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Surveying, Engineering & Planning

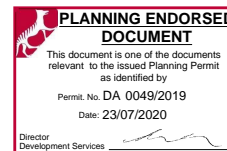
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REZONING AND SUBDIVISION 45-47 THISTLE STREET, SOUTH LAUNCESTON S43A SUBMISSION

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Table of Annexures

Annexure	Title	Author/publisher
1	Launceston City Council application form	PDA Surveyors
2	Landowner consent	L T & S J Rodman and M T Gilpin
3	Certificates of title	Office of Land Titles
4	Development Guidelines - Patons & Baldwins, Launceston	Tasmanian Heritage Council
5	Bushfire Hazard Management Report	Livingston Natural Resource Services
6	Site contamination report and noise assessment	Environmental Service and Design
7	Exemption from Heritage Assessment and email	Heritage Tasmania
8	Combined drainage system plans	PDA Surveyors
9	Subdivision plans showing lot layouts, indicative residential development, sewer and stormwater drainage locations.	PDA Surveyors
10	LIPS Compliance submission	PDA Surveyors

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Document Status

Revision	Author	Reviewer	Date
1	Tom Reilly		6 February 2019
2	Tom Reilly	Bronwyn Mellor	15 May 2019
3	Tom Reilly		18 September 2019
4	Tom Reilly		22 June 2020

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1. Introduction

1.1 Summary

The proposal is to rezone the land surrounding the dwelling and access located south of the industrial complex on Strata entitlement FR 142453/1 from Light Industrial to General Residential zone. Immediately following rezoning would be the subdivision of the General Residential zoned land from the balance Light Industrial Zoned land and to free this land from the Strata arrangement.

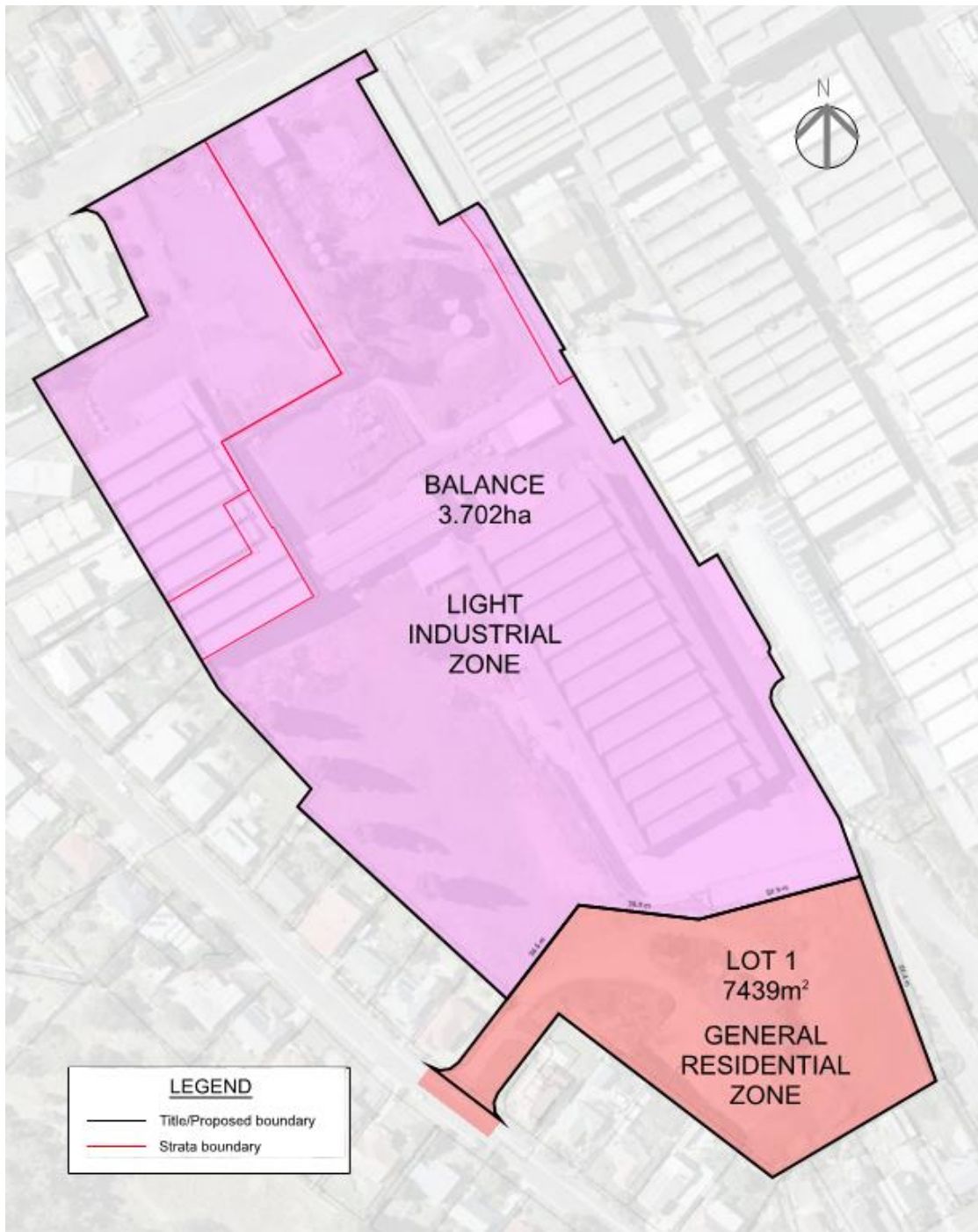


Figure 1 – Proposed zoning overlaid state wide aerial imagery from ListMAP

1.2 Application form and owner consent

A Launceston City Council application form is attached at Annexure 1. The consent of the owners of FR 14245/3 to the lodgement of this application is attached at Annexure 2.

Section 33(2A) of the former Act provides:

If a request under subsection (1) is in respect of one parcel or several parcels of land covered by the planning scheme and is requested by a person who is not the owner of the land to which the proposed amendment applies, the request must be –

- (a) signed by the owner or owners of the land; or
- (b) accompanied by the written permission of the owner or owners to the making of the request.

As there is no rezoning proposed on FR 142453/3, the proposal may not be “in respect of” FR 142453/3 but the matter is complicated due to the need for 142453/3 to provide consent to amendment of the Strata Plan under the Strata Titles Act 1998. Without such consent, a rezoning and subdivision approval could not be acted upon. Accordingly, consent of the owner of FR 142453/3 (Leigh Thomas Rodman and Shelley Jean Rodman) is also included at Annexure 2.

1.3 Certificates of Title

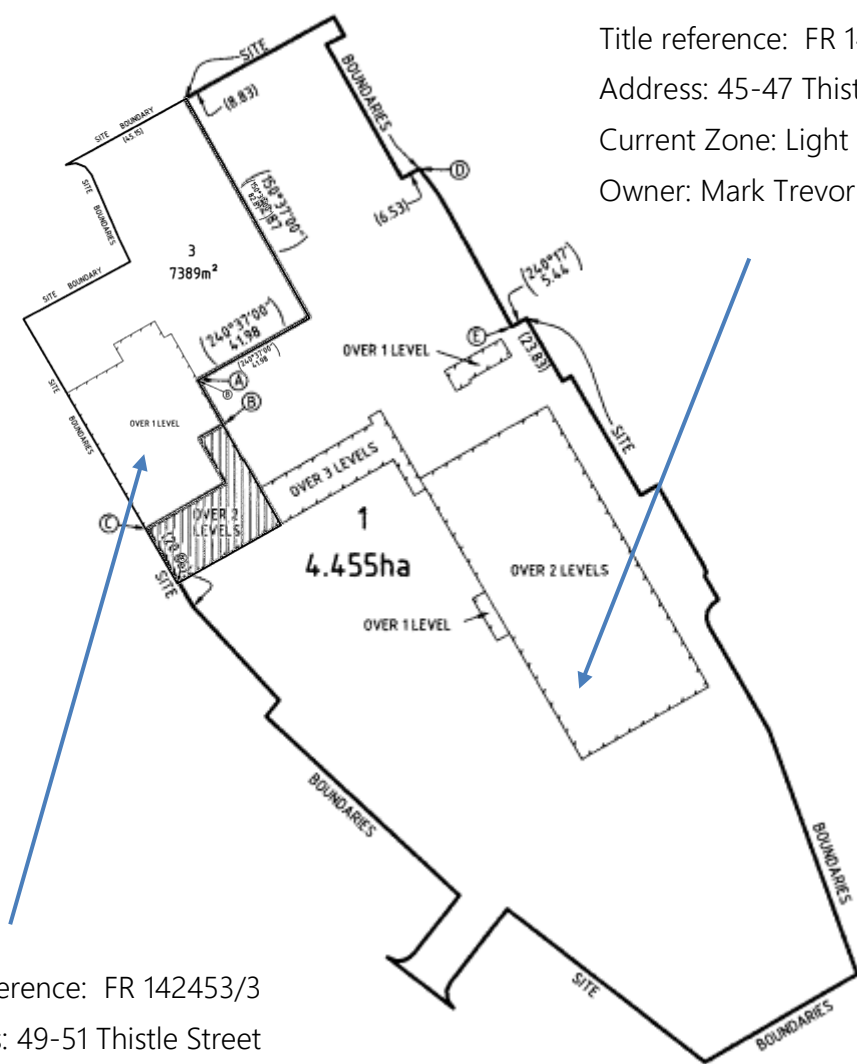
Titles for FR 161512/2, FR 142453/1 and FR 142453/3 are involved and are attached at Annexure 3.

Two Part 5 Agreements between Launceston City Council and the Tasmanian Wool Company are registered on the Title of the Strata Corporation. The agreements were entered into in 2002 and were a conditional of approval of an earlier subdivision application to Council. These agreements relate to the following:

- Tasmanian Wool Company indemnifies Council against responsibility for a sewer main running beneath the Coats Patons buildings.
- ongoing maintenance of the right of way access from Heather Street and any associated landscaping;
- ongoing responsibility for fire-fighting infrastructure (hydrants).

The benefit of the agreement presumably passes from Council to TasWater, and but it is not clear that the burden of agreement is intended to be passed from Tasmanian Wool Company to the current owners, who is Churches Of Christ, Tasmania. Notwithstanding this, the proposed changes to the water and sewer connection of the dwelling are improvements in servicing and are unlikely to have any adverse impact on the function of the Part 5 Agreement. It is also considered that the proposed rezoning and subdivision does not impact on use of the right of way access or the fire-fighting infrastructure and so it is considered that it would not be contrary to the requirements of the Part 5 Agreements.

The existing title is divided into separate interests under the Strata Titles Act 1998 both vertically and horizontally, as follows:



Title reference: FR 142453/1
 Address: 45-47 Thistle Street
 Current Zone: Light Industrial
 Owner: Mark Trevor Gilpin

Title reference: FR 142453/3
 Address: 49-51 Thistle Street
 Current Zone: Light Industrial
 Owners: Leigh Thomas Rodman and Shelley Jean Rodman

Figure 2 – extract from Strata Plan

2. The Site

2.1. Site description

The fee simple lot of which FR 142453/1 is a part is shown below in red with ListMAP imagery in the background:



Figure 3 – features on and near the site

Major features and developments on the site, which are numbered above, include:

- | | | |
|------------------|-----------------------------|---------------------------------|
| 1 Secure storage | 4 Light industry workshop | 7 Heritage water tower |
| 2 Car parking | 5 Factory made blinds | 8 Grassed hillside |
| 3 Dwelling | 6 5m+/- high retaining wall | 9 Levi House (supported living) |

Site 1

Site 1 provides a number of spaces for the long term storage of non-hazardous materials. The storage spaces are accessible during the hours of 7am – 7pm.

Site 2

Car parking is provided for Factory Blinds and the users of the storage spaces. There is currently more space for parking than there is demand. The car parking area is not used outside normal daytime business hours.

Site 3

Site 3 is developed with a private residence with extensive landscaping including large amounts of cut and fill. The residence was constructed as a manager's residence in 2006 for the purpose of providing supervision and surveillance over the industrial site but is no longer necessary to serve that purpose.

Site 4

Site 4 has been used for light industrial activity for some time. Currently it is being used for office administration for Gilpin Homes, Ultimate Storage Solutions and Decorative Doors. Previously, activity on the site included the manufacture of specialist timber products including decorative doors. Previously, the environmental impacts of the facility during the day involved low to moderate levels of noise from traffic and low to moderate levels of noise from equipment and power tools. The building is no longer used for this purpose. During the night, the site is protected by low level outdoor security lighting.

Site 5

Site 5 is currently used by Factory Blinds. Factory Blinds is a private business that supplies made to order window blinds for domestic and commercial purposes. The business employs up to 8 people, who attend the site during regular business hours. The blind making process involves small machinery and hand tools that are used to cut and assemble the blinds.

Site 6

Site 6 (2) is a retaining wall at least 6m in height.

Site 7

Site 7 is the water tower featured in the Heritage Development Guidelines attached at Annexure 4.

Site 8 is a grassed hillside. It is maintained in order to keep the site in a tidy and low fire risk condition. It has a north-easterly aspect with a moderate slope generally downward to the north-east. Some juvenile trees have been planted along the boundary with the residences to the west. Most of the hillside has sufficient elevation to afford views over the industrial building complex towards South and East Launceston. Mt Arthur is visible in the distance.

Site 9

Site 9 is known as Levi House. It is a secure supported living facility also providing crisis accommodation. It contains three studio units, 12 one-bedroom units, four two-bedroom units and one unit for a caretaker. Anglicare Tasmania and Community Housing Ltd manage the house.

2.2. Locality and Neighbourhood Character

South Launceston is a mixed use suburb that contains the minor suburbs of Glen Dhu and Sandhill. South Launceston is bisected by Wellington Street and the Midland Highway. These busy roads connect Launceston with much of Tasmania including Hobart and the North-West. Clustering around these arterial roads are health, industrial, light industry, business, retail and residential uses. The noise and level of vehicle activity affects South Launceston's character to a significant degree.

The local area surrounding the site is characterised by mid to late 20C brick dwellings, many of which are designed and positioned to take advantage of north-easterly views and morning sunshine. The large brick façades and sawtooth roofing of the Coats Patons woollen mill buildings is one of the major character forming elements of this part of South Launceston.

The buildings were originally constructed in 1922 by Paton and Baldwin Ltd, later to become Coats Patons Ltd. The factory became the largest mill of its type in the southern hemisphere. The building complex is permanently listed in the Tasmanian Heritage Register. Heritage Development Guidelines are attached at Annexure 4.

The Coats Patons building illustrates that Launceston, like many other parts of Australia enjoyed a high standard of living in the early 20C that was colloquially termed "riding on the sheep's back". The building is currently undergoing a process of adaptive reuse and reactivation which has brought life back to the building and the local area in a number of different ways.

2.3. Applicable Planning Scheme Zone, Codes and Plans

Light Industrial Zone

The site is in the Light Industrial zone of the Launceston Interim Planning Scheme 2015 (LIPS). The Light Industrial zone is intended to provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or impact on the amenity of any other use.

E1 Bushfire Code

The site is just within 100m of the Aberdeen Court Recreation Reserve and hence is Bushfire Prone. Bushfire risk and compliance with the Code is considered and addressed by Livingston Natural Resource Management. The reporting also addresses the potential future subdivision of the grassed hillside and concludes that the risk of bushfire is low. No particular measures would need to be undertaken in order to mitigate bushfire risk. The reporting is found at Annexure 5.

E2 Potentially Contaminated Land Code

The industrially used areas of the site have hosted a number of potentially contaminating activities over time. The presence of contamination affecting the proposed lot 1 and the grassed hillside has been considered and addressed by ES&D. A noise assessment has also been undertaken. The reporting concludes that the proposed lot 1 is suitable for the intended residential use. The reporting is found at Annexure 6.

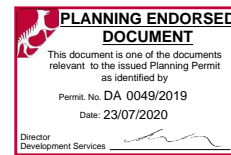
E7 Scenic Management Code

The access to the site is within the Western Hillside Precinct of the Scheme. The Western Hillside Precinct includes the dominant hill face that forms the principal western backdrop from the southern approach along the Midlands Highway to the central Launceston area. The Scenic Management Code provides standards to control siting and design to maintain the visual amenity of the locality and landscape.

There are no other Codes or Plans that are known to apply to the site.

Heritage

The site is not listed within E13.0 Local Historic Cultural Heritage Code of the Planning Scheme. However, it contains a water tower, located in the northern portion of the site that is permanently listed on the Tasmanian Heritage Register. An exemption from Heritage Tasmania is contained at Annexure 7.



2.4 Services

Road and access

The primary access to the proposed balance lot is from Thistle Street. Access to the site proposed to be rezoned is from Heather Street. Heather Street features a 15.5m road reservation with a footpath on one side and a sealed section of 7m. It provides suitable circumstances for local urban traffic and some on-street parking. Heather Street widens to 20m before it meets Thistle Street, which has a 20m reservation width, 12m sealed section and a corresponding higher capacity for traffic. It is considered that the local road infrastructure provides adequate conditions for typical urban activity.

Water

The site that is proposed to be rezoned would be serviced by a 150mm cast iron and cement lined reticulation main located on the opposite side of Heather Street within the road reservation. There are no known issues with the capacity of supply in this location. It is noted that development of the land under the Light Industry Zone would involve similar issues and may generate a higher demand for water than it would under the General Residential Zone.

Sewer

The site that is proposed to be rezoned is currently serviced by a 450mm and a 300mm concrete gravity reticulation main located between and underneath the Coats Patons buildings. This is a shared sewer and stormwater line, the details of which are located at Annexure 8.

The proposed lot 1 is serviceable by a DN150mm vitrified clay sewer main running across the proposed access. It is intended that the existing dwelling connect to this in preference of the existing connection, by way of a private sewer pump.

Stormwater

The dwelling on the proposed lot 1 is currently serviced by a private stormwater drainage arrangement located through and adjacent to the car park owned by Churches of Christ Tasmania. No registered easements support this drainage arrangement. Preliminary discussions with Church of Christ representatives indicate that the registration of drainage easements would potentially conflict with its long term strategic intentions.

3. Rezoning proposal

3.1 Mapping

The land proposed to be rezoned is shown below and at Annexure 9.

