery outliers occur.

Outliers : Analysis Holding Time Compliance

- **NO** Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

- **NO** Quality Control Sample Frequency Outliers exist.

Page : 2 of 4
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



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							
EP080/071: Total Recoverable Hydrocarbons - NEPM 2	EM1912642--006	Anonymous	>C16 - C34 Fraction	----	20.5 %	0% - 20%	RPD exceeds LOR based limits

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	
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	----	----	----	07-Aug-2019	19-Aug-2019	✔
EP066: Polychlorinated Biphenyls (PCB)								
Soil Glass Jar - Unpreserved (EP066) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	08-Aug-2019	16-Sep-2019	✔
EP080/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP080) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	07-Aug-2019	19-Aug-2019	✔
Soil Glass Jar - Unpreserved (EP071) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	08-Aug-2019	16-Sep-2019	✔
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP080) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	07-Aug-2019	19-Aug-2019	✔
Soil Glass Jar - Unpreserved (EP071) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	08-Aug-2019	16-Sep-2019	✔
EP080: BTEXN								
Soil Glass Jar - Unpreserved (EP080) Sample A, Sample C,	Sample B, Sample D	05-Aug-2019	07-Aug-2019	19-Aug-2019	✔	07-Aug-2019	19-Aug-2019	✔



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	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Polychlorinated Biphenyls (PCB)	EP066	2	12	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	17	11.76	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Polychlorinated Biphenyls (PCB)	EP066	1	12	8.33	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	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Polychlorinated Biphenyls (PCB)	EP066	1	12	8.33	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	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Polychlorinated Biphenyls (PCB)	EP066	1	12	8.33	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	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard



Page : 4 of 4
 Work Order : EM1912626
 Client : ENVIRONMENTAL SERVICE AND DESIGN PTY LTD
 Project : 6787



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 (2013) Schedule B(3) Section 7.1 and Table 1 (14 day holding time).
Polychlorinated Biphenyls (PCB)	EP066	SOIL	In house: Referenced to USEPA SW 846 - 8270D Extracts are analysed by Capillary GC/MS and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM (2013) Schedule B(3) (Method 504)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015A Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM amended 2013.
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260B. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM amended 2013.
Preparation Methods	Method	Matrix	Method Descriptions
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.


1 Site
1 : 500

[illegible]

UNIFY SDA HOUSING
13 DOWLING STREET,
LAUNCESTON

Project number		U19 - 009	A002
Date		22.02.19	
Drawn by		Author	
Checked by	Checker	Scale	1 : 500

Submission to Planning Authority Notice

Council Planning Permit No.		Council notice date	20/09/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01381-LCC		Date of response 23/09/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	1a GEORGE TOWN RD , NEWNHAM	Property ID (PID)	2198743
Description of development	Planning Scheme Amendment - Scheme Amendment to rezone land Recreation to Inner Residential		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
N/A			
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

TITLE: 1A George Town Road, Newnham - Rezone the Land from Recreation to Inner Residential

FILE NO: SF6960

AUTHOR: Luke Rogers (Town Planner)

DIRECTOR: Leanne Hurst (Director Development Services)



DECISION STATEMENT:

To determine the rejection or initiation of Amendment 57 to the Launceston Interim Planning Scheme 2015, to rezone the land at 1A George Town Road, Newnham from Recreation to Inner Residential.

PLANNING APPLICATION INFORMATION:

Applicant: Unify SDA Housing Pty Ltd
Property: 1A George Town Road, Newnham
Current Zoning: Recreation
Receipt Date: 09/09/2019

RECOMMENDATION:

That Council:

1. pursuant to the former sections 33(3) and 34(1)(a) of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 57 to change the zoning at 1A George Town Road, Newnham from Recreation to Inner Residential.
2. pursuant to the former section 35 (1)(a) of the *Land Use Planning and Approvals Act 1993*, certify the draft amendment as shown below:

Launceston Interim Planning Scheme 2015

AMENDMENT 57



Rezoning from Recreation Zone to Inner Residential
(1A George Town Road Lot 2 RP 137221)

Amend the interim planning scheme maps as below:



Zoning



11.0 Inner Residential

THE COMMON SEAL
of Launceston City
Council was hereunto
affixed in the presence of: -

Date

Louise Foster
Director
Corporate Services

Leanne Hurst
Director Development
Services

Note: Councillors are advised that under Schedule 6 - Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act)*

2015 - Parts 2A and 3 of the former provisions remain in force until a Local Planning Schedule comes into effect for the municipal area and this application assessment and recommendation has therefore been made under those transitional provisions.

REPORT:

PART A - APPLICATION FOR PLANNING SCHEME AMENDMENT



1.1 Introduction

An application has been made under sections 33 and 34 of the *Land Use Planning and Approvals Act 1993*, by Unify SDA Housing Pty Ltd, for a change of zoning to the Launceston Interim Planning Scheme 2015 from Recreation to Inner Residential.

1.2 Background

The aim of the proposed rezoning is to provide for disability housing and associated services on the site. The development of disability housing or other buildings is not included in the application and would be subject to future approval. The application is designed to meet the demand for modern and purpose-designed accommodation for people in the community living with severe disability who are currently living in inappropriate circumstances. This is intended as a form of assistance in alignment with the National Disability Insurance Scheme (NDIS).

The area in which the site is located has a range of different zones and land uses, the most notable of which are the Inner Residential zoned land to the south and south west of the site and the UTAS Campus to the west and north west of the site in a Particular Purpose Zone. The existing Recreation Zone includes the Mowbray Indoor Sport and Skate and the North Launceston Bowls Club. The North Launceston Bowls Club currently operates only one of two adjacent lawn bowls facilities, leaving a vacant site that can be utilised for residential development in the Inner Residential Zone.

1.3 Proposed Amendment

The proposed amendment seeks to change the zoning at 1A George Town Road, Newnham from Recreation to Inner Residential. The site is approximately 5,664m² in size, and the amendment proposes to rezone the entirety of the site to Inner Residential.

1.4 Act Requirements

The legislation allows for an amendment to the planning scheme under sections 32 and 33 of the *Land Use Planning and Approvals Act 1993* (the Act).

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –

- (a)*
- (b)*
- (c)*
- (d)*

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 30O; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Section 20 also includes the following:

(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and

(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and

(c)

The amendment must be decided under section 33(3) which reads:

33. Request for amendment of planning scheme

(3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.

(3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –

(a) initiate the amendment under section 34; and

(b) certify the draft amendment under section 35 –

within 42 days of receiving the request or such longer time as the Commission allows.



The matters, which Council must consider when making a decision whether to reject or initiate the application for an amendment, are listed in section 32 (as stated above) of the Act.

2. Site and surrounding area

The subject site is located at 1A George Town Road, Newnham. This is on the western side of George Town Road, between Newnham Drive and Foch Street. The site has an area of 5,556m² and an irregular shape that is generally rectangular. The primary access to the site is over two crossovers to George Town Road at the north eastern and south eastern corners of the site. There is an additional rear access to the south western corner of the site from Mangin Street.

The site adjoins the North Launceston Bowls Club to the north, which is also the owner of the subject site and is within the Recreation Zone. To the south of the site is the Inner Residential Zone, with Mowbray Tattoo and 22-24 Mangin Street adjoining the site in this zone. To the west of the site is a sports oval that is part of the University of Tasmania's Newnham Campus and is in Particular Purpose Zone 5. Below is a labelled zoning map of the site:

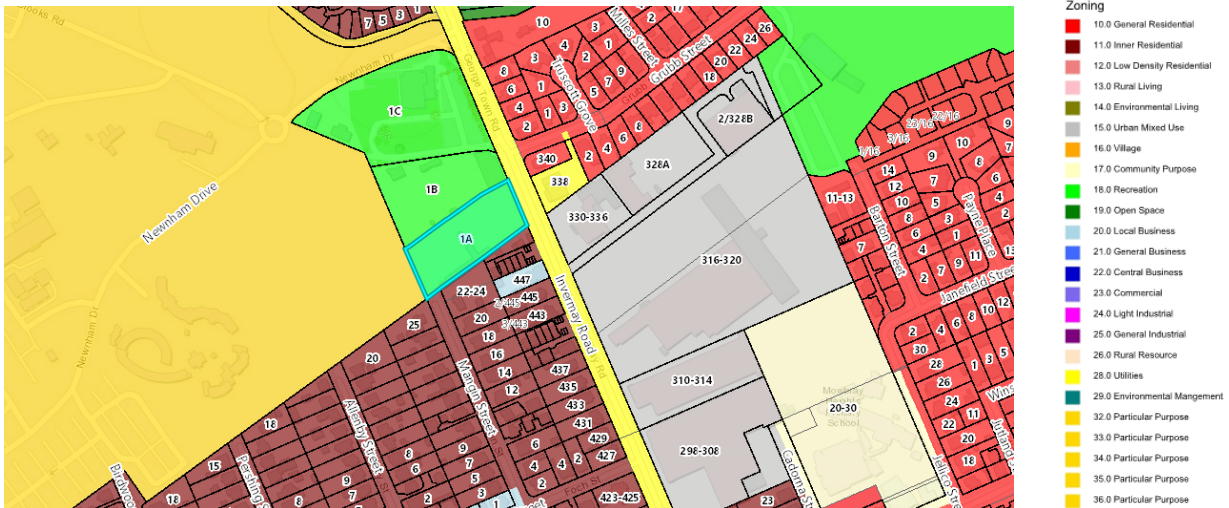


Figure 1- Zoning Map

The site is currently developed with two separate bowling greens that occupy the majority of the site. There are also associated clubroom facilities along the southern boundary for a length of approximately 60m. This building occupies an area of approximately 500m². The other development on the site includes a gazebo, a garden shed, shade awnings, landscaping and fencing. The area of the site adjoining the frontage to George Town Road is developed with car parking for approximately 23 vehicles. Below is an aerial image of the site:



Figure 2 - Site Aerial Image Map

3. Existing conditions on the site

3.1 Heritage Values

The subject land is not listed in Local Historic Heritage Code under the planning scheme or within a state listed property on the Tasmanian Heritage Register. Additionally, there are no adjoining heritage listed properties.