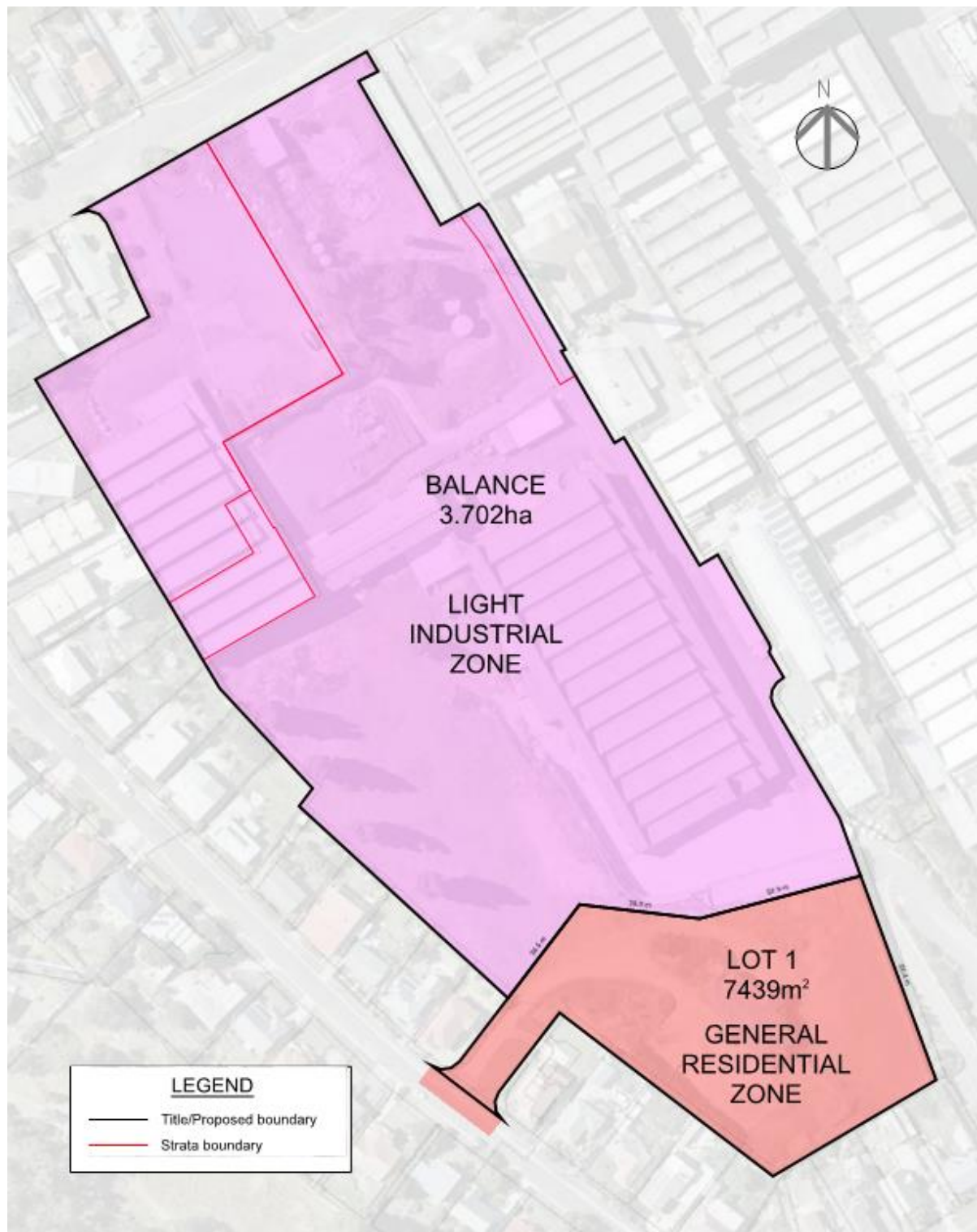


Figure 4 – Proposed zoning overlaid statewide aerial imagery from ListMAP

3.2. Background and purpose of rezoning proposal

The dwelling was established within the Light Industrial Zone as a manager's residence, necessary for surveillance and oversight of the industrial complex. The level of light industrial activity on the site has lessened over time and the dwelling is no longer necessary for this oversight purpose. The object of the proposal is to enable the establishment of the dwelling as a stand-alone residential use and to separate it on lot 1 from the remainder of the site.

The access strip off Heather Street (between 34 and 36 Heather Street) has sufficient width to service the proposed lot 1 in addition to a potential future residential development of the underutilised land on the grassed hillside of the balance lot (not part of this application). The grassed hillside is identified at Figure 3 above, number 8. The rezoning of this grassed hillside from Light Industrial to General Residential may occur in future if a feasible sewer and stormwater drainage solution that is satisfactory to TasWater is able to be found.

Use of the grassed hillside for light industrial purposes is unlikely due to its slope and inappropriate due to the risk of land use conflict resulting from the proximity of the existing residential uses along Heather Street. It is intended that the potential for this land to be rezoned and developed with dwellings is preserved by retaining a 15m wide right of way access and services easement to provide suitable carriage to Heather Street. A potential future residential development of this grassed hillside is shown on plan number P03A at Annexure 9.

It is also considered that the access strip itself should be rezoned to residential in order to preclude the use of it for light industrial purposes. Whilst the access from Heather Street would support a fully constructed and Council maintainable road, it is considered that the costs of construction and ongoing maintenance for such are unjustifiable at this point in time.

3.3. Zone boundary.

The proposed Zone boundary has been determined by reference to existing lot boundaries and by an optimal division of space between the proposed General Residential Zone land and the existing Light Industrial facility. Considerations regarding the location of the boundary included the following:

- Maintaining the existing access to the existing dwelling in the current location.

- Providing a suitable separation distance from the retaining walls on the light industrial site to minimise risk and enable ongoing maintenance.
- Providing a suitable separation distance from the storage facility on the light industrial site to enable access and ongoing maintenance
- Maintaining a suitable separation distance between residential and light industrial uses for sustainable co-existence.

We note the significant height of retaining structures on the light industrial site and the reliance that each property would have on the other for support and ongoing management of those structures.

Accordingly, as part of the subdivision of the land, a 10m wide building exclusion area is proposed to be registered on the title of lot 1. The building exclusion area would be for the purpose of preventing activity that may adversely impact on the function of the retaining wall or that may be adversely impacted should the retaining wall malfunction.

4. Assessment against the Act

The applicable criteria for consideration under the *Land Use Planning and Approvals Act 1993* are considered and addressed below as well as the State Policies and the regional and local land use strategies.

4.1. Objectives - Schedule 1, Part 1

The objectives of LUPAA specified in Schedule 1 and a response to those objectives follows:

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Response: The proposed rezoning would facilitate residential use that utilises the land resource in a typically sustainable manner. Existing clearance, development and human activity on the site have transformed the site from its natural state and so the proposed rezoning is unlikely to impact on significant naturally occurring values. In any event, such impacts are unlikely to be significantly different than those which could occur under the current zone.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

Response: Residential infill development would be an orderly consolidation of the existing South Launceston suburban area and would be undertaken in a typically sustainable manner in accordance with Council and TasWater requirements.

(c) to encourage public involvement in resource management and planning;

Response: The site is privately owned and to date, involvement of the wider public has been limited. All matters of a public nature that may come about through the process will be considered and appropriately responded to.

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

Response: The land within Lot 1 is unsuited for further light industry use due to the proximity to dwellings. It is considered to be unlikely that the site proposed to be rezoned would be developed in a manner consistent with the Light Industrial zone in the short/medium/long term.

It is considered that the separation of residential use from the Light Industry zone is sufficient to minimise the potential for the residential uses to constrain or interfere with economic activity within the Light Industrial zone. On this basis, it is considered that the objective would be met.

(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.

Response: The application would be assessed according to shared responsibilities between State government, local government and the community.

4.2. Objectives - Schedule 1, Part 2

The objectives of LUPAA specified in Part 2 of Schedule 1 and a response to those objectives follows:

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

Response: As detailed later in the report, the proposed amendment is suitably consistent with applicable Local, Regional and State land use 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;

Response: It is considered that the Launceston City Council and the Tasmanian Planning Commission can appropriately assess the proposed activity using the current suite of planning instruments.

(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;

Response: The proposed rezoning is unlikely to cause an adverse social or economic impact on an environmental value that would be significantly different than that which could occur under the current zoning.

(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;

Response: State, regional and municipal policies are discussed below. Generally speaking, these policies encourage urban residential infill development provided the land is suitable for such development and provided it is not strategically important for another purpose. It is considered that these criteria would be met by the proposal.

(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;

Response: The existing and applicable planning approvals process would be applied to this application.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Response: The wider area contains mixed use development including residential, community and light industrial uses. The circumstances sometimes require compromise but with that comes the benefit of mixed use such as passive surveillance, active spaces at all times of day and living close to work. If managed properly, diversity and mixed use development are consistent with prevailing planning principles of compact urban development and mixing land uses to create economically viable places. This is consistent with providing a pleasant, efficient and safe living environment.

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

Response: The site is not identified as being subject to Aboriginal Heritage. In the unlikely event that any values are identified, the provisions of the *Aboriginal Relics Act 1975* would be followed. The site is listed on the Tasmanian Heritage Register. The heritage values present on the site relate primarily to the water tower, which is located 200m north of the site. It is unlikely that the proposed rezoning would adversely impact on heritage values.

(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;



Response: The proposed rezoning would enable orderly infill residential use and development on a site that has access to public infrastructure that is suitable for the intended use.

(i) to provide a planning framework which fully considers land capability;

Response: The land has no significant agricultural value and therefore the proposed amendment does not conflict with the intent of the PAL Policy 2000.



4.3. State Policies

4.3.1. State Policy on the Protection of Agricultural Land 2009 (PAL Policy)

The PAL Policy applies to Agricultural land. "Agricultural land" means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. The land is not zoned for agriculture and is unsuitable for agriculture and hence the PAL policy does not have any application.

4.3.2. State Policy on Water Quality Management 1997

The existing system of planning, building and plumbing approvals is relied upon to ensure that storm-water from all hard surfaces including roads, buildings and driveways is collected and diverted in a manner that is consistent with all current water quality sensitive urban design principles and standards, including the State Policy on Water Quality Management 1997.

4.3.3. Tasmanian State Coastal Policy 1996

The site is over 5km from land where the State Coastal Policy may apply. The site is not subject to natural coastal processes or hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility or sea level rise. On this basis, the rezoning would not be contradictory or inconsistent with the State Coastal Policy 1996.

4.3.4. National Environment Protection Measures

Section 6(5) Planning and Development of the National Environment Protection (Assessment of Site Contamination) Measure 1999, requires that: Authorities of participating jurisdictions (at local and State government level) that consent to developments, or changes in land use, should ensure a site is suitable for its intended use.

The presence of contamination affecting the proposed lot 1 and the grassed hillside has been considered and addressed by ES&D. A noise assessment has also been undertaken. The reporting concludes that the proposed lot 1 is suitable for the intended residential use. The reporting is found at Annexure 6.

4.4. Northern Tasmania Regional Land Use Strategy (NTRLUS)

Regional Settlement Network Policy

The actions for the Regional Settlement Network policies include:

RSN-A1 - Provide an adequate supply of well-located and serviced residential land to meet projected demand.

RSN-A2 - Land supply will be provided in Urban Growth Areas identified as:

- Priority Consolidation Areas;
- Supporting Consolidation Areas; or
- Growth Corridor.

RSN-A3 - Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.

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.

RSN-P15 - In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.

Response:

The proposed rezoning would be within the Supporting Consolidation Areas as below:

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Sickland*
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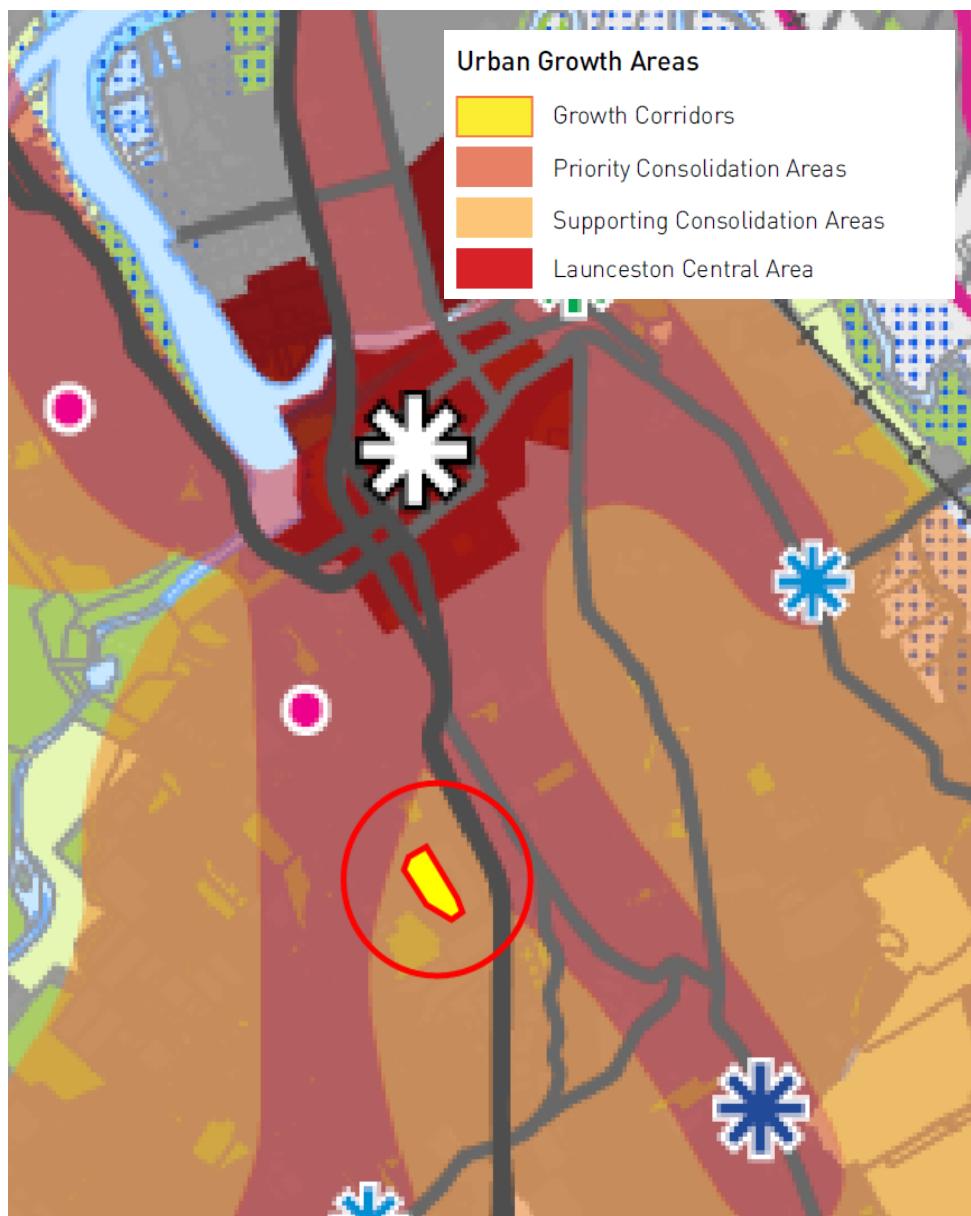


Figure 5 – Extract from NTRLUS, site shown in yellow.

The local area is evolving into a mix use environment whereby existing industrial buildings are being repurposed for lower impact activities. The Coats Patons site has undergone a transformation since the Church of Christ began repurposing the building as a community use called the “Door of Hope”. The building now hosts a church, day care centre, playgrounds, conference centres (9 meeting rooms and 2 auditoriums with capacities of 900 and 250), gymnasium health services, café, domestic storage, professional services (accountants, marketing), and a number of other community and family based activities, ministry services and youth programs.

Land along the southern boundary of the Coats Patons site, adjacent to the balance lot, contains a number of dwellings for crisis accommodation and assisted living that have co-existed reasonably well in this environment with no known land use conflict issues. The facility is known as Levi House (see figure 3, site 9).

The non-residential uses that occur nearby to the subject site (storage and product assembly) are generally at a scale and intensity that would have low impacts on amenity for surrounding residential use. The uses adjacent to the proposed rezoning site occur during the daytime and have low noise and odour outputs which has enabled co-existence with a number of existing nearby residential uses.

Retaining the land that is accessible from Heather Street for light industrial use risks shifting the land use balance of the area towards industrialisation with potential adverse impacts on residential amenity of the broader area through increases in non-residential traffic and general activity. It is considered that this risk ought to be countered in order to enable the consolidation of a local community around a mixed use hub.

Provided the supply of land for light industrial purposes in other locations is sufficient, it likely and appropriate that the trend towards mixed use continue. Further residential activity in the area (albeit minor) should increase the viability of mixed use areas in the local area and enable the community to consolidate and be more self-sustainable. Therefore, it is considered that a residential use of the subject site is likely to reinforce and enhance the strengths and character of the area.

Other NTRLUS considerations

Economic

The proposed rezoning is minor in a regional sense and so is unlikely to have a significant impact on other policies within the NTRLUS. However, a reduction in the amount of land in the Light Industrial zone may have implications on the realisation of economic and employment objectives.

In this instance, the presence of a dwelling on the land adversely impacts on the potential to use the land in question for light industrial use. No interest has been expressed by others to develop the site for light industry purposes. It is considered to be unlikely that it would be developed in a manner consistent with the Light Industrial zone in the short, medium or long term. On this basis, the loss of land from the Light Industrial Zone is unlikely to be significant.

It is considered that the potential for land use conflict between the General Residential and the Light Industrial zoned land are unlikely to change significantly and therefore, unlikely to significantly impact on economic activity on the Light Industrial zone.

Transport

Heather Street features a 15.5m road reservation with a footpath on one side and a sealed section of 7m. It provides suitable circumstances for local urban traffic and some on-street parking. Heather Street widens to 20m before it meets Thistle Street, which has a 20m reservation width, 12m sealed section and a higher capacity for traffic. Use of Heather Street for residential traffic would be more consistent with the capacity of the road than a more intense use that currently could be permitted under the Light Industrial zone.

Conclusion regarding consistency with Northern Tasmania Regional Land Use Strategy

In conclusion, it is considered that the NTRLUS indicates that there would be strategic merit in rezoning the site. From a settlement, economic and transport perspective, it is considered that the rezoning would further encourage a mixed land use environment, which is likely to contribute to the enhancement of the emerging character of the local community more than would be the case under the current zoning.

On this basis, it is considered that there is the required degree of consistency with the NTRLUS.

4.5 Greater Launceston Plan

The Greater Launceston Plan (GLP) provides a long term strategy to inform a coordinated approach for land use and development of the greater urban area of Launceston. There are a number of key principles that underpin the GLP, the relevant ones being Principles 1 and 2.

Principle 1: Effective Provisioning of Land Use Requirements

Effective strategic planning for Greater Launceston requires the assessment and provisioning of the range of land requirements and preferred land use – transport relationships over the next twenty years and beyond.