3.2 Scenic Values

The site is not within a scenic road corridor or a scenic management area shown on the planning scheme overlay maps in Scenic Management Code. There is a section of the University of Tasmania (UTAS) Newnham Campus adjoining the site that is within the Tamar Estuary Scenic Management Precinct. The proposed amendment is not considered to affect that precinct.



3.3 Environmental Hazards

3.3.1 Bushfire

The subject site is not located within a bushfire prone area shown on planning scheme maps in the Bushfire Prone Areas Code and does not contain significant bushfire prone vegetation. There is a section of the UTAS Newnham Campus adjoining the site that is within a bushfire prone area, however, the site is considered to be at minimal risk from bushfire.

3.3.2 Riverine Inundation

The site is not located in a flood prone area or inundation area as shown on planning scheme overlay maps. There is not considered to be any flood risk on site.

3.3.3 Landslip

The subject site is not listed in a landslide hazard area as shown on the planning scheme overlay maps in the Landslide Code. There are also no hazard bands shown over the site on landslip mapping by the State government. There is not considered to be any landslip risk at the site.

3.5 Infrastructure

The subject site has the ability to connect to relevant infrastructure services. There is a DN225mm sewer line that runs through the south western corner of the site and to the rear of the site. There is also a gravity sewer main that runs through the rear of the site. A DN200mm water main runs along the sites frontage to George Town Road. A DN900 stormwater line runs through rear of the site and discharges to Newnham Creek. This surrounding infrastructure gives the opportunity to for connections, however, the site is not currently connected to these services. The infrastructure services listed can be seen in the image below:



Figure 3 - Infrastructure Services Map

The site is also connected to the electricity network, and is located within the existing transport network.

Discussions with Council's Infrastructure Department have indicated that there are no objections to the rezoning of the land. The future development of the site is the point at which specific matters such as access to the public roads, stormwater discharge volumes and connection points will need to be addressed.

4. Proposal

The proposal seeks to amend the Scheme for rezoning of the subject land from Recreation Zone to Inner Residential Zone at 1A George Town Road, Newnham.

4.1 Landowner Consent

The land is owned by North Launceston Bowls and Community Club Inc. and consent to the application was provided on 8 July 2019.

4.2 Considerations for an Amendment

4.2.1 Section 32

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Recreation Zone

The site is currently zoned Recreational and the land adjoining to the north will remain in the Recreation Zone. No permit required uses in the zone are Natural and cultural values management and passive recreation, and the permitted use is sports and recreation. The proposed rezoning would not impact on the ability of the current sports and recreation use to continue, or for future uses that are no-permit required or permitted to be undertaken. The proposal would alter the border between the Recreation and Inner Residential zones, rather than creating a new interface between these two zone types in this locality.

Inner Residential Zone

Land to the south of the site is currently zoned Inner Residential. The proposed rezoning would bring the subject site into alignment with the adjoining land, allowing compatible land uses to be carried out on a currently vacant and underutilised site. It is noted that the adjoining general retail and hire use at 451 Invermay Road is an existing non-confirming use. This use has co-existed with surrounding residential uses for an extended period without creating unreasonable conflict. The proposed rezoning would allow more residential use in close proximity to this use, however, it is not anticipated that there would be any conflict between this use and the future use of the subject site after rezoning.

Particular Purpose Zone 5 - University of Tasmania, Newnham Campus

Land to the west of the site is within a Particular Purpose Zone, specifically for the housing of the University of Tasmania's Newnham Campus. As the operation of universities can include a diverse range of specific activities, there are a wide range of uses that are able to be conducted on the adjoining lot. No permit required uses in the zone are Natural and cultural values management and passive recreation, and permitted uses are business and professional services, community meeting and entertainment, general retail and hire (if for a local shop or the sale of books, stationary and education equipment), education and occasional care, research and development, sports and recreation and utilities.

It is likely that the current use of the adjoining area as a sporting ground would continue, however there is the potential for further development of the university in the future. It is noted that the UTAS's Newnham Campus currently borders the Inner Residential Zone for practically the entire length of its south eastern boundary. Particular Purpose Zone 5 and the activities of the UTAS and the Australian Maritime College (AMC) campus has not been in conflict with the numerous residential uses adjoining the site to the south.

4.2.2

(ea) must not conflict with the requirements of section 30O.

30(0) states:

30O. Amendments under Divisions 2 and 2A of interim planning schemes

(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

(2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –

- (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*
- (b) the amendment does not revoke or amend an overriding local provision; and*
- (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*

Response:

The amendment is being made to the Launceston Interim Planning Scheme 2015. An assessment of the Northern Regional Land Use Strategy (NRLUS) 2018 has been undertaken, where it has been deemed it is consistent.

The proposal is not amending, removing, or inserting a common provision, but is for a change in zoning, which is considered to be a local provision and is able to be amended under Division 2 or 2A.

4.2.3 Land Supply

Rezoning of the site would allow for residential infill development on an unutilised site within the Newnham area, and would result in a consistent pattern of development with the adjoining residential uses in Mowbray to the south. The proposed use of the site is for disability housing, which requires sites of considerable sizes in a residential context. There is a current lack of appropriately sized lots in the area that could accommodate the suggested use, and therefore the supply of more residential zoned land for the purpose is considered appropriate.

However, no planning application has been proposed as part of this application and the change of zoning must be appropriate on its merits alone. The site is approximately 5,664m² in size. This provides a theoretical lot yield of 18 lots, based on the acceptable solution 11.4.24 A1.1 of 300m² per lot. A site of this size also has the ability to support 16



multiple dwellings, based on the acceptable solution 11.4.16 A1 of 350m² site area per dwelling. The site is located in an Urban Growth Area that is designated for additional residential growth. There is limited residential zoned vacant land in the surrounding area, with the closest vacant lots, not owned by Council, being the following:

Address	Approximate Proximity to Site	Lot Size
5 Plumer Street, Mowbray	600m south west	766m ²
46 Parua Road, Newnham	700m north east	733m ²
38 Dover Street, Mowbray	755m east, south east	505m ²
3 Rheims Street, Mowbray	800m east, south east	514m ²
11 Dover Street, Mowbray	860m east, south east	516m ²
7 Dalton Court, Mowbray	860m east, south east	502m ²
6 Meadowbank Road, Newnham	865m north east	1,861m ²
8 Meadowbank Road, Newnham	870m north east	612m ²
10 Meadowbank Road, Newnham	875m north east	612m ²

In addition to these lots, there is some potential for infill development to the rear of existing dwellings in the area. There is not considered to be a high supply of land in the area. The rezoning of the subject site would result in additional residential land in a growth area with a limited existing supply of land.

4.3 State Policies

4.3.1 State Policy on the Protection of Agricultural Land 2009



The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

The subject site is located within an existing urban area and is not in the vicinity of agricultural land. The land has no agricultural value. As such, the State Policy on Protection of Agricultural Land does not apply.

4.3.2 State Coastal Policy 1996

The State Coastal Policy applies to Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the *Living Marine Resources Management Act 1995*) and all land to a distance of 1km from the high water mark. The subject site is located outside this distance. Therefore, this policy is not applicable.

4.3.3 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

- (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- (ii) waters in any tank, pipe or cistern.

The objectives of the policy are as follow:

- Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;
- Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;
- Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;
- Facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and
- Apply the precautionary principle to Part 4 of this Policy.

The site is fully serviced by reticulated stormwater services. The site is located approximately 170m from Newnham Creek and the stormwater connections available to the site would flow into this watercourse. The future development on the site will be required to address the provisions of the Interim Planning Scheme and to meet the requirements of the *Urban Drainage Act 2013*. This will be sufficient to ensure that the water quality of Newnham Creek, and its flows into the kanamaluka/Tamar Estuary, can be maintained.

As such, the objectives of this policy are met.

4.3.4 National Environment Protection Measures (NEPM)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the *State Policies and Projects Act 1993*.

The NEPMs are as follows:

- Air Toxins;
- Ambient Air Quality;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste between States and Territories;
- National Pollutant Inventory; and
- Used Packaging materials.



The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of future development applications over the site would be undertaken against the appropriate Use and Development Standards.

Due to potentially contaminating activities taking place on adjoining sites, it is appropriate that the site has been assessed for potential contamination. The subject site adjoins two properties that have been previously used for potentially contaminating activities as listed in the Potentially Contaminated Land Code. These potentially contaminating activities include an aquaculture laboratory at the UTAS's Newnham Campus and fuel tanks at both the UTAS and 451 Invermay Road, Mowbray Tattoo. Their adjoining site at 451 Invermay Road was also contained a HEC substation/transformer that served the Mowbray trolley

bus, which also has the potential to cause contamination. Additionally there is a significant history of industrial and commercial activities that have taken place to the south east of the site, some of which were potentially contaminating. Below is a map showing lots where potentially contaminating activities have been known to have taken place:



Figure 4 - Potentially Contaminated Sites Map

A Preliminary Site Investigation, that was completed by Environmental Service and Design, was prepared and submitted as part of the application. The summary of the report stated the following:

It was concluded that the development does not present a significant risk to potential receptors identified in the Conceptual Site Model (CSM).

As per Section E2.4.3 of the Launceston Interim Planning Scheme 2015:

- *the site history and site visit confirmed that potentially contaminating activities did not impact the development.*

As per NEPM Schedule B2, Section 2.1, it was concluded that:

- *No further investigation is required.*

This conclusion is sufficient to suggest that there is no contamination risk for the site and any future residential use.

The proposed amendment is not considered affected by the other NEPMs.

5. Gas Pipelines Act 2000

- The purpose of the Act are as follows;
- To create an effective, efficient and flexible regulatory system for the construction and operation of pipeline facilities and of pipelines for transporting natural gas and other substances to which this Act applies;
- To ensure as far as reasonably practicable security of supply for users of gas; and
- To protect the public from risks inherent in regulated activities.