Response:

As discussed above under the RLUSNT, it is considered that there is more strategic merit in converting the site to residential use than there is in retaining it for light industrial uses.

Principle 2: Urban Consolidation

The efficient functioning, servicing and future development of greater Launceston will be optimised through its urban consolidation.

Response:

In accordance with Principle 2, Residential development on the site would be urban infill in an area with existing services that is adjacent to employment opportunities and supported by an appropriate level of community services for the health and wellbeing of future residents. There would be no likely conflicts between the GLP and the rezoning proposal.

4.6 Launceston Open Space Strategy 2007

The Launceston Open Space Strategy 2007 has identified that South Launceston is in the lower range of park provision in both number of parks and area of parks compared to population. Whilst it states that acquisition of additional parkland would be a priority it also states that small acquisitions should be avoided unless suitable linkages exist. In this case, the land area is small and it is not directly linkable with existing open space. It is within a short walking distance of the Aberdeen Court Recreation Reserve and so provision of open space within the proposal is considered to be unnecessary.

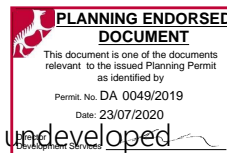


4.7 Launceston Residential Strategy 2009

The strategy provides a detailed assessment of housing needs and land stocks and provides advice on types of housing development which would best meet the needs of the community and also represent good planning outcomes.

In order of priority:

- 1 Residential development on 'brownfield' sites for example surplus public land, site where industry has relocated, mixed use developments in accessible locations on the CBD fringe or adjacent to District or Neighbourhood Centres.
- 2 Increased density in existing residential areas where opportunities exist or where capacity for change has been identified, primarily through unit developments or redevelopment.
- 3 Development on vacant land in urban infill locations including undeveloped portions of existing residential areas and vacant land currently within a residential zone.
- 4 Development on the most appropriate vacant land on the edge of urban areas
- 5 Rural residential development in the most appropriate areas
- 6 Individual rural houses unconnected to a primary industrial use.



Whilst at the time of the strategy, Launceston had a reasonable supply of undeveloped Residential zoned land, the majority is was on the peripheries. Given the centrality, the designation as a Supporting Consolidation Area and the suitability of the site for Residential use, it is considered that the residential use of the subject site is preferential in terms of its tiered priority.

4.8 Launceston Industrial Strategy 2009

The Launceston Industrial Strategy 2009 seeks to provide guidance in the supply of industrial land in order to meet stated objectives. One of the objectives of the strategy is to rationalise the spatial distribution of industrial development with the emphasis of concentrating industrial uses around designated industrial precincts. The strategy also encourages industrial uses in transitioning inner city sites towards relocation or a mixed land use. It is considered that the site is within an industrial area that could be characterised as transitioning.

The land that is proposed to be rezoned has been available for industrial development for some time. Light Industrial use is constrained by a number of factors, including:

- The presence of the dwelling, which is unlikely to be converted to other use;
- Whilst the land is accessible, it is accessible only through residential areas;
- The land is proximate to other residential areas;
- Many of the uses permissible in the Light Industrial Zone require large flat areas for movement of trucks and forklifts, safe storage of large items and other operational reasons. This would involve considerable changes in ground level, as well as the associated stabilisation, soil retention and drainage. Such works are likely to involve disproportionate expense, compared to typical industrial development within planned estates;
- The site is elevated and is reasonably prominent and so large excavations and large buildings whose form and appearance follows their function are likely to have a detrimental visual impact on the locality. I.e. basic forms and large areas of wall with little visual relief.

It is considered that the land has no significant potential for productive industrial use and therefore the proposed rezoning would have little impact on the Launceston Industrial Strategy 2009.

4.9 Northern Tasmania Industrial Land Study - SGS

The stated objective of the study is:

To ensure there is sufficient suitable vacant industrial land to meet the diverse demands for industrial land in the region over the next 15 to 30 years.

The study follows on from an earlier report that identified all vacant and suitable industrial land in Northern Tasmania to accommodate future demand. The relevant findings from that earlier report were:

- There is an oversupply of vacant industrial land in Northern Tasmania for the next 15 years of between 167 and 205 hectares. This oversupply may undermine the feasibility of redevelopment projects of underused and derelict sites.
- The analysis of vacant land by lot size suggests the medium term shortfalls in Launceston City will appear at the local level to accommodate local service industries. The potential redevelopment of various redevelopment parcels in Inveresk could possibly address this shortfall for local service industries.
- The bulk of demand is projected to be transport and warehousing related. Sites such as TRANSLink, Connector Park and to some extent Westbury and George Town Rd/Lilydale Rd are best positioned to accommodate this demand.
- In the longer term (next 30 years) there is more than sufficient vacant land to meet demand.
- An important strategic issue will be how to best manage possible oversupply of industrial land and to prevent any adverse effects.

In order to address the oversupply issue, the study suggests that some precincts may be suitable for rezoning and redevelopment where there may be wider public benefits. The study recognises that there may be opportunity to convert industrial uses in urban areas, which are encroached by other uses including residential uses into higher value uses. The industrial precincts in South Launceston were identified as candidates in this regard. It states:

(South-)Launceston – due to historic urban growth patterns this precinct includes non-conforming residential uses, as well as sensitive residential uses adjacent to the precinct. In addition, due to the site's proximity to the City, the site would be well positioned to redevelop into higher values uses such as residential and mixed uses.

It is considered that the land has no significant potential for productive industrial use and that the transition to residential is consistent with the suggestions of the Northern Tasmania Industrial Land Study.

4.10. Adjacent Municipal Areas

The municipal boundary with West Tamar and Meander Valley Councils is approximately 2km to the west. The small reduction of land available for light industry and the small increase residential land is unlikely to have a significant impact on either Municipality.



4.11. Gas Pipelines Act 2000

The infrastructure corridor containing the gas pipeline is located approximately 10km west of the site as shown below. Therefore, the proposed rezoning would not impact on the safety requirements of the *Gas Pipelines Act 2000*.



Figure 6. Gas pipeline shown in green, site shown by red circle (source: Google Maps)

5. Subdivision

5.1 Subdivision proposal

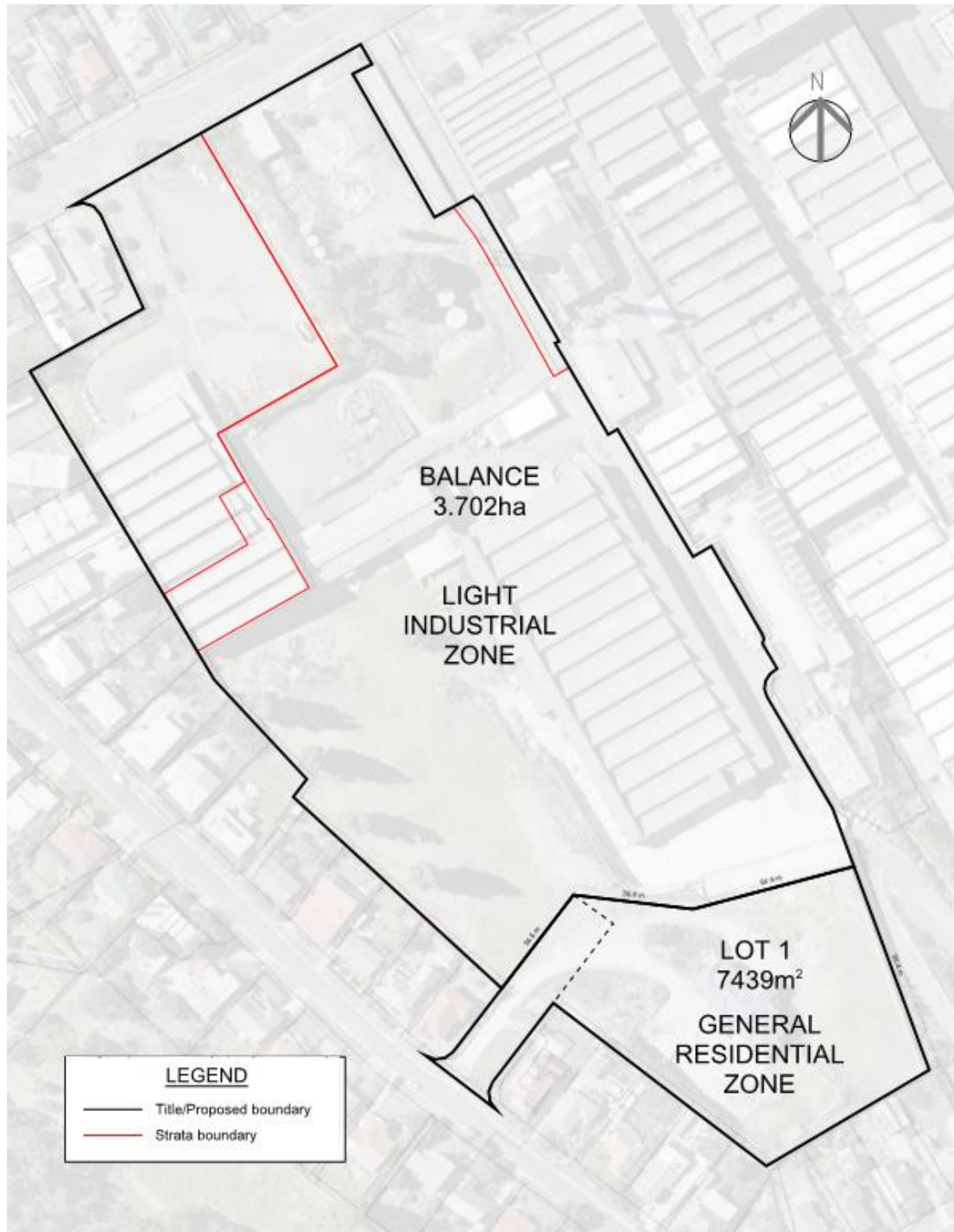


Figure 7 – Plan of Subdivision

The subdivision proposal is to create two new allotments. Lot 1 would be for the existing dwelling and would include a large amount of space for residential gardens. The balance would continue to be used for use aligned with the purpose of the Light Industrial zone.

5.2 Application documentation

The subdivision application comprises the following documentation:

- Annexure 1 – Launceston City Council application form
- Annexure 3 – Certificates of title
- Annexure 5 – Bushfire reporting from Livingston Natural Resource Services
- Annexure 6 – Environmental (contamination and noise) reporting from ES&D
- Annexure 7 – Exemption from Heritage Tasmania
- Annexure 8 – Combined system plans
- Annexure 9 – Subdivision plans showing lot layouts, indicative residential development, sewer and stormwater drainage locations.
- Annexure 10 - Planning Scheme compliance submission by PDA Surveyors.

The Planning Scheme Submission at Annexure 9 addresses the use and development and assesses each of the applicable criteria of the Launceston Interim Planning Scheme 2015 and the *Local Government (Building and Miscellaneous Provisions) Act 1993*. It is considered that the subdivision would comply with each of the criteria.

6. Conclusion

It is considered that the rezoning of the land defined by the proposed lot 1 would enable residential use and development that is appropriately supported from a regional and local strategic planning perspective. The residential use of this land would be well supported by social infrastructure including education, employment and shopping. The proposal would involve no greater exposure to environmental risk and has appropriate access to utilities.

It is considered that residential use of the site has potential to support a transition of this part of South Launceston towards an urban environment characterised by diverse and complex social interactions - niche residency, art and culture, making, spirituality, cafes, gymnasiums... With this potential is an opportunity for a unique sense of place with strong connections to history.

The proposed subdivision would be an orderly and efficient use of the available land area. It would provide circumstances for well-integrated lifestyle with a suitable level of amenity. It is considered that the criteria of s43A and the Launceston Interim Planning Scheme 2015 are suitably met and that the application can be supported by Launceston City Council and the Tasmanian Planning Commission.

~End~

PLANNING EXHIBITED
DOCUMENTS
Ref. No: DA0049/2019 &
SF6903
Date
advertised: 08/08/2020
Planning Administration *S. Buckland*

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PLANNING ENDORSED
DOCUMENT
This document is one of the documents relevant to the issued Planning Permit as identified by
Permit No. DA 0049/2019
Date: 23/07/2020
Director
Development Services *[Signature]*



PDA Surveyors

Surveying, Engineering & Planning

3/23 Brisbane Street
Launceston, Tasmania, 7250
Phone (03) 6331 4099

ABN 71 217 806 325
Email: pda.ltn@pda.com.au
www.pda.com.au

ANNEXURE 3



SEARCH OF TORRENS TITLE	
VOLUME 142453	FOLIO 0
EDITION 1	DATE OF ISSUE 12-Oct-2004

SEARCH DATE : 06-Sep-2018
 SEARCH TIME : 01.38 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 The Common Property for Strata Scheme 142453
 Derivation : For grantees see Sealed Plan 137388
 Prior CT 137388/1

SCHEDULE 1

STRATA CORPORATION NUMBER 142453, 31 TO 51 THISTLE STREET,
 SOUTH LAUNCESTON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 137388 EASEMENTS in Schedule of Easements
 A62882 FENCING CONDITION in Transfer
 B863692 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-Jun-2002 at noon
 C380516 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-Jun-2002 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Lancefield*
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SEARCH OF TORRENS TITLE

VOLUME 142453	FOLIO 1
EDITION 2	DATE OF ISSUE 02-Jun-2005

SEARCH DATE : 06-Sep-2018

SEARCH TIME : 01.38 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 1 on Strata Plan 142453 and a general unit entitlement operating for all purposes of the Strata Scheme being a 26 undivided 1/32 interest
 Derived from Strata Plan 142453
 Derivation : For grantees see Sealed Plan 137388

SCHEDULE 1

C447939 TRANSFER to MARK TREVOR GILPIN Registered
 26-May-2003 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
 Folio of the Register volume 142453 folio 0
 SP 137388 EASEMENTS in Schedule of Easements
 A62882 FENCING CONDITION in Transfer
 B863692 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
 19-Jun-2002 at noon
 C380516 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
 19-Jun-2002 at noon
 C466321 MORTGAGE to Tasmanian Perpetual Trustees Limited Registered 26-May-2003 at 12.02 PM
 C601496 MORTGAGE to Tasmanian Perpetual Trustees Limited Registered 02-Jun-2005 at noon
 C600077 VARIATION OF PRIORITY - the priority between themselves of the following mortgages in so far as they affect the land herein is varied as follows:
 Mortgage C466321 ranks first, C601496 ranks second and C466322 ranks third Registered 02-Jun-2005 at 12.01 PM
 E75829 TRANSFER of MORTGAGES C466321 and C601496 to MyState Bank Limited Registered 10-Jan-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

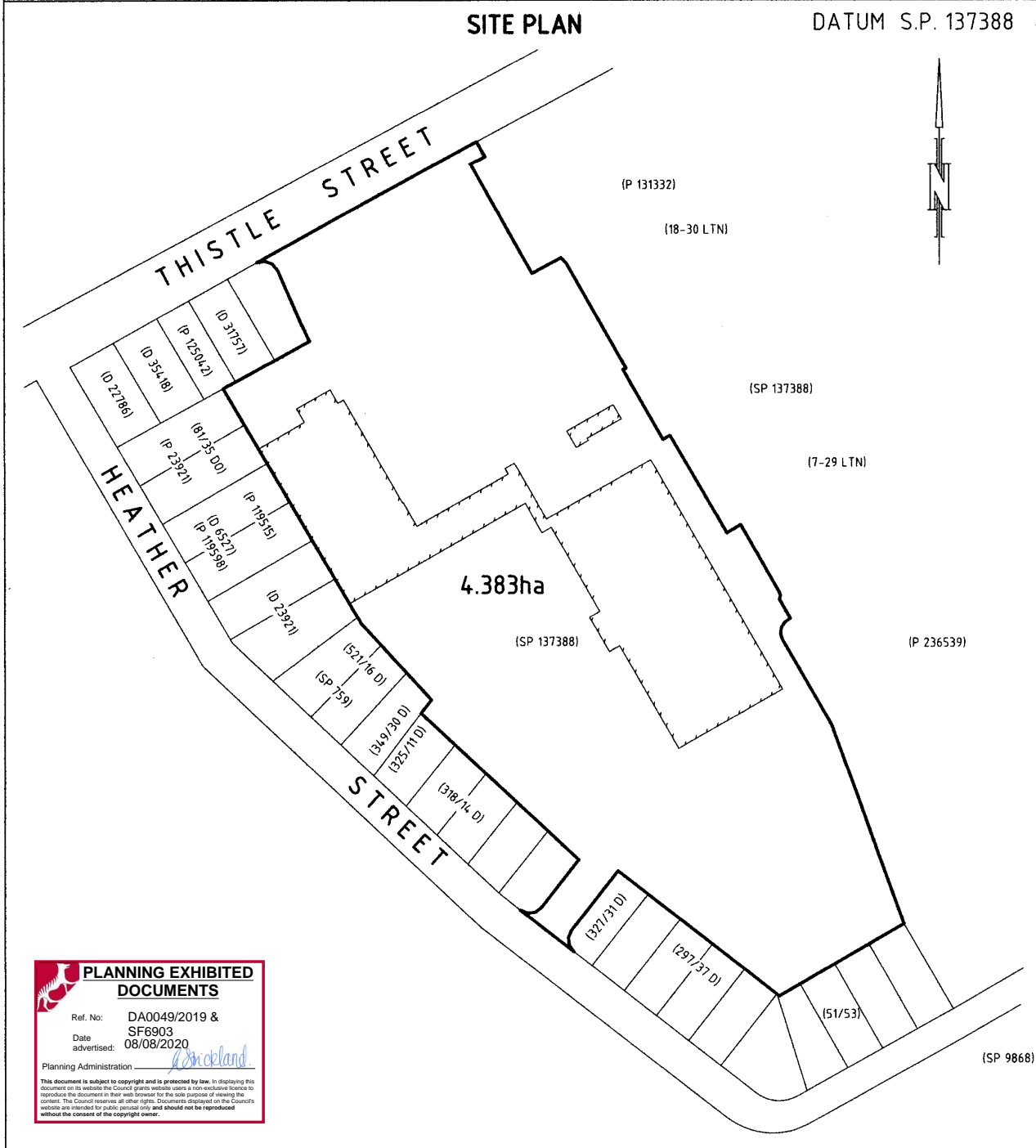
No unregistered dealings or other notations

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020
Planning Administration: *J. Sackland*