There is a TasGas distribution pipe located to the south of the site along Invermay Road, as can be seen on the map below:



Figure 4 - TasGas Pipeline Map

This gas pipeline terminates approximately 35m from the subject site, between 447 and 449 Invermay Road. Specific steps are required if work is to be undertaken within 25m of a TasGas Distribution PE. Therefore, any future development on the site as a result of rezoning will not be impacted by the *Gas Pipelines Act 2000*.

6. Planning Strategies

6.1 Launceston Residential Strategy (LRS) 2009-2029

The LRS provides a strategy for housing within the Launceston municipality over the next 20 years. The strategy provides 22 specific policies that make up the overall residential strategy, a number of these are relevant to the proposal. Each of these policies outlines key issues that should be addressed to achieve desired outcomes. The compatibility of the proposal with various key issues for relevant policies is discussed below:

Policy 1 - Responding to Demographic Projections

Key Issues:

The changing composition of our communities will have significant impact on future housing demand. Launceston's population is predicted to grow at a steady rate and to age significantly over the coming decades. Family structures are also changing with a trend towards smaller households. Council will allow greater flexibility to consider alternatives to single dwellings and encourage housing that caters for the particular needs of the elderly, small families, young people and singles.

Council will encourage co-location of housing and community services, either by encouraging community services to locate in residential areas or by seeking to increase residential density in areas that are already well serviced.

Comment:

The proposed zoning change will create additional residential zoned land in an urban context, to respond to changing demographics. The purpose of the proposed zoning is to provide an alternate housing type that caters to a particular need, being supported housing for people with a disability. The site would provide for housing and a community service in an area that is well serviced.

Policy 2 - Environmental Sustainability

Key Issues:

Council recognises that further extension of the city outwards into rural areas is less environmentally sustainable, as it contributes to loss of vegetation, decreased water quality, loss of agricultural capacity, and compromised scenic amenity. It also leads to increased traffic in the city. Increasing fuel costs are reducing market demand for rural and remote residential properties. The benefits of energy efficient and water sensitive housing are being increasingly recognised; appropriate location, design and layout can reduce transport and other costs and have positive environmental benefits.

Comment:

The site is located in an existing urban area, facilitating additional residential development away from the fringe of the city. The rezoning of the site allows for redevelopment of an unutilised site and the establishment of smaller housing as shown in the concept plans provided in support of the application.

Policy 3 - Social and Economic Factors

Key Issues:

Council will:

- *When planning for housing Council must identify and respond to emerging social and economic trends.*
- *The planning scheme directly impacts on the profitability of the construction industry and resultant levels of employment and investment in the Launceston municipality.*
- *An ageing population brings with it increased demand for access to community and social services, higher density residential development, renovations and redevelopments in inner areas, and need for retirement and residential aged care facilities.*
- *The location of housing and accessibility to transport, social, recreational and employment opportunities is directly related to levels of social exclusion. Council should ensure social inclusion is a key consideration in developing the settlement strategy.*
- *Housing affordability must be factored into future locations of housing growth.*
- *The long-term costs and efficiency of infrastructure will become an increasingly significant determinant of housing location and type.*

Comment:

The proposal responds to the needs of the community by providing disability care facilities in an urban area that has access to infrastructure services. The site is also located in an area that is identified as walkable in the LRS and is connected to the public transport network. The provision of disability housing and social services in this area responds to community needs and increases social inclusion for vulnerable members of the community.

Policy 9 - Settlement Hierarchy

Key Issues:

Council will adopt a six tier hierarchy of objectives to guide the location of future housing development. This hierarchy describes housing locations from the most to the least

socially, economically and environmentally desirable and should be used by Council to inform strategic choices.

Fully Serviced Residential Areas

- 1. Locate new residential development on 'brownfield' sites that are in accessible locations on the CBD fringes or adjacent to district centres or neighbourhood centres; then,*
- 2. Increases density in existing residential areas where opportunities exist or where capacity for change has been identified, primarily through unit developments or redevelopment; then,*
- 3. Is located on vacant land in urban infill locations including undeveloped portions of existing residential areas and vacant land that is currently within a residential zone; then,*
- 4. Is located on the most appropriate vacant land on the edge of the urban areas; then,*

Partly Serviced

- 5. Is located in planned rural residential development in the most appropriate areas; then,*

Unserviced Development

- 6. Individual rural houses unconnected to a primary industrial use.*

Comment:

The site can be considered a 'brownfield' site as it is not currently being utilised but has previously been developed. While 'brownfield' most commonly refers to industrial or commercial sites, the term can apply to other sites. The redevelopment of the site would be in alignment with the settlement hierarchy policy. The site also would represent infill development between developed sites, although it is not currently vacant.

As determined above, the site and its desired future use are in alignment with key policies of the LRS. As such, the proposal is consistent with the strategy.

6.2 Northern Regional Land Use Strategy (NRLUS) 2018

The NRLUS is the statutory regional plan for Northern Tasmania and sets out strategies and policies to facilitate and manage change, growth and development until 2032. The site of the proposal is identified as being within an Urban Growth Area in Map D.1 - Regional Framework Plan. Specifically within a Priority Consolidation Area.

D.2.1.1 States the following in relation to the Priority Consolidation Area:

- *Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1; and*
- *Support a broadened range of housing accommodation types and provide improved access, services, amenity and liability.*

D.2.1.3 states the following key principle;

- *Opportunities to increase the capacity of existing Urban Growth Areas should be given higher priority than to their expansion.*

E.2.3. states the following key settlement network strategies;

- *Support sustainable growth in identified Urban Growth Areas.*



- *Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area...*
- *Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.*
- *Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.*

The site is within an established urban area and allows a broader range of housing types to be supported, namely disability housing in this case. The proposal would increase the capacity of the area, rather than allowing its expansion. It represents sustainable growth in an identified Urban Growth Area, and can be seen as consolidating and developing the Greater Launceston Area. The proposal identifies an infill opportunity within an existing settlement within Map D.1 and further develops an area near an activity centre and transport networks.


The proposed rezoning is considered to be in alignment with these key principles and strategies contained within the policy.


The NRLUS further outlines specific policies and related actions in E.2.4. Those policies and actions that are relevant to the proposal are outlined below.

Policy	Action	Planner Comment
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.	The proposed rezoning is consistent with this action. The land is well located and serviced and will assist in meeting projected demand.
	RSN-A2 Land supply will be provided in Urban Growth Areas identified as: Priority Consolidation Areas; Supporting Consolidation Areas; or Growth Corridor.	The proposed rezoning is consistent with this action. The site is within a Supporting Consolidation Area.
	RSN-A3 Apply zoning that provides	The proposed rezoning is consistent with this



	for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.	<p>action.</p> <p>The site is currently underutilised; the proposed zoning would provide further flexibility for redevelopment.</p>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> 	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p>	<p>The proposed rezoning is consistent with this action.</p> <p>The proposed rezoning is in an area that is serviced by existing TasWater infrastructure. The application was referred to TasWater and no capacity concerns were raised.</p>
	<p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.</p>	<p>The proposed rezoning is consistent with this action.</p> <p>The applicant for the proposal is Unify SDA Housing and the rezoning is to allow the development of specialised disability housing. This housing type would further diversify the housing stock and reflect the changes and requirements of the population, specifically in the area of disability.</p>
	<p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p>	<p>The proposed rezoning is consistent with this action.</p> <p>The site is located approximately 500m from a major activity centre identified in Map D.1, and will allow for urban residential expansion.</p>
	<p>RSN-A7 Ensure all rural and environmental living occurs</p>	N/A

 <p>PLANNING EXHIBITED DOCUMENTS</p> <p>Ref. No: SF6960</p> <p>Date advertised: 06/11/2019</p> <p>Planning Administration <i>Southland</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council gives no warranty as to the accuracy or completeness of the information contained in it and does not accept any liability for any loss or damage caused by its use. The Council reserves all other rights. Documents displayed on the Council's website are intended for public general use and should not be reproduced without the consent of the copyright owner.</small></p>	<p>outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/or 'brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>	<p>The proposed rezoning is consistent with this action.</p> <p>The site of the proposal can be considered as a 'brownfield' site as it is developed but has been abandoned/unused.</p>
<p>RSN-P5</p> <p>Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</p>	<p>RSN-A10</p> <p>Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</p>	<p>The proposed rezoning is consistent with this policy and action.</p> <p>The proposal is to apply the Inner Residential Zone to the site and is to facilitate the development of medium or high density supported housing.</p>
<p>RSN-P6</p> <p>Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</p>	<p>RSN-A11</p> <p>Clearly identify settlement boundaries at the local level for all significant activity centres.</p>	<p>The proposed rezoning is consistent with this policy and action.</p> <p>The site is located in close proximity to an activity centre and to a public transport corridor.</p>
<p>RSN-P8</p> <p>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p> <p>RSN-P9</p> <p>Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</p>	<p>RSN-A14</p> <p>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</p>	<p>The proposed rezoning is consistent with this action.</p> <p>The proposal is an amendment of the planning scheme to redevelop a site with a public transport corridor and bus stop immediately adjacent to it on George Town Road.</p>

<p>RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p>		 <p>PLANNING EXHIBITED DOCUMENTS Ref. No: SF6960 Date advised: 06/11/2019 Planning Administration: <i>Launceston</i></p> <p><small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council does not give any warranty as to the accuracy or completeness of the information. The Council reserves all other rights. Documents displayed on the Council's website are intended for public general use and should not be reproduced without the consent of the copyright owner.</small></p>
--	--	---

The consistency with NRLUS has been demonstrated. Therefore, the Inner Residential Zone could be applied to the subject site.

7.0 Launceston Interim Planning Scheme 2015

The primary intent of the amendment is to rezone the site to facilitate future development of the land for disability housing and associated services. The proposal is to zone the land Inner Residential.

7.1 Inner Residential Zone (Proposed zoning)

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

11.1.1.1

To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

The proposed zoning change would allow for residential development and use on a site that is close to services, facilities and a historically established area. Any future development of the site would need to respect the variation and pattern in lot sizes, set back and height.