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CITY/TOWN LAUNCESTON SUBURB/LOCALITY SOUTH LAUNCESTON FOLIO REFERENCE CT 137388-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP 137388		STRATA PLAN SHEET 1 OF 4 SHEETS		REGISTERED NUMBER 142453
		NAME OF STRATA SCHEME 31 TO 51 THISTLE STREET, SOUTH LAUNCESTON		STRATA TITLE ACT 1998 REGISTERED 12 OCT 2004
MAPSHEET MUNICIPAL CODE No. (5041-53) 120	LAST UPI No. 541564D	SCALE 1: 1:1500	LENGTHS IN METRES	REGISTERED BY <i>Alice Kawa</i> Recorder of Titles



PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Strickland*

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NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1. (iii) LOT FOLIOS ARE HELD SUBJECT TO COMMON PROPERTY FOLIO INTERESTS. (iv) THE SURVEYORS CERTIFICATE MUST CERTIFY THAT ANY BUILDING ENCROACHMENT BEYOND THE SITE BOUNDARY IS AUTHORISED ACCORDING TO LAW.	STAGED/COMMUNITY DEVELOPMENT SCHEME No.(IF APPLICABLE)
	LODGED BY RAE & PARTNERS

STRATA PLAN

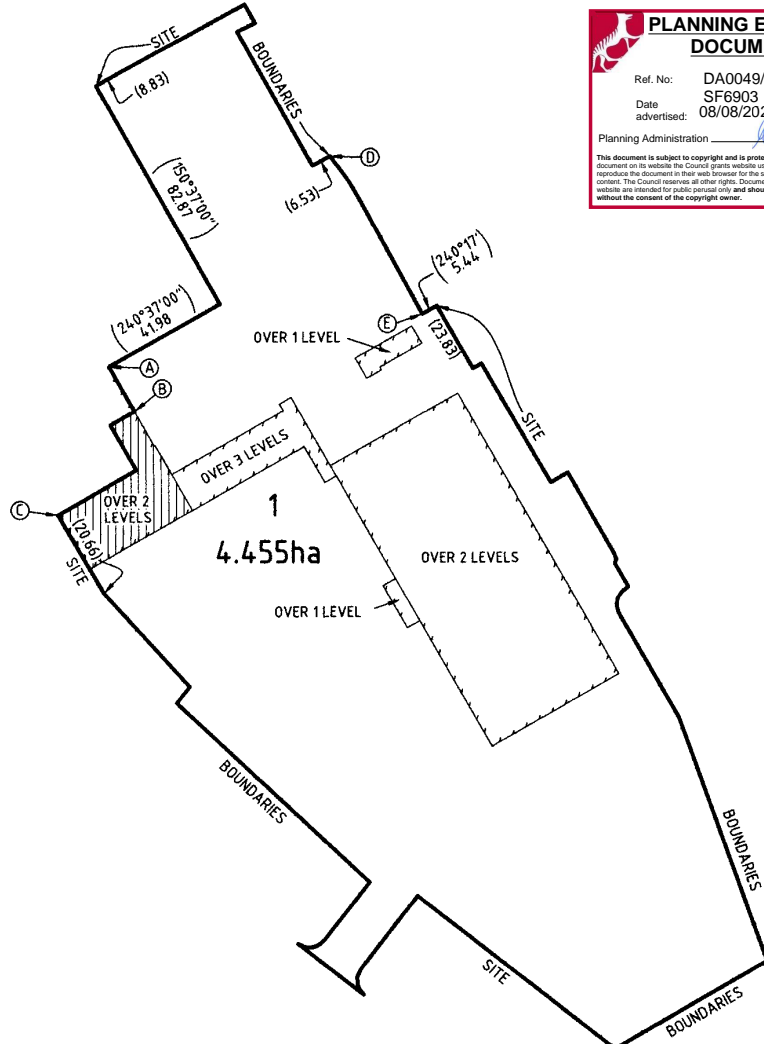
SHEET 2 OF 4 SHEETS

STRATA TITLES ACT 1998

Registered Number

142453

DATUM S.P. 137388



PLANNING EXHIBITED DOCUMENTS
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Date advertised: 08/08/2020
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GROUND FLOOR

SCALE 1:1000

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- FACE OF BUILDING LABELLED (A) - (B)
- CENTRE OF INTERNAL BRICK WALLS LABELLED (B) - (C)
- EDGE OF RIGHT OF WAY (PRIVATE) LABELLED (D) - (E)
- BEARING AND DISTANCE WHERE BOUNDARY IS OPEN
- MEASUREMENT WHERE BOUNDARY IS OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL EXCEPT FOR THE HATCHED AREA THE LOT BOUNDARIES EXTEND FROM 5.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING ABOVE THE FIRST FLOOR.

LOT No.	FLOOR AREA (ha)	OPEN SPACE AREA (ha)	TOTAL AREA (ha)
1	1.456	2.999	4.455

STRATA PLAN

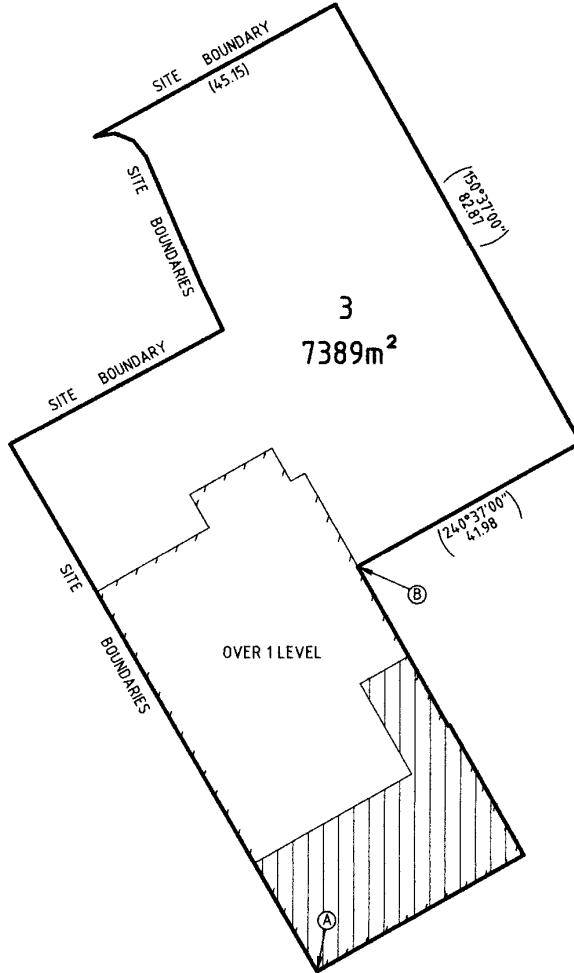
SHEET 3 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

142453

DATUM S.P. 137388



PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Asniceland*
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GROUND FLOOR

SCALE 1:750

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

- SITE BOUNDARIES
- FACE OF BUILDING LABELLED (A) - (B)
- BEARING AND DISTANCE WHERE BOUNDARY IS OPEN
- MEASUREMENT WHERE BOUNDARY IS OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 5.00 METRES BELOW GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL EXCEPT FOR THE HATCHED AREA THE LOT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR BELOW TO 15.00 METRES ABOVE GROUND LEVEL

FIRST FLOOR CEILING

LOT No.	FLOOR AREA (m ²)	OPEN SPACE AREA (m ²)	TOTAL AREA (m ²)
3	2938	4451	7386

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the





C380516

Land Use Planning and Approvals Act 1993 (Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
CT 79212	1	CT 131331	1
CT 131332	3	CT 236539	1
CT 221754	1	CT 131331	1
CT 131332	4		

REGISTERED PROPRIETOR: TASMANIAN WOOL CO. PTY LTD

PLANNING AUTHORITY: LAUNCESTON CITY COUNCIL

Dated this 10th day of MAY 2020

I/~~We~~ MARTIN REYNOLDS, CORPORATE SECRETARY

of PO BOX 396, LAUNCESTON 7250

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: Launceston

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Signed M. REYNOLDS, CORPORATE SECRETARY
 (on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

19 JUN 2002

Alice Kawa

RECORDER OF TITLES

LUA Version

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

NOT OUTRAN. (C)

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
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 Planning Administration: *Launceston*
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PLANNING ENDORSED DOCUMENT
 This document is one of the documents relevant to the issued Planning Permit as identified by:
 Permit No. DA 0049/2019
 Date: 23/07/2020
 Director Development Services

Certified as a true copy of an original
[Signature]

DEED OF AGREEMENT

THIS DEED OF AGREEMENT is made the *10th* day of *May* 20*20*

PARTIES:

THE LAUNCESTON CITY COUNCIL of the Town Hall, St John Street, Launceston in Tasmania (the Council)

THE PERSON REFERRED TO AT ITEM 1 OF THE SCHEDULE (the owner)

RECITALS:

1. The owner is the owner of all that land described at item 2 of the schedule (the land).
2. A sewer/drain belonging to or controlled by the Council runs through the land in the approximate position marked on the plan annexed hereto and marked "A"
3. The owner wishes to subdivide the land and in doing create public drains under an existing building or structure as specified on item 3 & 4 of the schedule (the works).
4. Section 39 of the Sewers & Drains Act 1954 provides, in substance, that Council must not permit an erection of a building or its extension over a sewer/drain unless it is satisfied that in the circumstances of the particular case it may appropriately consent to that erection either unconditionally or subject to compliance with any requirements as may be specified by the Council and section 248 of the Local Government (Building & Miscellaneous Provisions) Act 1993 provides, in substance, that a person must not erect or construct a building wall bridge fence mound embankment excavation tunnel or other work in upon over or under a sewer/drain without the Council's consent in writing.
5. Council, in approving the subdivision of the land, has done so on the condition that an indemnity is placed on the title for the maintenance and replacement of the public drains beneath the existing buildings.
6. The Council has agreed to seal the plan of subdivision upon the terms contained in this agreement and the Permit.

TASMANIAN STAMP DUTY.

Lodgement No: 51-000812-0102
 Receipt No: 101070797
 Duty Paid: \$20.00
 Date: 17/06/02
 Consideration: \$0.00
 Document: DPC

OPERATIVE PART:

The parties agree and covenant as follows:

- 1 Interpretation & Definitions**
 - 1.1 Definitions**

In this agreement unless the contrary intention appears:

20 DPC

[Signature]

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“**Act**” is the Land Use Planning & Approvals Act 1993.

“**Permit**” is a building permit and or a planning permit issued by the Council in respect of the works/use described in recital 3.

“**Land**” means the land described in item 2 of the schedule.

“**Planning scheme**” is the Launceston Planning Scheme 1996 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

“**The approved plans**” mean the plan or plans approved by the permit, specified at item 4 of the schedule.

“**The works**” is that defined at recital 3.

“**The sewer/drain**” is that defined at recital 2.

1.2. Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in section 79 of the Act;
- (c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, novated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;
- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this agreement and in the Act, the Local Government Act 1993 or the Local Government (Building & Miscellaneous Provisions) Act 1993 have the same meanings as they have in those Acts.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

- 2.1 Without limiting any operation or effect which this agreement otherwise has, the Council and the owner acknowledge that this agreement is made under Part 5 of the Act (and in particular section





71) with the intent that the burden of the owner's covenants run with the land as provided for by section 79 of the Act.

2.2 The parties enter this agreement:

- (a) To provide for the matters set out in section 72(2) of the Act; and
- (b) To record the terms of Council's consent to the works.

3. Consent and Indemnity

3.1 The Council consents to the works upon the terms contained in this agreement.

3.2 The owner must at all times:

- (a) Indemnify and keep indemnified the Council against all actions proceedings claims demands costs and expenses whatsoever in respect of or arising out of the works including all claims for maintenance, replacement or repair of any building structure or work erected over or in the vicinity of the sewer/drain whether such maintenance repair or replacement is the result of work required to be done by the Council to the sewer/drain or not;
- (b) Indemnify and keep indemnified the Council against all actions proceedings claims demands costs and expenses of any kind made by any person arising out of or in respect of any loss damage or expense suffered or claimed to be suffered by reason of the works or the occupation maintenance repair or replacement of any building on the land where that loss is claimed to have been caused by the sewer/drain or the works;
- (c) Will indemnify and keep indemnified the Council in respect of any damage caused to the sewer/drain by the application of any dead or live loads and the effects of any settlement due to the works or the use of the land over or in the vicinity of the sewer/drain;
- (d) Must not prefer any claim of any kind whatsoever against the Council by reason of any settlement subsidence or damage to the works, land or any buildings structures erected on it by reason of or arising out of the sewer/drain and the owner hereby releases the Council for or in respect of any such claims.

3.3 It is agreed that this indemnity extends to any negligence by the Council, its servants or agents in allowing the building to be constructed over the sewer/drain or in the construction standard or maintenance of the sewer/drain beneath the building

3.4 The liability of the owner commences on the date of this agreement and continues in force for so long as the law permits despite that the owner may subsequently sell, lease, dispose, assign, charge, mortgage, pledge or licence the land or any part of it.

4. Owner's Additional Obligations

The owner must:



- 4.1 Secure the consent of any mortgagee or encumbrances to the registration of this deed of agreement before its registration in the form specified at item 5 of the schedule.
 - 4.2 Not change the existing surface levels of the land or any lot as shown on the approved plans without the written consent of the Council.
 - 4.3 Permit the Council or its agents, workmen or contractors to have access to the land for the purpose of using maintaining constructing and repairing the sewer/drain and determining whether or not this agreement has been complied with.
 - 4.4 Pay all stamp duty and registration costs in respect of this agreement or any document required by it.
 - 4.5 Pay or cause to be paid when due and payable all taxes (including any goods and services tax or like consumption tax, duties, fees, penalties, stamp duties and other charges of any nature whatsoever) levied by any governmental authority arising out or in relation to this agreement or the provision of the matters referred to in it and the Council is not liable to pay or reimburse the owner for such taxes or charges and the owner must indemnify and keep indemnified the Council in respect of them.
- 5. Relationship Between the Parties**
- 5.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the owner.
- 6. Proper Law**
- 6.1 This agreement is governed by the laws of the State of Tasmania and the parties submit to the non-exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.
- 7. Commencement**
- 7.1 This agreement begins immediately upon execution by the parties.
- 8. Other Documents**
- 8.1 This agreement is to be read in conjunction with the permit and any plans submitted to and approved by the Council in relation to the permit or the subdivision of the land.
- 9. Termination**
- 9.1 If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.
 - 9.2 The Council may terminate this agreement by notice in writing to the owner if:
 - (i) The owner breaches it;

Certified as a true copy of an original



- (ii) The owner fails to comply with any permit in respect of the land;
- (iii) The owner fails to comply with the Planning Scheme, the Act or the Local Government (Building & Miscellaneous Provisions) Act 1993 in respect of the use or development of the land;
- (iv) It is not registered as required by clause 14.

9.3 This agreement also terminates as provided for in the Act.

10. Reading Down and Severability

10.1 If a provision of this agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

11. Council's Costs

11.1 The owner must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this agreement and anything done after this agreement for the enforcement of any obligation imposed upon the owner under it.

12. Exercise of Powers

12.1 The Council and the owner expressly acknowledge that any obligation imposed upon the Council under this agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this agreement must be read accordingly.

13. Further Documents

13.1 The Council and the owner will do all things and prepare and sign all further documents necessary to give effect to this agreement and to ensure that this agreement is fully carried out.

14. Registration

14.1 The owner must do all things necessary to enable the Council in its discretion to register this agreement with the Recorder of Titles in accordance with section 78 of the Act and must pay to the Council the costs of registering it.

15. Disclosure of this Agreement

15.1 The owner must not at any time before or after the registration of this agreement sell, transfer, dispose of or in any way part with possession of the land without first disclosing the existence of and nature of this agreement to the owner's successors.

16. Alteration to this Agreement



Certified as a true copy of an original
[Signature]

- 16.1 This agreement may be amended by agreement between the Council and all persons who are bound by any covenant in the agreement.
- 16.2 If any proposed amendment to this agreement requires a new or an amended permit, then that permit or that amended permit (as the case may be) must be obtained before this agreement is amended.
- 16.3 Despite this clause, the Council may determine that a new agreement is required.

17. Notices

- 17.1 A notice pursuant to this agreement must be in writing. Notices may be served:
 - (a) personally by leaving them with the party on whom they are to be served at that party's address stated in clause 17.3; or
 - (b) by pre paid post sent to the address stated in clause 17.3; or
 - (c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in clause 17.3.
- 17.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:
 - (a) if served personally when left at the address of the other party stated in clause 17.3;
 - (b) when mailed, three business days after being put into the post addressed to such party at that address; and
 - (c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in clause 17.3.

17.3 The addresses of the parties for service of notices are as follows:

The Council

Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250
Ph: 6337 1111
Facsimile: 6331 1117

The Owner

Tasmanian Wool Company Pty Ltd (Receivers Manager Appointed)

[Signature]

ACN 080287903
C/- Deloitte Touche Tohmatsu
22 Elizabeth Street
Hobart, Tasmania, 7000

Ph: (03) 6237 7000
Facsimile: (03) 6237 7001

18. Mortgagee's Consent

- 18.1 A mortgagee of the land (if any) must within 14 days of the execution of this agreement consent to it and agree to be bound by the covenants contained in it in accordance with the mortgagee's consent form specified at item 5 of the schedule.
- 18.2 A failure of the mortgagee to comply with this clause entitles the Council to terminate this agreement by notice in writing to the owner.

THE SCHEDULE

Item 1 - The Owner

Tasmanian Wool Company Pty Ltd (Receivers Manager Appointed)
ACN 080287903
C/- Deloitte Touche Tohmatsu
22 Elizabeth Street
Hobart, Tasmania, 7000

Item 2 - The Land

Volume 79212 Folio 1
Volume 221754 Folio 1
Volume 236539 Folio 1
Volume 131332 Folio 3
Volume 131332 Folio 4
Volume 131331 Folio 2
Volume 131331 Folio 1

Item 3 - Development/Use/Works Proposed by the Owner

Subdivision of the land into 2 lots and road in accordance with provisions of Council Planning Permit SD 00.98.052, issued on 3/02/99 and amended on 9/11/99.

Item 4 - Details of approved plans

The Campbell Smith Phelps Pedley plans marked as "Stage 1 Subdivision Old Coats Paton Site", Reference number 126-89, Sheets 1 & 2 and dated 15/06/01.

Item 5 - Mortgagees consent

Westpac Banking Corporation Limited being:

1. A mortgagee under registered mortgage no. C113954 & C159795 over the land listed in Item 2 above; and

Certified as a true copy of an original

M

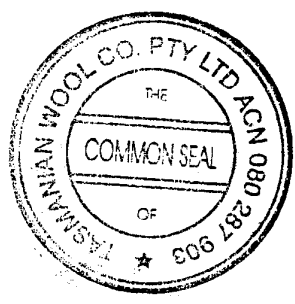
2. A charge in respect of some or all of the property or assets of the owner under registered charge no.

consents to and agrees to be bound by the covenants and all other terms and conditions contained in an agreement between the Council and the Company pursuant to part 5 of the Land Use Planning & Approvals Act 1993 arising from planning permit no. SD00.98.052 dated 03/02/99, a copy of which agreement is annexed hereto.

DATED this 10TH day of MAY 2002.

EXECUTED AS A DEED

THE COMMON SEAL of
 Tasmanian Wool Company Pty Ltd
 (Receivers Manager Appointed)
 was hereunto affixed in accordance with its articles)
 in the presence of:)
 I. S. Brechony)
 Solicitor entitled to practise)
 in the Federal Court)



A. Sheehy
 RECEIVER MANAGER
 Director
 Director/Secretary

OR

~~SIGNED SEALED AND DELIVERED~~ by)
 in the presence of:)

SIGNED SEALED AND DELIVERED by)
~~Michael John Tidey, Manager Corporate Services~~)
 of the Launceston City Council, for and on behalf)
 of the Launceston City Council)



M. Reynolds
 Alderman M. Reynolds
 CORPORATE SECRETARY

Signed for and on behalf of
 WESTPAC BANKING CORPORATION
 ABN 33 007 457 141
JOHN CLARK Supervisor
 its duly constituted Attorney in the presence of:

[Signature]
 Signature of Witness

ALAN MCAORLICK
 Full name of Witness (BLOCK LETTERS)

BANKING
 Address and occupation of Witness

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

WESTPAC BANKING CORPORATION by its
 Attorney who hereby states that at the time of
 executing this instrument no notice of revocation has
 been received in respect of the Power of Attorney
 registered in the Registry of Deeds, number 69/4504
 under the authority of which this instrument has been
 executed.

[Signature]
JOHN CLARK
 Supervisor

Mortgagee under mortgage
 or
~~Encumbrance under encumbrance~~
 No. 0113954 - 0159795

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

This document is one of the documents relevant to the issued Planning Permit as identified by:

Permit No. DA-0049/2019

Registered Number 23072020

Director Development Certified as a true

copy of an original

OWNER TASMANIAN WOOL Co. Pty. Ltd.
FOLIO REFERENCE CT 79212-1, CT 131332-3
CT 221754-1, CT 131332-4
CT 131331-1, CT 236539-1 CT 131331-2
GRANTEE Part of 21A16P Gtd to EDMOND MOZIER KING, Part of 10A18 114/10 P Gtd to LAUNCESTON CORPORATION, Part of 10Ac & 10Ac Gtd to THOMAS SCOTT

PLAN OF SURVEY

BY SURVEYOR John William Dent of CAMPBELL, SMITH, PHELPS & PEDLEY AUTHORIZED SURVEYORS 60 ELPHIN ROAD, LAUNCESTON

CITY of LAUNCESTON

SCALE 1:1500 LENGTHS IN METRES

APPROVED EFFECTIVE FROM

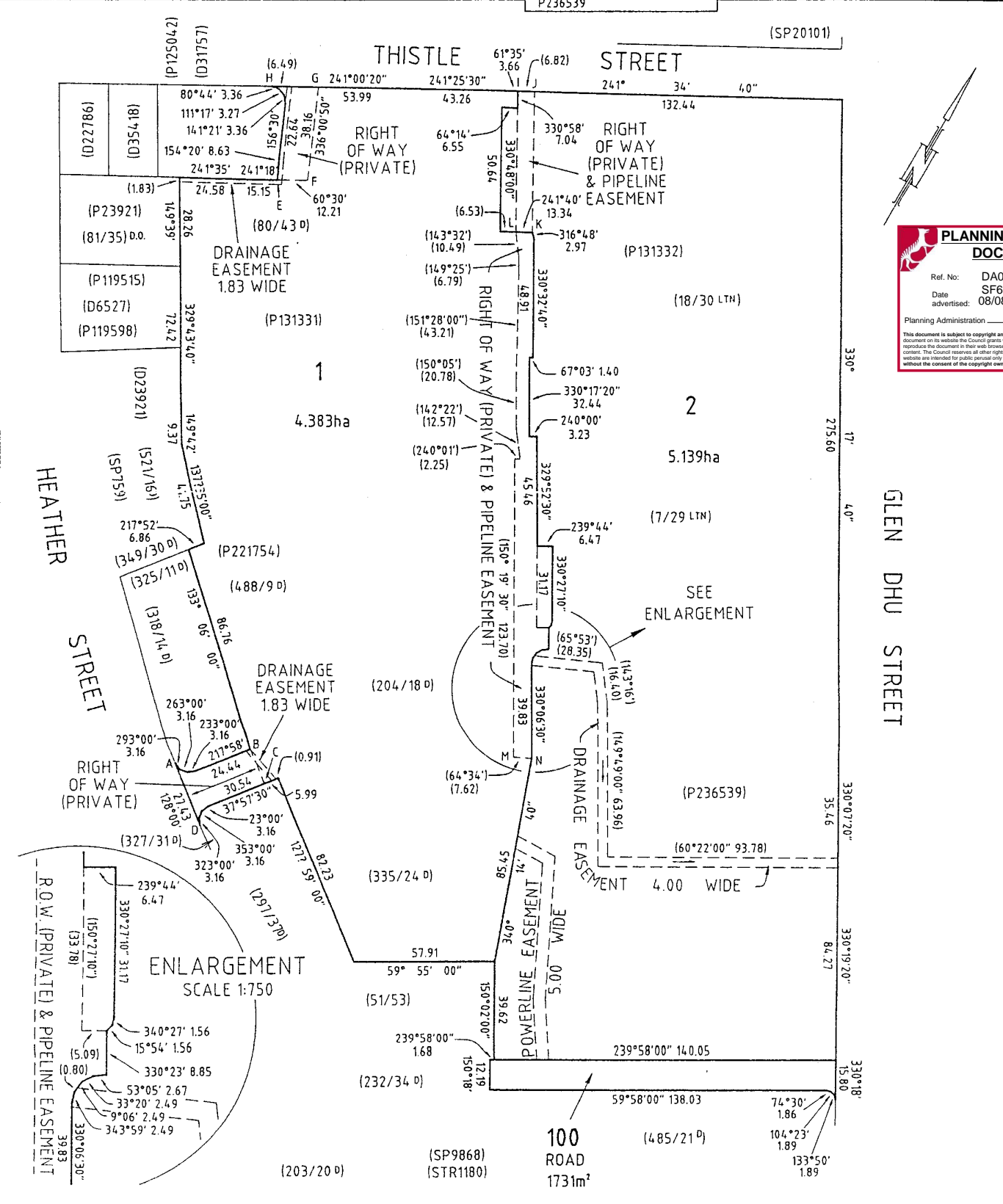
Recorder of Titles

MAP SHEET MUNICIPAL CODE No 109

LAST UP No

LAST PLAN No P221754, 355/24 D, P131331, P131332, P236539

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF69D3
Date advertised: 08/08/2020

Planning Administration *Stickland*

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PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Launceston*

PLANNING ENDORSED DOCUMENT
 This document is one of the documents relevant to the issued Planning Permit as identified by:
 Permit No. DA 0049/2019
 Date: 23/07/2020
 Director Development Services

TASMANIAN LAND TITLES OFFICE



Notification of Agreement under the Land Use Planning and Approvals Act 1993 (Section 71)



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
CT 79212	1	CT 131331	1
CT 131332	3	CT 236539	1
CT 221754	1	CT 131331	1
CT 131332	4		

REGISTERED PROPRIETOR: TASMANIAN WOOL CO. PTY LTD

PLANNING AUTHORITY: LAUNCESTON CITY COUNCIL

Dated this *10th* day of *MAY* 19 *2002*

I/We *MARTIN REYNOLDS, CORPORATE SECRETARY*
 of *PO BOX 396, LAUNCESTON 7250*

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed *[Signature]*
MARTIN REYNOLDS, CORPORATE SECRETARY
 (on behalf of the Planning Authority)

REGISTERED
 Land Titles Office Use Only
 19 JUN 2002
Alice Kawa
 RECORDER OF TITLES
 THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

LUA Version 1

NOT AFFIXIBLE

PLANNING EXHIBITED
DOCUMENTS
Ref. No: DA0049/2019 &
SF6903
Date advertised: 08/08/2020
Planning Administration *Auckland*

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PLANNING ENDORSED
DOCUMENT
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Permit No. DA 0049/2019
Date: 23/07/2020
Director
Development Services

Certified as a true
copy of an original
H

DATED 10 MAY 2002

LAUNCESTON CITY COUNCIL

- AND -

TASMANIAN WOOL COMPANY PTY LTD

DEED

LAND USE PLANNING & APPROVALS ACT 1993
PART V AGREEMENT

HAND OGILVIE & BREHENY

Barristers & Solicitors
111 Macquarie Street
HOBART TAS 7000
Telephone: (03) 6234 7622
Facsimile: (03) 6223 3852

Doc:
File:

H

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *Launceston*

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PLANNING ENDORSED DOCUMENT

This document is one of the documents relevant to the issued Planning Permit as identified by Permit No. DA 0049/2019
 Date: 23/07/2020
 Director Development Services

Certified as a true copy of an original

HA

**LAND USE PLANNING & APPROVALS ACT 1993
 PART V AGREEMENT**

THIS DEED is made the *10th* day of *MAY* 2002

TASMANIAN STAMP DUTY.

Lodgement No: SI-000812-0102
 Receipt No: 10*000797
 Duty Paid: \$0.00
 Date: 17/06/02
 Consideration: \$0.00
 Document: DFC

BETWEEN:

LAUNCESTON CITY COUNCIL ("Council") of the one part;

AND

TASMANIAN WOOL COMPANY PTY LTD (Receivers and Managers Appointed) ("Tas Wool Co.") its successors and assigns of the other part to the intent that this agreement is to bind Tas Wool Co. and the owners from time to time of Lots 1 and 2 on application SD.00.98.052 as described below.

WHEREAS:

1. Tas Wool Co. owns land at 35-51 Thistle Street, Launceston and wishes to subdivide same.
2. Council has approved the subdivision application No. SD.00.98.052 subject to certain conditions.
3. One of the conditions is that Tas Wool Co. undertakes to maintain certain rights of way and landscaping shown on the said application and undertakes to upgrade the fire sprinkler system as required by Council or Fire Service due to redevelopment or change of use of any part of the said property on the terms set out herein.

NOW THIS DEED WITNESS AS FOLLOWS:

1. Tas Wool Co. undertakes and agrees:-
 - a) to remain responsible for ongoing maintenance and necessary repair works to all Rights of Way shown on the subdivision plan the subject of

20 APC

HA

Confirmed as a true copy of an original



SD.00.98.052 (the Plan) to the junction of such Rights of Way with the pavement of any public road and to maintain the said Rights of Way on the Plan to a fully sealed standard free from potholes or loose materials and to rectify any deficiencies therein within 90 days of request to do so issued by Council;

- b) to maintain in a neat and tidy condition any landscape works associated with the above Rights of Way as may be shown on approved engineering drawings associated with the Plan and to rectify any deficiencies therein within 90 days of the request to do so issued by Council;
- c) upon redevelopment or change of use of the property the subject of the subdivision plan or upon demand from Council or Tasmanian Fire Services to upgrade and/or separate the existing fire sprinkler system as required by Council or Tasmania Fire Service. Until redevelopment or change of use and upgrade as above the respective owners of Lots 1 & 2 on the subdivision plan agree to share the maintenance and operating costs of the sprinkler system, including the Telstra phone line therefor in accordance with the proportions determined by Tyco Flow Systems or other competent authority and shall similarly share the water meter charges levied by Council.

Should an owner of Lot 1 or 2 not properly maintain the sprinkler system or should an emergency so require then the owner of the other lot may enter upon the former lot to carry out maintenance or repairs and the cost thereof shall be a debt due to the owner so maintaining or repairing.

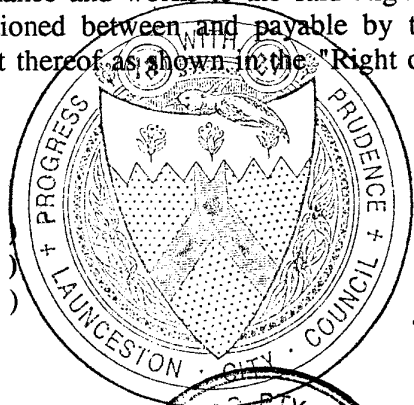
The owners of Lots 1 & 2 on the subdivision plan further agree that upon upgrade and/or separation of the sprinkler system the cost of such works shall be met by the owners of such Lots paying for the works actually completed on their respective lot and if there are works which benefit or serve both Lots then as Tyco Flow Systems or other competent authority determines. The owners of Lots 1 & 2 agree to upgrade and separation works being carried out upon notice from either to the other of redevelopment or upon notice from Council or Tasmanian Fire Service and grants permission of any access reasonably required to each Lot for such works.



Certified as a true copy of an original

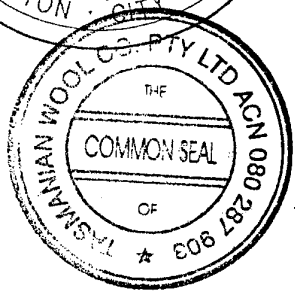
d) that the costs of all maintenance and works to the said Rights of Way and landscaping shall be apportioned between and payable by the persons or parties entitled to the benefit thereof as shown in the "Right of Way Notes" on the Plan.

THE COMMON SEAL OF LAUNCESTON CITY COUNCIL
 was hereunto affixed in the presence of:



M. Reynolds
M. REYNOLDS
 CORPORATE SECRETARY

THE COMMON SEAL OF TASMANIAN WOOL COMPANY PTY LTD (RECEIVERS AND MANAGERS APPOINTED) was hereunto affixed in the presence of:
J. Breheny
 Solicitor entitled to practise in the Federal Court.



N. Shroobridge
 RECEIVER/MANAGER

EXECUTED BY WESTPAC BANKING CORPORATION LIMITED as Mortgagee in the presence of:

Signed for and on behalf of
 WESTPAC BANKING CORPORATION
 ABN 33 007 457 141

JOHN CLARK Supervisor
 its duly constituted Attorney in the presence of:

[Signature]
 Signature of Witness

ALEX MCGORLICK
 Full name of Witness (BLOCK LETTERS)

BANKING
 Address and occupation of Witness

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

WESTPAC BANKING CORPORATION by its Attorney who hereby states that at the time of executing this instrument no notice of revocation has been received in respect of the Power of Attorney registered in the Registry of Deeds, number 69/4504 under the authority of which this instrument has been executed.

[Signature]
JOHN CLARK
 Supervisor

Mortgagee under mortgage or ~~Encumbrance under encumbrance~~
 360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545
 No. C113954 + C159795

PLANNING EXHIBITED
DOCUMENTS
Ref. No: DA 0049/2019 &
SF6903
Date
advertised: 08/08/2020
Planning Administration *L. Brackland*

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PLANNING ENDORSED
DOCUMENT
This document is one of the documents relevant to the issued Planning Permit as identified by
Permit No. DA 0049/2019
Date: 23/07/2020
Director
Development Services *[Signature]*

DATED 10 MAY 2020

LAUNCESTON CITY COUNCIL

- AND -

TASMANIAN WOOL COMPANY PTY LTD

DEED

**LAND USE PLANNING & APPROVALS ACT 1993
PART V AGREEMENT**

HAND OGILVIE & BREHENY

Barristers & Solicitors

111 Macquarie Street

HOBART TAS 7000

Telephone: (03) 6234 7622

Facsimile: (03) 6223 3852

Doc:

File:

[Handwritten mark]

**LAND USE PLANNING & APPROVALS ACT 1993
 PART V AGREEMENT**

THIS DEED is made the *10th* day of *MAY* 2002

BETWEEN:

LAUNCESTON CITY COUNCIL ("Council") of the one part;

AND

TASMANIAN WOOL COMPANY PTY LTD (Receivers and Managers Appointed) ("Tas Wool Co.") its successors and assigns of the other part to the intent that this agreement is to bind Tas Wool Co. and the owners from time to time of Lots 1 and 2 on application SD.00.98.052 as described below.

NAV
20.00
[Signature]
17.5.02

WHEREAS:

1. Tas Wool Co. owns land at 35-51 Thistle Street, Launceston and wishes to subdivide same.
2. Council has approved the subdivision application No. SD.00.98.052 subject to certain conditions.
3. One of the conditions is that Tas Wool Co. undertakes to maintain certain rights of way and landscaping shown on the said application and undertakes to upgrade the fire sprinkler system as required by Council or Fire Service due to redevelopment or change of use of any part of the said property on the terms set out herein.

TASMANIAN STAMP DUTY

Lodgement No: 51-000812-01 12
 Receipt No: 101970797
 Duty Paid: \$20.00
 Date: 17/05/02
 Consideration: \$0.00
 Document: NAV

NOW THIS DEED WITNESS AS FOLLOWS:

1. Tas Wool Co. undertakes and agrees:-
 - a) to remain responsible for ongoing maintenance and necessary repair works to all Rights of Way shown on the subdivision plan the subject of

NAV
[Signature]

SD.00.98.052 (the Plan) to the junction of such Rights of Way with the pavement of any public road and to maintain the said Rights of Way on the Plan to a fully sealed standard free from potholes or loose materials and to rectify any deficiencies therein within 90 days of request to do so issued by Council;

- b) to maintain in a neat and tidy condition any landscape works associated with the above Rights of Way as may be shown on approved engineering drawings associated with the Plan and to rectify any deficiencies therein within 90 days of the request to do so issued by Council;
- c) upon redevelopment or change of use of the property the subject of the subdivision plan or upon demand from Council or Tasmanian Fire Services to upgrade and/or separate the existing fire sprinkler system as required by Council or Tasmania Fire Service. Until redevelopment or change of use and upgrade as above the respective owners of Lots 1 & 2 on the subdivision plan agree to share the maintenance and operating costs of the sprinkler system, including the Telstra phone line therefor in accordance with the proportions determined by Tyco Flow Systems or other competent authority and shall similarly share the water meter charges levied by Council.

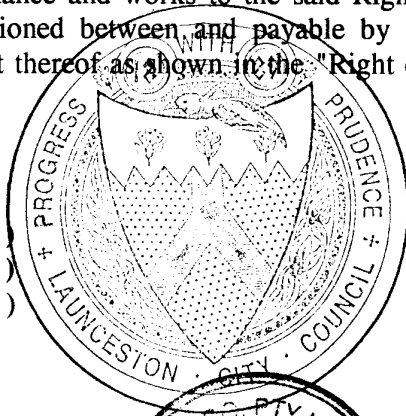
Should an owner of Lot 1 or 2 not properly maintain the sprinkler system or should an emergency so require then the owner of the other lot may enter upon the former lot to carry out maintenance or repairs and the cost thereof shall be a debt due to the owner so maintaining or repairing.