11.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

The suggested use of the site by Unify SDA Housing Pty Ltd includes disability services that can serve the local community. The primary use of the site, however, is to be residential.

11.1.1.3

To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.

The suggested use of the site will be a residential use with density greater than the surrounding area. The relative size of the site, however, provides the opportunity for a development that allows this greater density while not significantly affecting existing residential amenity.

11.1.1.4

To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.

The suggested use of the site is primarily residential, with other associated uses that will not displace or dominate the residential use.

11.1.1.5

To provide for development that provides a high standard of amenity and contributes to the streetscape.

Any future proposal for development would need to address the contribution to amenity and streetscape.

11.2 Use Table

The use table for the Inner Residential Zone lists residential uses (that are not single dwellings) as discretionary uses. This includes multiple dwellings, communal residences and respite centres, which are the most likely residential sub-uses to be required by Unify SDA Housing Pty Ltd. The proposed zone is the most appropriate for housing of the type desired by the applicant.

11.3 Use Standards

The use standards relate to other uses that are not primarily residential. As the proposed rezoning is to allow residential use on the site, and other uses are likely to be ancillary, the existing use standards will not apply.

13.4 Development Standards

The following development standards apply for the physical development of residential buildings that are not single dwellings.

- 11.4.7 Site coverage
- 11.4.8 Building height
- 11.4.9 Frontage setbacks
- 11.4.10 Rear and side setbacks
- 11.4.11 Walls on boundaries
- 11.4.12 Location of car parking
- 11.4.13 Overlooking
- 11.4.14 North-facing windows
- 11.4.15 Daylight to windows
- 11.4.16 Density control of multiple dwellings
- 11.4.17 Private open space for multiple dwellings
- 11.4.18 Site facilities for multiple dwellings
- 11.4.19 Common property for multiple dwellings
- 11.4.20 Streetscape integration and appearance
- 11.4.21 Outbuildings and swimming pools
- 11.4.22 Earthworks and retaining walls
- 11.4.23 Development for discretionary uses

These would be assessed at an application stage should the development of disability housing be proposed. The site layout, size and conditions are sufficient to ensure that the



proposed use could be designed and delivered within the development standards of the zone.

If alternative use and development were to take place on the site there are a number of development options. The site provides the ability to provide 16 multiple dwellings under the acceptable solution 11.4.16 A1. The site also has the ability to be subdivided into 18 lots under acceptable solution 11.4.23 A1.1. If a different proposal were brought on the site, the development standards would be applied assessed at that point.



7.2 Codes

E1.0 Bushfire Prone Areas Code

As the site is not located within 100m of 1ha of bushfire prone vegetation, and is not covered by the planning scheme overlay map, the code does not apply.

E2.0 Potentially Contaminated Land Code

The site is adjacent to two lots that have been known to have been used for potentially contaminating activities. However, a Preliminary Site Investigation by Environmental Service and Design that was provided in support of the application confirms that potentially contaminating activities have not impact the site. As such, any future use or development would be exempt from assessment against the provisions of the code.

E3.0 Landslide Code

As no landslide overlays or hazards exist over the subject site, the code does not apply.

E4.0 Road and Railway Assets Code

There are currently three separate access points to the site, two being to George Town Road and one being to Mangin Street. Any future development would be unlikely to require any additional accesses, however, the use of these accesses would likely increase. The scale of that increase would determine what steps would be needed to meet the requirements of the code.

E5.0 Flood Prone Areas Code

As no flooding overlays or hazards exist over the subject site, the code does not apply.

E6.0 Parking and Sustainable Transport Code

The code applies to all development, and would apply to the future residential development on the site. There is currently a car parking area along the frontage of the site and there is ample space on the site for the provision of parking and associated facilities to meet the needs of any future use.

E7.0 Scenic Management Code

As no scenic management overlay exists over the subject site, the code does not apply.

E8.0 Biodiversity Code

As no biodiversity overlay exists over the subject site, the code does not apply.

E9.0 Water Quality Code

As the subject site is not within 30m of a watercourse, the code does not apply.

E10 Open Space Code

The proposed future development of the site does not include subdivision, however, if there was a future proposal for subdivision on the site then the code would be triggered. In that instance it would be determined if open space should be provided in accordance with the code or if a cash-in-lieu payment would be allowed in accordance with the *Local Government (Building and Miscellaneous Provisions) Act 1993*.



E11 Environmental Impacts and Attenuation Code

The site is not within any buffer area of uses that would trigger the code.

E12 Airports Impact Management Code

The site is not within the obstacle limitation surfaces and as such, the code does not apply.

E13 Local Historic Cultural Code

The site is not on the local heritage register and as such, the code does not apply.

E14 Coastal Code

The code only applies to coastal environments and as such, the code does not apply.

E15 Telecommunications Code

The code only applies to telecommunications facilities and as such, the code does not apply.

E16 Invermay/Inveresk Flood Inundation Area Code

The site is not within a flood area and as such, the code does not apply.

E17 Cataract Gorge Management Area Code

The site is not within the Cataract Gorge Management Area and as such, the code does not apply.