The owners of Lots 1 & 2 on the subdivision plan further agree that upon upgrade and/or separation of the sprinkler system the cost of such works shall be met by the owners of such Lots paying for the works actually completed on their respective lot and if there are works which benefit or serve both Lots then as Tyco Flow Systems or other competent authority determines. The owners of Lots 1 & 2 agree to upgrade and separation works being carried out upon notice from either to the other of redevelopment or upon notice from Council or Tasmanian Fire Service and grants permission of any access reasonably required to each Lot for such works.

[Signature]

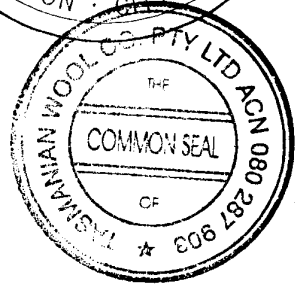
d) that the costs of all maintenance and works to the said Rights of Way and landscaping shall be apportioned between and payable by the persons or parties entitled to the benefit thereof as shown in the "Right of Way Notes" on the Plan.

THE COMMON SEAL OF LAUNCESTON CITY COUNCIL was hereunto affixed in the presence of:



M. Reynolds
M. REYNOLDS
 CORPORATE SECRETARY

THE COMMON SEAL OF TASMANIAN WOOL COMPANY PTY LTD (RECEIVERS AND MANAGERS APPOINTED) was hereunto affixed in the presence of:



A. Alford
 RECEIVER MANAGER

J. O'Sheehy
 Solicitor entitled to practise in the Federal Court.

EXECUTED BY WESTPAC BANKING CORPORATION LIMITED as Mortgagee in the presence of:

Signed for and on behalf of WESTPAC BANKING CORPORATION ABN 33 007 457 141
JOHN CLARK Supervisor
 its duly constituted Attorney in the presence of:

WESTPAC BANKING CORPORATION by its Attorney who hereby states that at the time of executing this instrument no notice of revocation has been received in respect of the Power of Attorney registered in the Registry of Deeds, number 69/4504 under the authority of which this instrument has been executed.

[Signature]
 Signature of Witness

JOHN CLARK Supervisor

ALEN MCGORLICK
 Full name of Witness (BLOCK LETTERS)

Mortgagee under mortgage or ~~Encumbrance under encumbrance~~
 360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545
 No. C113954 + C159795

BANKING
 Address and occupation of Witness

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

DEED OF AGREEMENT

THIS DEED OF AGREEMENT is made the *10th* day of *May* 200*2*

PARTIES:

THE LAUNCESTON CITY COUNCIL of the Town Hall, St John Street, Launceston in Tasmania (the Council)

THE PERSON REFERRED TO AT ITEM 1 OF THE SCHEDULE (the owner)

RECITALS:

1. The owner is the owner of all that land described at item 2 of the schedule (the land).
2. A sewer/drain belonging to or controlled by the Council runs through the land in the approximate position marked on the plan annexed hereto and marked "A"
3. The owner wishes to subdivide the land and in doing create public drains under an existing building or structure as specified on item 3 & 4 of the schedule (the works).
4. Section 39 of the Sewers & Drains Act 1954 provides, in substance, that Council must not permit an erection of a building or its extension over a sewer/drain unless it is satisfied that in the circumstances of the particular case it may appropriately consent to that erection either unconditionally or subject to compliance with any requirements as may be specified by the Council and section 248 of the Local Government (Building & Miscellaneous Provisions) Act 1993 provides, in substance, that a person must not erect or construct a building wall bridge fence mound embankment excavation tunnel or other work in upon over or under a sewer/drain without the Council's consent in writing.
5. Council, in approving the subdivision of the land, has done so on the condition that an indemnity is placed on the title for the maintenance and replacement of the public drains beneath the existing buildings.
6. The Council has agreed to seal the plan of subdivision upon the terms contained in this agreement and the Permit.

TASMANIAN STAMP DUTY.

Lodgement No: BI-00062-0102
 Receipt No: 101070797
 Duty Paid: \$20.00
 Date: 17/06/02
 Consideration: \$0.00
 Document: NAV

OPERATIVE PART:

The parties agree and covenant as follows:

1 Interpretation & Definitions

1.1 Definitions

In this agreement unless the contrary intention appears:

20 NAV
[Signature]

“**Act**” is the Land Use Planning & Approvals Act 1993.

“**Permit**” is a building permit and or a planning permit issued by the Council in respect of the works/use described in recital 3.

“**Land**” means the land described in item 2 of the schedule.

“**Planning scheme**” is the Launceston Planning Scheme 1996 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

“**The approved plans**” mean the plan or plans approved by the permit, specified at item 4 of the schedule.

“**The works**” is that defined at recital 3.

“**The sewer/drain**” is that defined at recital 2.

1.2. Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in section 79 of the Act;
- (c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, novated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;
- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this agreement and in the Act, the Local Government Act 1993 or the Local Government (Building & Miscellaneous Provisions) Act 1993 have the same meanings as they have in those Acts.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

2.1 Without limiting any operation or effect which this agreement otherwise has, the Council and the owner acknowledge that this agreement is made under Part 5 of the Act (and in particular section

16.1 This agreement may be amended by agreement between the Council and all persons who are bound by any covenant in the agreement.

16.2 If any proposed amendment to this agreement requires a new or an amended permit, then that permit or that amended permit (as the case may be) must be obtained before this agreement is amended.

16.3 Despite this clause, the Council may determine that a new agreement is required.

17. Notices

17.1 A notice pursuant to this agreement must be in writing. Notices may be served:

- (a) personally by leaving them with the party on whom they are to be served at that party's address stated in clause 17.3; or
- (b) by pre paid post sent to the address stated in clause 17.3; or
- (c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in clause 17.3.

17.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:

- (a) if served personally when left at the address of the other party stated in clause 17.3;
- (b) when mailed, three business days after being put into the post addressed to such party at that address; and
- (c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in clause 17.3.

17.3 The addresses of the parties for service of notices are as follows:

The Council

Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250
Ph: 6337 1111
Facsimile: 6331 1117

The Owner

Tasmanian Wool Company Pty Ltd (Receivers Manager Appointed)

71) with the intent that the burden of the owner's covenants run with the land as provided for by section 79 of the Act.

2.2 The parties enter this agreement:

- (a) To provide for the matters set out in section 72(2) of the Act; and
- (b) To record the terms of Council's consent to the works.

3. Consent and Indemnity

3.1 The Council consents to the works upon the terms contained in this agreement.

3.2 The owner must at all times:

- (a) Indemnify and keep indemnified the Council against all actions proceedings claims demands costs and expenses whatsoever in respect of or arising out of the works including all claims for maintenance, replacement or repair of any building structure or work erected over or in the vicinity of the sewer/drain whether such maintenance repair or replacement is the result of work required to be done by the Council to the sewer/drain or not;
- (b) Indemnify and keep indemnified the Council against all actions proceedings claims demands costs and expenses of any kind made by any person arising out of or in respect of any loss damage or expense suffered or claimed to be suffered by reason of the works or the occupation maintenance repair or replacement of any building on the land where that loss is claimed to have been caused by the sewer/drain or the works;
- (c) Will indemnify and keep indemnified the Council in respect of any damage caused to the sewer/drain by the application of any dead or live loads and the effects of any settlement due to the works or the use of the land over or in the vicinity of the sewer/drain;
- (d) Must not prefer any claim of any kind whatsoever against the Council by reason of any settlement subsidence or damage to the works, land or any buildings structures erected on it by reason of or arising out of the sewer/drain and the owner hereby releases the Council for or in respect of any such claims.

3.3 It is agreed that this indemnity extends to any negligence by the Council, its servants or agents in allowing the building to be constructed over the sewer/drain or in the construction standard or maintenance of the sewer/drain beneath the building

3.4 The liability of the owner commences on the date of this agreement and continues in force for so long as the law permits despite that the owner may subsequently sell, lease, dispose, assign, charge, mortgage, pledge or licence the land or any part of it.

4. Owner's Additional Obligations

The owner must:

- 4.1 Secure the consent of any mortgagee or encumbrances to the registration of this deed of agreement before its registration in the form specified at item 5 of the schedule.
- 4.2 Not change the existing surface levels of the land or any lot as shown on the approved plans without the written consent of the Council.
- 4.3 Permit the Council or its agents, workmen or contractors to have access to the land for the purpose of using maintaining constructing and repairing the sewer/drain and determining whether or not this agreement has been complied with.
- 4.4 Pay all stamp duty and registration costs in respect of this agreement or any document required by it.
- 4.5 Pay or cause to be paid when due and payable all taxes (including any goods and services tax or like consumption tax, duties, fees, penalties, stamp duties and other charges of any nature whatsoever) levied by any governmental authority arising out or in relation to this agreement or the provision of the matters referred to in it and the Council is not liable to pay or reimburse the owner for such taxes or charges and the owner must indemnify and keep indemnified the Council in respect of them.

5. Relationship Between the Parties

- 5.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the owner.

6. Proper Law

- 6.1 This agreement is governed by the laws of the State of Tasmania and the parties submit to the non-exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

7. Commencement

- 7.1 This agreement begins immediately upon execution by the parties.

8. Other Documents

- 8.1 This agreement is to be read in conjunction with the permit and any plans submitted to and approved by the Council in relation to the permit or the subdivision of the land.

9. Termination

- 9.1 If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.
- 9.2 The Council may terminate this agreement by notice in writing to the owner if:
 - (i) The owner breaches it;

- (ii) The owner fails to comply with any permit in respect of the land;
- (iii) The owner fails to comply with the Planning Scheme, the Act or the Local Government (Building & Miscellaneous Provisions) Act 1993 in respect of the use or development of the land;
- (iv) It is not registered as required by clause 14.

9.3 This agreement also terminates as provided for in the Act.

10. Reading Down and Severability

10.1 If a provision of this agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

11. Council's Costs

11.1 The owner must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this agreement and anything done after this agreement for the enforcement of any obligation imposed upon the owner under it.

12. Exercise of Powers

12.1 The Council and the owner expressly acknowledge that any obligation imposed upon the Council under this agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this agreement must be read accordingly.

13. Further Documents

13.1 The Council and the owner will do all things and prepare and sign all further documents necessary to give effect to this agreement and to ensure that this agreement is fully carried out.

14. Registration

14.1 The owner must do all things necessary to enable the Council in its discretion to register this agreement with the Recorder of Titles in accordance with section 78 of the Act and must pay to the Council the costs of registering it.

15. Disclosure of this Agreement

15.1 The owner must not at any time before or after the registration of this agreement sell, transfer, dispose of or in any way part with possession of the land without first disclosing the existence of and nature of this agreement to the owner's successors.

16. Alteration to this Agreement

ACN 080287903
C/- Deloitte Touche Tohmatsu
22 Elizabeth Street
Hobart, Tasmania, 7000

Ph: (03) 6237 7000
Facsimile: (03) 6237 7001

18. Mortgagee's Consent

- 18.1 A mortgagee of the land (if any) must within 14 days of the execution of this agreement consent to it and agree to be bound by the covenants contained in it in accordance with the mortgagee's consent form specified at item 5 of the schedule.
- 18.2 A failure of the mortgagee to comply with this clause entitles the Council to terminate this agreement by notice in writing to the owner.

THE SCHEDULE

Item 1 - The Owner

Tasmanian Wool Company Pty Ltd (Receivers Manager Appointed)
ACN 080287903
C/- Deloitte Touche Tohmatsu
22 Elizabeth Street
Hobart, Tasmania, 7000

Item 2 - The Land

Volume 79212 Folio 1
Volume 221754 Folio 1
Volume 236539 Folio 1
Volume 131332 Folio 3
Volume 131332 Folio 4
Volume 131331 Folio 2
Volume 131331 Folio 1

Item 3 - Development/Use/Works Proposed by the Owner

Subdivision of the land into 2 lots and road in accordance with provisions of Council Planning Permit SD 00.98.052. issued on 3/02/99 and amended on 9/11/99.

Item 4 - Details of approved plans

The Campbell Smith Phelps Pedley plans marked as "Stage 1 Subdivision Old Coats Paton Site", Reference number 126-89, Sheets 1 & 2 and dated 15/06/01.

Item 5 - Mortgagees consent

Westpac Banking Corporation Limited being:

1. A mortgagee under registered mortgage no. C113954 & C159795 over the land listed in Item 2 above; and

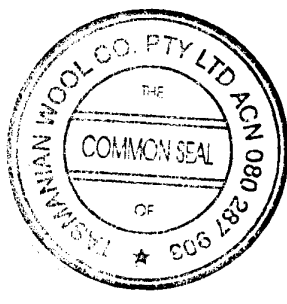
2. A chargee in respect of some or all of the property or assets of the owner under registered charge no.

consents to and agrees to be bound by the covenants and all other terms and conditions contained in an agreement between the Council and the Company pursuant to part 5 of the Land Use Planning & Approvals Act 1993 arising from planning permit no. SD00.98.052 dated 03/02/99, a copy of which agreement is annexed hereto.

DATED this *10th* day of *MAY* 200*2*

EXECUTED AS A DEED

THE COMMON SEAL of
 Tasmanian Wool Company Pty Ltd
 (Receivers Manager Appointed)
 was hereunto affixed in accordance with its articles
 in the presence of:
J. S. Brcheny
~~Solicitor entitled to practise~~
 in the Federal Court

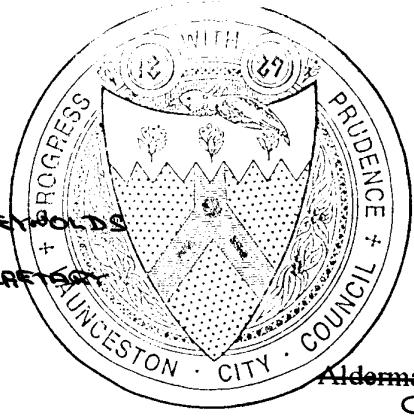


N. Shearbridge
 RECEIVER MANAGER
 Director
 Director/Secretary

OR

~~SIGNED SEALED AND DELIVERED by~~
~~in the presence of:~~

SIGNED SEALED AND DELIVERED by *MARTIN REYNOLDS*
~~Michael John Tidy, Manager Corporate Services~~
 of the Launceston City Council, for and on behalf
 of the Launceston City Council



M. Reynolds
 Alderman M. Reynolds
 CORPORATE SECRETARY

Signed for and on behalf of
 WESTPAC BANKING CORPORATION
 ABN 33 007 457 141
JOHN CLARK Supervisor
 its duly constituted Attorney in the presence of:

[Signature]
 Signature of Witness

GLEA MCCORLICK
 Full name of Witness (BLOCK LETTERS)

BANKING
 Address and occupation of Witness

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

WESTPAC BANKING CORPORATION by its
 Attorney who hereby states that at the time of
 executing this instrument no notice of revocation has
 been received in respect of the Power of Attorney
 registered in the Registry of Deeds, number 69/4504
 under the authority of which this instrument has been
 executed.

[Signature]
JOHN CLARK
 Supervisor

Mortgagee under mortgage
 or
~~Encumbrance under encumbrance~~
 No. *0113954 - 0159795*

360 Collins Street
 Melbourne Vic 3000
 Tel: (03) 8600 2545

"A"

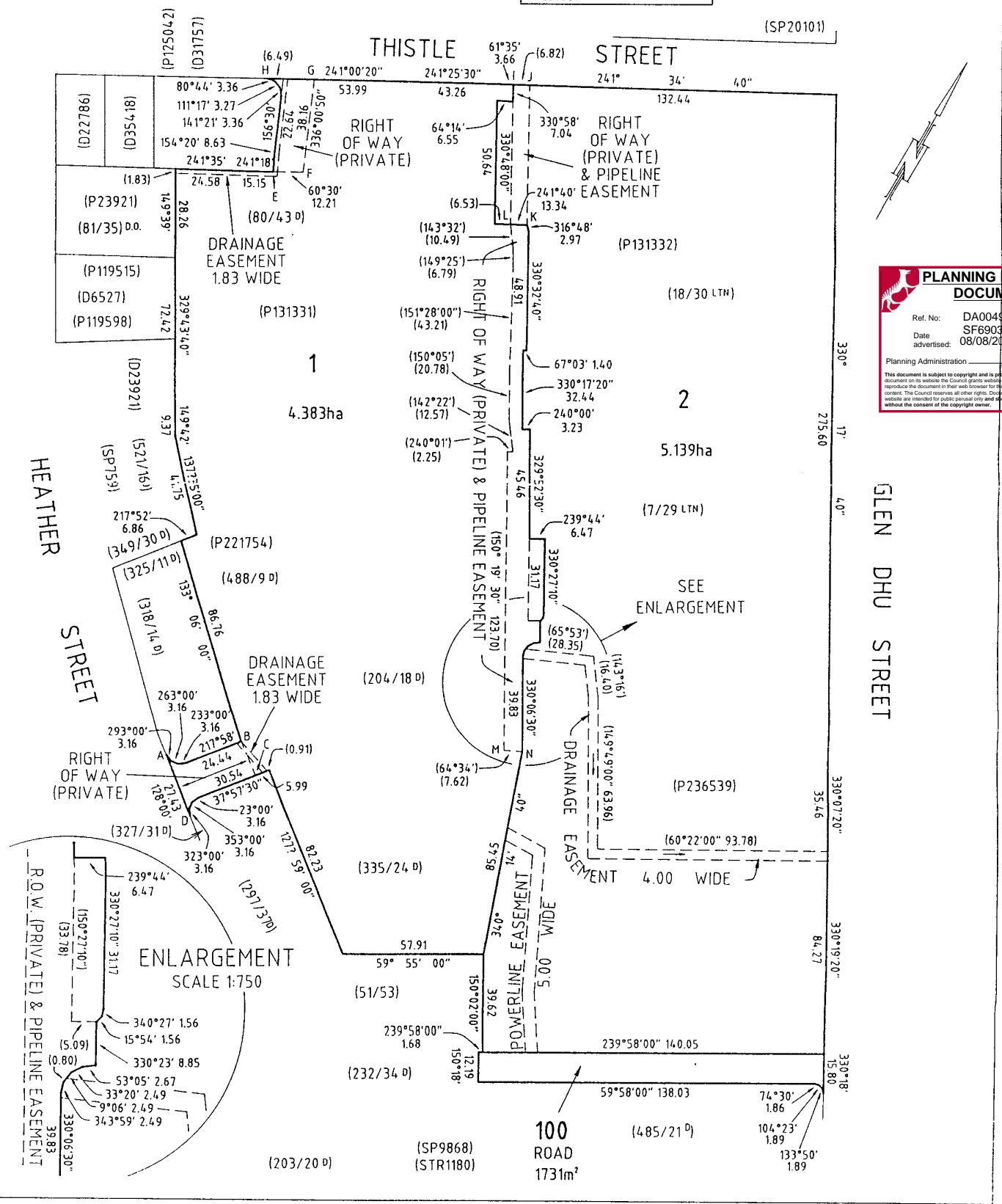
PLANNING ENDORSED DOCUMENT
 This document is one of the documents relevant to the issued Planning Permit as identified by:
 Permit No. DA 0049/2019
 Date: 23/07/2020
 Registered Number
 Director of Development Services

OWNER **TASMANIAN WOOL Co. Pty. Ltd.**
 FOLIO REFERENCE **CT 79212-1, CT 131332-3
 CT 221754-1, CT 131332-4
 CT 131331-1, CT 236539-1 CT 131331-2**
 GRANTEE **Part of 21A¹⁶ P Gtd to EDMOND
 MOZIER KING, Part of 10A^R 11^{1/2} P Gtd
 to LAUNCESTON CORPORATION, Part of
 10Ac& 10Ac Gtd to THOMAS SCOTT**

PLAN OF SURVEY
 BY SURVEYOR **John William Dent of
 CAMPBELL, SMITH, PHELPS & PEDLEY
 AUTHORISED SURVEYORS
 60 ELPHIN ROAD, LAUNCESTON**
 LOCATION **CITY of LAUNCESTON**
 SCALE 1:1500 LENGTHS IN METRES

APPROVED
 EFFECTIVE FROM
 Recorder of Titles

MAPSHEET MUNICIPAL CODE No **109** LAST UPI No LAST PLAN No **P221754, 355/24^D P131331, P131332, P236539** ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PLANNING EXHIBITED DOCUMENTS
 Ref. No: **DA0049/2019 & SF6903**
 Date advertised: **08/08/2020**
 Planning Administration: *S. Brackland*
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ANNEXURE 4

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020
Planning Administration: *Strickland*
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Development Guidelines PATONS & BALDWINS, LAUNCESTON

Established in Britain in 1920, the textile company Patons and Baldwins built its first overseas mill in Launceston in 1922.

The Patons and Baldwins complex is of historic cultural heritage significance as one of the largest industrial sites ever constructed and operated in Tasmania, and as a major built landmark on the key highway approach into the city.

The complex is of high historical significance in respect of the major economic and social benefits that the industry on the site brought to Launceston over a 70 year period.

The mill building is of architectural and engineering significance as a fine and particularly large example of an Inter-war Chicagoesque industrial building, in being the largest single building believed to have been constructed in Tasmania prior to the 1920s, and for the innovative way the mill was expanded by raising the roof in the 1930s.

The Patons and Baldwins complex is of social value to the northern Tasmanian community as it was a major employer in the region, in which multiple-generations of families, particularly women, were employed and social recreational networks were developed.

PATONS & BALDWINS LIMITED

MILLS:
Launceston, Tasmania,
Alloa, Scotland,
Halifax, England,
Wakefield, England,
Melton Mowbray, England,
Toronto, Canada,
Shanghai, China.

OFFICES:
Melbourne Australia,
Sydney Australia,
Wellington, New Zealand,
Glasgow, Scotland,
London, England,
Manchester, England,
Belfast, Ireland,
Shanghai, China.

TRADE MARK **BB** **TRADE MARK**

SPINNING **DRAWING**

General View of Patons & Baldwins Mill
PATONS & BALDWINS LTD
LAUNCESTON TASMANIA

The history of the parent company of the Glen Dhu Spinning Mills can be traced back over one hundred years. During this period a reputation has been established for the manufacture of the most reliable Worsteds and Woollen Yarns produced in any country. The Mill in Launceston is now in a position to deal with 15,000 bales of Wool per annum, and some of the well-known lines produced from these Wools are household words all over the world.

SUPER SCOTCH FINGERING. ROSE FINGERING. SUPER CREPE. SUPER CRYSTAL CREPE. LACETTE.	KINGFISHER LUSTRE WOOL. BEEHIVE SILVER SHEEN. LADY BETTY BABY WOOLS. WHITE HEATHER BOUCLET. TOTEM.	GNOME RUG WOOL. SUNNY SPORTS WOOL. AZALEA CROCHET WOOL. SUPER HOMESPUNS. PATONA.
--	--	--

DEVELOPMENT GUIDELINES

Guiding Principle

Conservation of the place should be undertaken in accordance with the *Australia ICOMOS Burra Charter, 1999*, which has as a fundamental principle that all work be undertaken in a manner that has regard for and aims to protect the heritage values of the place.

A place entered into the Tasmanian Heritage Register is subject to the *Historic Cultural Heritage Act, 1995* (the Act).

Zoning

To assist in management of the place, relative conservation values have been assigned to the different zones and key elements of the place.

High conservation value

- (i) The Glen Dhu Street and Thistle Street elevations of the Recreation Hall.
- (ii) The forecourt of the Recreation Hall.
- (iii) The main Glen Dhu Street elevation, north of the Pipeworks Road junction, including projecting ablutions blocks.
- (iv) The main Thistle Street elevations flanking the principal laneway, and the gardens with fences fronting these elevations.
- (v) The internal laneway with its branching laneway in the centre of the complex.
- (vi) The chimney and the water tower.
- (vii) The form of the sawtooth roofs.

Moderate conservation value

- (i) The western (rear) and northern elevations of the Recreation Hall.
- (ii) The western portion of the Thistle Street elevation (which is fronted by a carpark).
- (iii) The western elevation facing the second driveway off Thistle Street.
- (iv) Interiors of the main mill building at the corner of Thistle and Glen Dhu Streets.

Low conservation value

- (i) The southernmost portion of the Glen Dhu Street elevation.
- (ii) The southern elevation, and carparking / landscape areas at the southern end of the site.
- (iii) Interiors other than those of the main mill building referred to above.

Intrusive elements

No zones or fabric are identified.



Projecting ablutions blocks on Glen Dhu Street

Appropriate conservation actions

Generally, areas of *high* conservation value should be retained with minimal changes, and actively maintained to protect the significant fabric from deterioration. New development should be limited and carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *moderate* conservation value should be retained with minimal changes, and actively maintained to protect fabric from deterioration. New development should be carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *low* conservation value, a high level of adaptation, alteration and new development may be acceptable provided that it does not detract from the broader character of the place, intrude on or conceal significant features, or otherwise erode the heritage values of the place.

Fabric or zones that are *intrusive* can be redeveloped, altered or adapted as required to meet current or projected requirements. New development in these zones or affecting this fabric should not detract from the broader character of the place.

External industrial character

Development should be managed to retain the external industrial character of the place, particularly in areas of *high* conservation value.

Face brickwork: Face brickwork should not be painted. Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work. New openings should not be formed in walls that are in zones of *high* or *moderate* conservation value.

Reinforced concrete and cement render: Concrete and cement rendered surfaces should not be painted unless this work is necessary due to disfigurement (eg severe rust stains or ill-matched repairs) or waterproofing.

Where painting is required, the paint colour should be matched to the dominant colour of the original render work and the area painted should be kept to a minimum. Heritage Tasmania should be consulted before any such painting work is undertaken.



Part of the Glen Dhu Street elevation: steel fire stair, face brickwork with concrete lintels, steel framed windows, and recessed downpipes

Windows: Existing timber and iron windows should be maintained. Timberwork should be repainted with oil paints (oil primer, undercoat, and top coats) with a frequency of once approximately every five years.

Iron windows should be repainted with oil or epoxy paints. The existing colours (predominantly white for windows and green for doors in work areas) should continue to be used, to maintain the existing unified character of the place.

Where any door or window component is defective and irreparable, the replacement should be of like material and design. Aluminium windows or doors should not be used for existing or new openings in areas of high conservation value.

Sawtooth roofs: The existing sawtooth roofs that impart a distinctive early 20th Century industrial character to the site should be retained, and not remodelled to create alternate roof forms.

Pop-up roofs or other raised structures that disrupt the sawtooth profile of the roof should be avoided; however, additions of this type could be considered where it is essential to achieve a satisfactory adaptive re-use of a space.

The sawtooth roofs may be re-clad. New cladding materials should be either corrugated cement sheet or corrugated galvanised steel sheeting. Sheeting of modern ribbed profiles, painted finishes or Zinalume material should be avoided.

Glazing in the sawtooth roofs should be retained where feasible.

Rainwater heads and downpipes: The rainwater heads are architectural elements that contribute to the external character of the complex, as well as being of functional importance. These elements should be maintained, and where repair is no longer feasible, damaged rainwater heads should be replaced with new heads that match the form and detail of the original.

The rectangular downpipes that are housed into the face of the wall are also important elements in terms of function and design. They should be maintained or replaced with new of like profile if defective and irreparable.

Faulty rainwater goods should be repaired as soon as practicable so as to avoid permanent damage to the surrounding masonry.

Remnant equipment, mechanical plant, fixtures and signage relating to former mill operations: Any remnant equipment, mechanical plant, fixtures and signage relating to former mill operations should be retained, protected from avoidable damage, and maintained where possible to do so. Repainting historic signage should only be undertaken following consultation with Heritage Tasmania.

Water tower: The water tower is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and of significant value as an engineered structure that was technologically advanced for its time.

Its retention is important to maintain the heritage values of the place.



Distinctive skyline elements – chimney and water tower

The tower should not be painted. Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition. Concrete spalls should be repaired in a timely manner.

There is scope to illuminate the tower and the options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

Chimney: The brick chimney is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and a rare form of brick structure (there are fewer than ten other brick chimneys of this scale remaining in Tasmania). Its retention is important to maintain the heritage values of the place.

The chimney should not be painted.

Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition.

Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work.

Landscaping

Original or early landscaping features should be retained, including fences, garden beds, trees

and other plantings, path and road alignments, and surface treatments.

The landscaping on the Thistle Street frontage of the mill buildings should be maintained in its existing form. The five mature trees should be maintained and replaced with like species in similar locations if ever the existing trees need to be removed.

The rose beds along the fence and other garden beds should be actively maintained, and new bushes of the same species planted to replace those that are senescent or missing. The fence of reinforced concrete, iron and chain mesh should be maintained and the ironwork painted green to matching the existing colour.

The forecourt area of the Recreation Hall should remain open and unobstructed by new development.



Thistle Street front of the main block

Signage

An effort should be made to use a unified design language for the signage throughout the complex. This will ensure that divergent design forms of signage for the individual tenancies does not erode the visual coherence of the mill complex.

Signage should not be placed where it will obscure or detract from the architectural character or detail of the buildings. Signage should generally be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

The boiler house chimney and water tower may be used for the display of signage, provided that any long term signage is subservient to and sympathetic to the form of the historic structure and its fixings will not cause damage.

Temporary signage for short term display (eg less than 30 days) may be erected with a certificate of exemption provided that the signage does not damage the structure.

Permanent signage will require the approval of the Tasmanian Heritage Council and should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application must be lodged.

There is scope to illuminate the chimney and water tower. The options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

Air conditioning plant and other utilities

Air conditioning plants and other utilities should be concealed from principal elevations and from public view in areas of high or moderate conservation value.

New installations should be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

Demolition and redevelopment

At a meeting on 18 April 2011, it was agreed to develop a Memorandum of Understanding so that replacement value for insurance purposes for the Door of Hope Christian Church Inc property (the former Patons and Baldwins Mill) could be established.

Excerpts from the signed Memorandum of Understanding follow. A copy of the signed Memorandum of Understanding is appended to the Patons and Baldwins entry in the Tasmanian Heritage Register.

Method of Construction

It was agreed that in the event of a partial or complete loss, the Tasmanian Heritage Council would not require exact replica replacement or repair, but would accept modern equivalent replacement in both a partial or complete loss setting, given that the heritage value of the destroyed portion would be lost. Substantially the same footprint, height and building volume would be required with design sensitive to the rest of the site.

Method of Valuation

It was agreed that the valuation of the property, for insurance purposes, could be made on the

basis of modern equivalent insurance replacement, which is the cost necessary to replace, repair, rebuild or restore the building, new for old, to a reasonably equivalent appearance and capacity using the original design and suitably equivalent materials.

Agreement

It was agreed between the Tasmanian Heritage Council and Door of Hope Christian Church Inc that in the event of partial or complete loss of the Door of Hope Christian Church Inc property that modern equivalent (new for old) property replacement would be undertaken and fully acceptable to both parties, and the insurance valuation of the basis of modern equivalent (new for old) is the agreed basis, for valuing the property for insurance purposes.

WORKS APPROVAL PROCESS

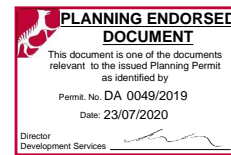
Under Part 6 of the *Historic Cultural Heritage Act 1995*, approval from the Tasmanian Heritage Council is required for any works to a place entered on the Tasmanian Heritage Register. Approval may be in the form of a certificate of exemption or a permit.

Where your proposed works are minor and won't affect the significance of the place, the Heritage Council may provide you with a certificate of exemption so you do not need to submit a development application. Please contact Heritage Tasmania to check whether your works would be exempt.

If you do not have a certificate of exemption from the Heritage Council, you will need to lodge a development application with your local council. Your local council will forward your application to the Heritage Council to assess any impacts on the historic heritage values of the place.

How long before I receive a decision? The development application process may take up to 42 days from the date it is lodged with the local council. If you do not provide enough information with your application, it may take longer. Please contact Heritage Tasmania to check what information you need to lodge with your application.

Are there any penalties for not abiding by the Act? Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation, rather than by conflict, objection and using penalties.



Bushfire Hazard Management Report: Subdivision



Report for: PDA Surveyors

Property Location: 45-47 Thistle St, West Launceston

Prepared by: Scott Livingston

Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 2nd July 2018



Client: PDA Surveyors obo Mark Gilpin

45-47 Thistle St, West Launceston. CT 142453/1, PID 2546904

Property identification: Current zoning: Light Industrial, Launceston Interim Planning Scheme 2015.

Proposal: A 3 lot subdivision is proposed from existing title CT 142453/1

Assessment A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

A 3 lot subdivision is proposed from existing title CT 142453/1, 45-47 Thistle St, West Launceston. Proposed Lot 1 and the balance lot contain existing buildings. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (grassland).

Comments: There is sufficient area on lot 2 to provide for BAL 12.5 or lower habitable buildings. Lots 1 and balance are considered exempt from Bushfire provisions for the purposes of subdivision as there is no increase in risk. All land within the Lots to be managed as low threat vegetation.

No additional roads are required, Access to buildings and water supply on lot 2 must comply with the relevant elements of Table E2 Access from the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*

No additional water supply requirement applies.



Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020
Planning Administration *S. Auckland*

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 3 lot subdivision is proposed from existing title CT 142453/1, 45-47 Thistle St, West Launceston. Proposed Lot 1 and the balance lot contain existing buildings. The Balance lot includes Strata Lots 0 & 3.

The property is currently zoned, *Light Industrial*, Launceston Planning Scheme, 2015, Lots 1 & 2 are proposed for rezoning to General Residential. The property has frontage to Thistle and Heather Streets. Surrounding land is zoned residential to the north west and south, while land to the east is zoned Particular Purpose, and contains the Door of Hope Church. Crown land further to the west is zoned Open Space and is forest with occasional grassland patches, land further to the south includes undeveloped portions of the Big 4 Launceston Holiday Park and is grassland.

The property is serviced by a reticulated supply with hydrants on Thistle and Heather Streets.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (grassland). Lots 1 and balance have existing buildings,

VEGETATION AND SLOPE

Lot 2	North West	North East	South east	South west
Vegetation, within 100m Subdivision boundaries	0-100m low threat/ managed land	0-100m low threat/ managed land	0-100m Low threat/ managed land	0-80m low threat/ managed land 80-100m forest
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Downslope 0-5°	Flat/ Upslope
BAL Rating	Not bushfire prone	Not bushfire prone	Not bushfire prone	BAL 12.5

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

Setbacks

	Grassland	Forest
BAL Low		
Upslope and flat	50m	100m
Downslope 0-5°	50m	100m
BAL 12.5		
Upslope and flat	14m	32m
Downslope 0-5°	16m	38m
BAL 19		
Upslope and flat	10m	23m
Downslope 0-5°	11m	27m

PROPOSED LOT BAL RATING

It is assumed that lots within the subdivision will continue to be managed as low threat vegetation. All Lots have potential building area at BAL12.5 or lower. Large portions of all lots are considered not bushfire prone.

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020

Planning Administration *Auckland*

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Permit No. DA 0049/2019
 Date: 23/07/2020

Director Development Services

Lot	Building Areas		
	Not Bushfire Prone	BAL low	BAL 12.5
Lot 1	>12m from southwestern boundary		< 12m from southwestern boundary
Lot 2	East of the Line A-B shown on diagram below	West of the Line A-B shown on diagram below, except where BAL 12.5	West of the Line A-C-D shown on diagram below.
Balance Lot	All of lot	na	na

Note: Lot 1 and the balance lot contain existing buildings and are considered exempt from bushfire provisions for subdivision purposes.