E18 Signs Code

The signs code would only be relevant to any future applications that included signage.

E19 Development Plan Code

The site is not located within the development plan code overlay and as such, the code does not apply.

8. Draft Local Provision Schedules - State-wide Planning Scheme

The City of Launceston Council has endorsed draft Local Provision Schedules in alignment with the implementation of the State-wide Planning Scheme. The draft provisions have been made in accordance with the Zone Application Guidelines provided by the Tasmanian Planning Commission. The proposed zoning for the area under the draft Local Provision Schedules are shown below:

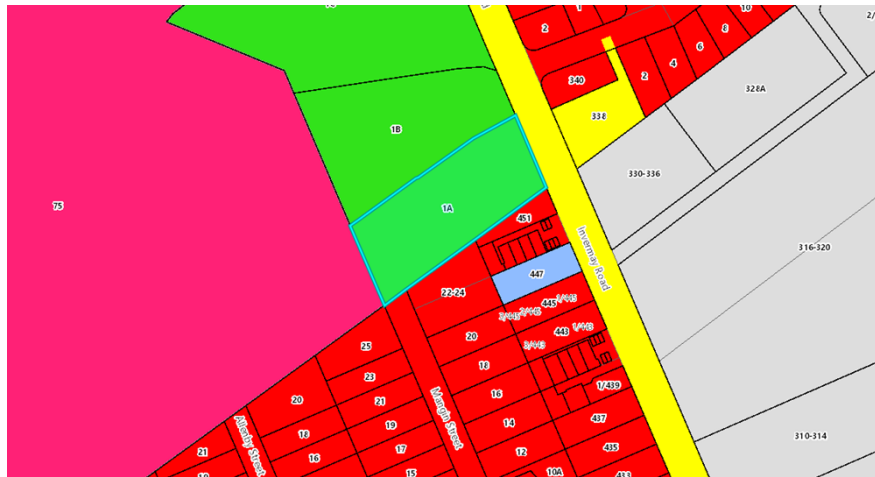


Figure 5 - Draft LPS Zoning Map



The site is proposed to remain in the Recreation Zone, however, the proposed zoning for the LPS did not generally recommend rezoning of individual sites. It is also noted that the area to the south of the site is proposed to be rezoned to General Residential, rather than the current Inner Residential Zone. The potential to recommend the site be rezoned to General Residential in anticipation of this likely change was considered. However, in assessing the proposed rezoning it was suitable to take into account the current provisions, policies and zoning, rather than pre-emptively apply the General Residential Zone to respond to a situation that may not eventuate.

9. Referral Agencies

Under section 56S(1) of the *Water and Sewerage Industry Act 2008*, a planning authority must refer a draft amendment to the relevant regulated entity. The application was referred to TasWater for comment on 20 September 2019. TasWater provided a Submission to Planning Authority Notice on 23 September 2019 and raised no objections or conditions to the proposed rezoning. However, under section 56S(2) the relevant regulated entity may provide comment during the public notification period if an amendment is initiated by the Council.

10. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Infrastructure Assets	The proposal was referred to Infrastructure and no objections were raised.
Environmental Health	The proposal was referred to Environmental Health and no objections were raised.
Parks and Recreation	N/A
Heritage/Urban Design	N/A
Building and Plumbing	N/A
EXTERNAL	
TasWater	No Objections
DIER	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A

EPA	N/A
Aurora	N/A

11. Conclusion

The application for the amendment seeks to change the zoning from Recreation to Inner Residential. The amendment is supported based on the following:

- (1) Land use conflicts will be minimal; and
- (2) The proposed amendment and planning application have been assessed as being supportive of the objectives of the Act, NRLUS, relevant policies, and the Scheme.

ECONOMIC IMPACT:

No significant economic impacts have been identified.

ENVIRONMENTAL IMPACT:

No significant economic impacts have been identified.

SOCIAL IMPACT:

No significant social impacts have been identified.

STRATEGIC DOCUMENT REFERENCE:

Launceston Interim Planning Scheme 2015
Land Use Planning and Approvals Act 1993
 Launceston Residential Strategy 2009-2029
 Northern Regional Land Use Strategy

BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Locality Map - Amendment 57 - 1A Georgetown Road, Newnham (*electronically distributed*)
2. Scheme Amendment Supporting Report - 1A Georgetown Road, Newnham (*electronically distributed*)



3. Preliminary Site Investigation - 1A Georgetown Road, Newnham (*electronically distributed*)
4. Draft Preliminary Concept - 1A Georgetown Road, Newnham (*electronically distributed*)
5. TasWater SPAN - 1A Georgetown Road, Newnham (*electronically distributed*)

	
PLANNING EXHIBITED DOCUMENTS	
Ref. No:	SF6960
Date advertised:	06/11/2019
Planning Administration	
<small>This document is subject to copyright and is protected by law. In displaying this document on its website the Council gives notice to the public that it is not to be reproduced in any form or by any means without the written permission of the Council. The Council reserves all other rights. Documents displayed on the Council's website are for public information only and should not be reproduced without the consent of the copyright owner.</small>	