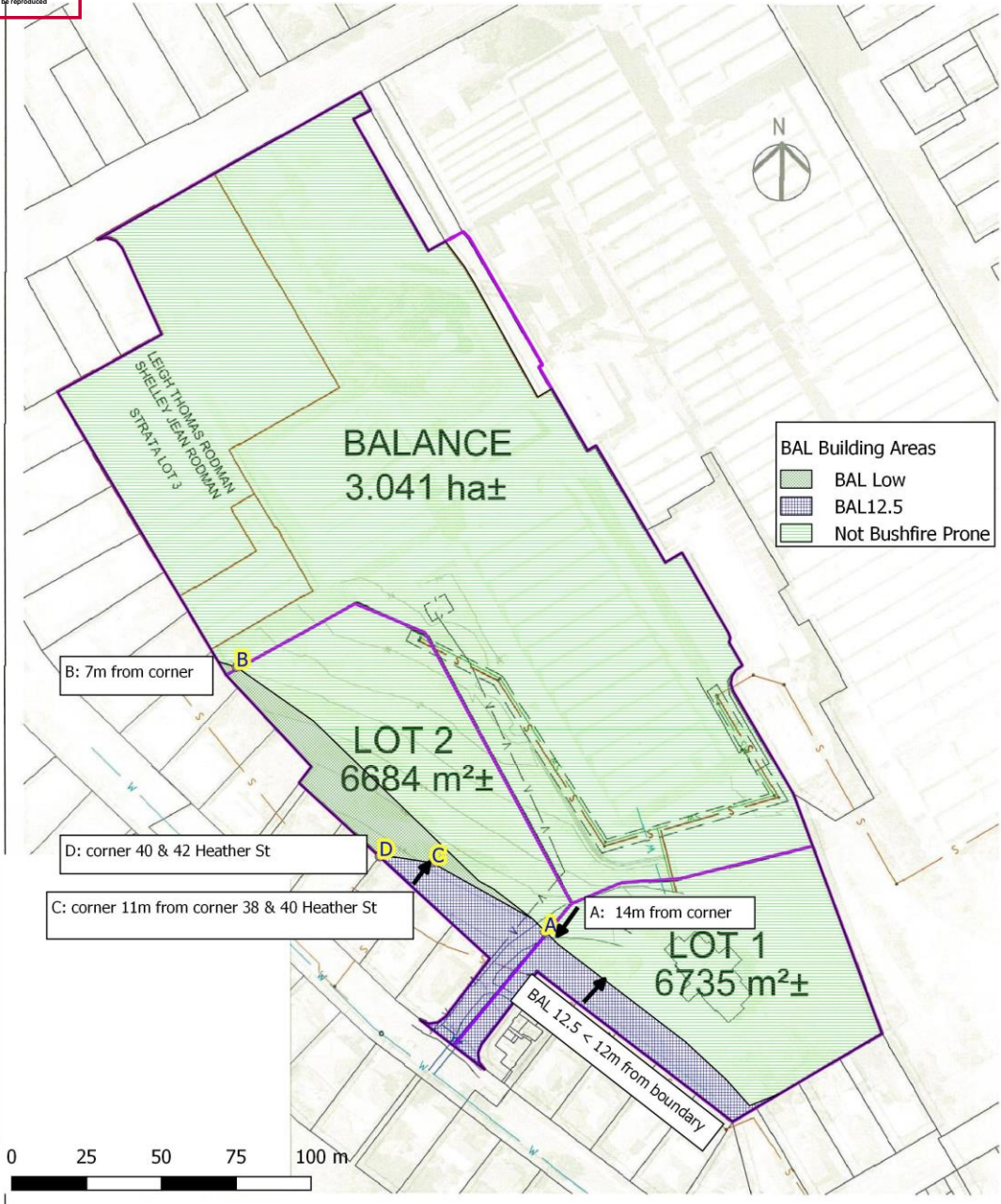


Figure 1: Building Area BAL

HAZARD MANAGEMENT AREAS

All land within the lots to be managed as low threat vegetation, including maintained lawns, gardens and orchards.

FIRE FIGHTING WATER SUPPLY

The subdivision is serviced by a reticulated supply, with hydrants located on Thistle and Heather streets, no additional water supply is required.

ROADS

Lots will have access from either Thistle or Heather Streets. No additional roads required for the subdivision.

PROPERTY ACCESS

Access to lot 2 must comply with the relevant elements of Table E2 Access from the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*.



Table E2: Standards for Property Access

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

CONCLUSIONS

A 3 lot subdivision is proposed from existing title CT 142453/1, 45-47 Thistle St, West Launceston. Proposed Lot 1 and the balance lot contain existing buildings. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (grassland).

There is sufficient area on lot 2 to provide for BAL 12.5 or lower habitable buildings. Lots 1 and balance are considered exempt from Bushfire provisions for the purposes of subdivision as there is no increase in risk. All land within the Lots to be managed as low threat vegetation.

No additional roads are required, Access to buildings and water supply on lot 2 must comply with the relevant elements of Table E2 Access from the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*

No additional water supply requirement applies.

REFERENCES

Launceston Council (2015) *Launceston Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission (2017), *Draft Planning Directive No. 5.1 Bushfire-Prone Areas Code (issued as Interim Planning Directive No. 1.1)*

APPENDIX 1 – MAPS

PLANNING ENDORSED DOCUMENT
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 Date: 23/07/2020
 Director

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: *S. McKeand*
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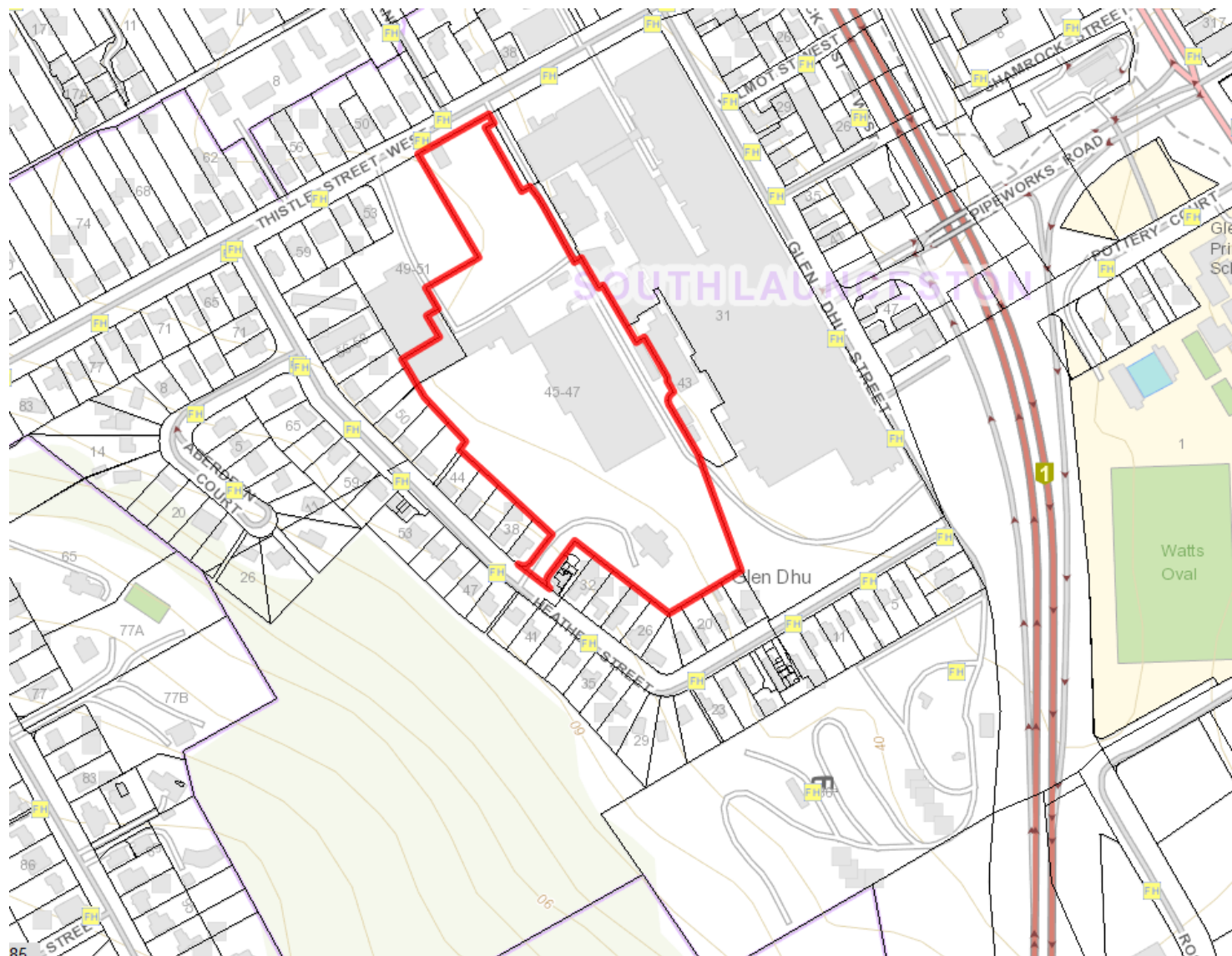


Figure 2: Location



Figure 3: Aerial Image

3/23 Brisbane Street,
 Launceston, Tasmania, 7260
 www.pda.com.au
 Also at: Hobart, Kingston,
 Devonport & Burnie
PDA Surveyors
 Surveying, Engineering & Planning
 ABN: 71 217 006 320

PLAN OF SUBDIVISION

Owners	Mark Trevor Gilpin Leigh Thomas Rodman Shelley Jean Rodman
Title References	FR 142453/0, FR 142453/1, FR 142453/3
Schedule Of Easements	As shown.
Address	31-51 Thistle St, South Launceston, TAS 7249
Council	Launceston City Council
Planning Scheme	Launceston Interim Planning Scheme 2015
Zone & Overlay	24.0 Light Industrial

Scale	1:1250	Date	11 May 2018	PDA Reference	L18023-P01	Overall view	
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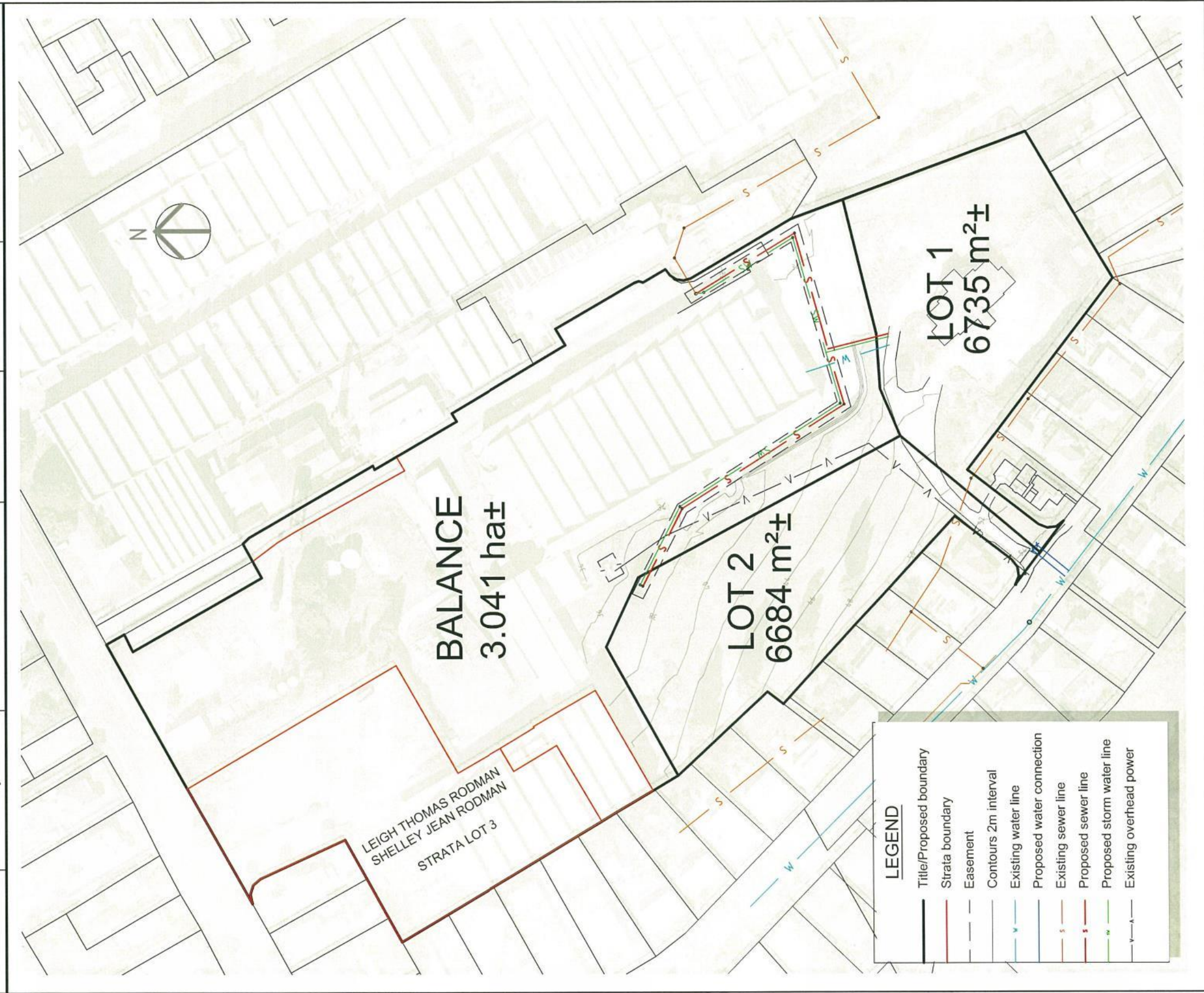


Figure 4: Proposed Subdivision Plan

APPENDIX 2 – PHOTOS

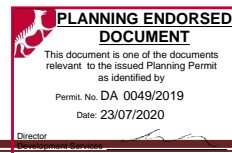


Figure 5: west along access to Thistle Street



Figure 6: north east across Lot 2 and balance lot behind



Figure 7: east across Lot 1

Bushfire Hazard Management Plan: Subdivision of CT 142453/1, 45-47 Thistle Street, West Launceston

Construction: BAL Low, BAL 12.5,

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

Lot	Building Areas		
	Not Bushfire Prone	BAL low	BAL 12.5
Lot 1	>12m from southwestern boundary		< 12m from southwestern boundary
Lot 2	East of the Line A-B shown on diagram below	West of the Line A-B shown on diagram below, except where BAL 12.5	West of the Line A-C-D shown on diagram below.
Balance Lot	All of lot	na	na

Hazard Management Areas

Land within the subdivision must be managed as Low Threat: managed gardens orchards or lawns maintained to < 100mm in height.

Access

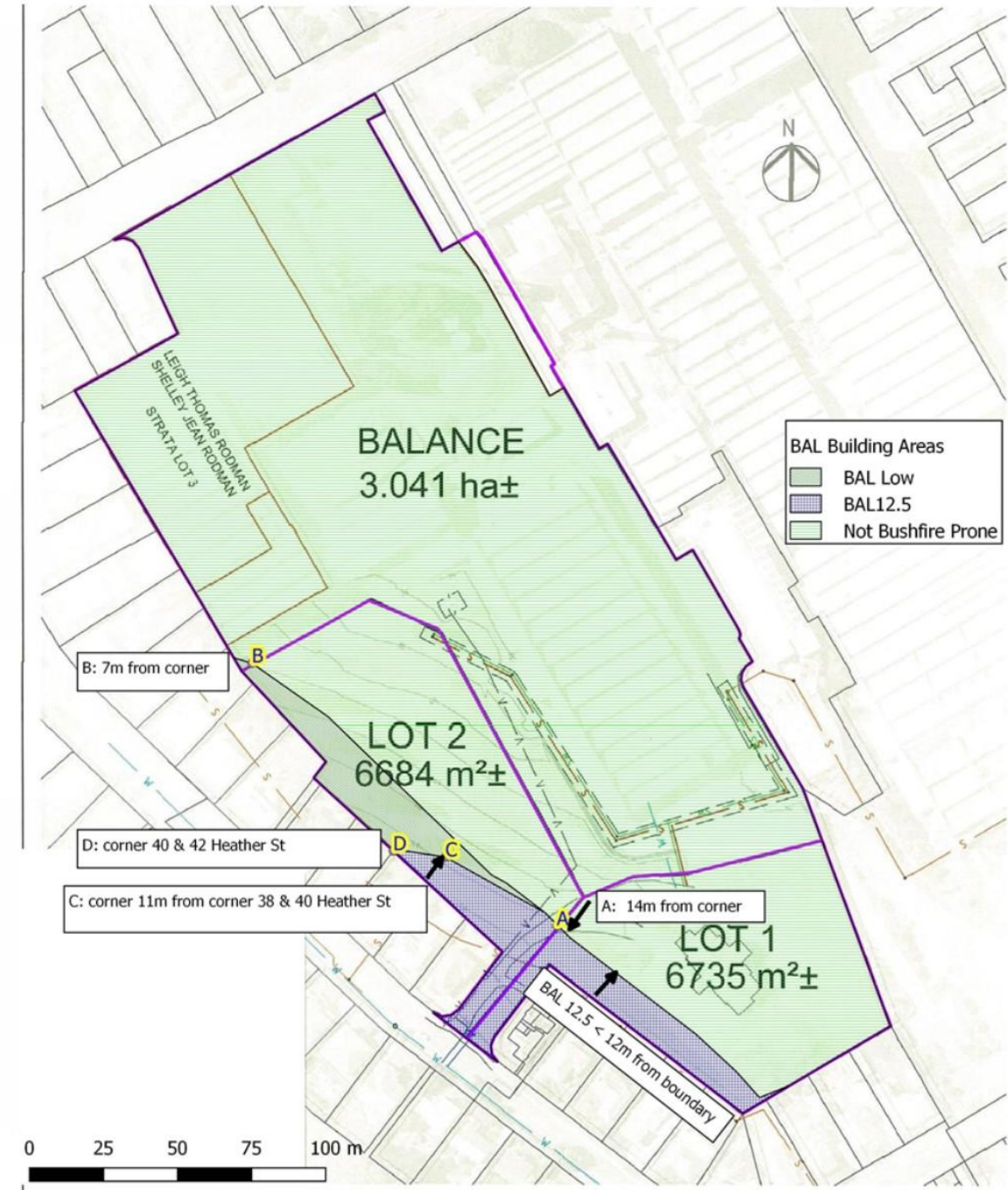
If property access exceeds 30m to a habitable buildings or water supply point it must be constructed to

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4m;
- Minimum vertical clearance of 4m;
- Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%)
- Dips less than 7° (1:8 or 12.5%)
- Curves with a minimum inner radius of 10m;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed road; and
- Terminate with a turning area for fire appliances provided by one of the following:
 - A turning circle with a minimum inner radius of 10m;
 - A property access encircling the building; or
 - A hammerhead "T" or "Y" turning head 4m wide and 8m long

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

Note:

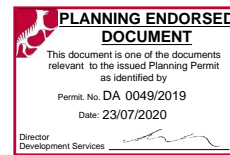
It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour



Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 2/7/2018

SRL18/46S

[Signature]



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Launceston Interim Planning Scheme 2015

Street address:

45-47 Thistle St, West Launceston

Certificate of Title / PID:

CT 142453/1 PID 2546904

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

Description of Use or Development:

3 lot subdivision from 1 existing title

Code Clauses:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

3. Documents relied upon

Documents, Plans and/or Specifications

Title: Plan of Subdivision

Author: PDA Surveyors

Date: 11/5/2018

Version: L18023-PO1

Bushfire Hazard Report

Title: Bushfire Hazard Management Report, 45-47 Thistle St

Author: Scott Livingston

Date: 2/7/2018

Version: 1

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan 45-47 Thistle St

Author: Scott Livingston

Date: 2/7/2018

Version: 1

Other Documents

Title:

Author:

Date: _____

Version:

4. Nature of Certificate

E1.4 – Use or development exempt from this code

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.4 (a)	Insufficient increase in risk	

E1.5.1 – Vulnerable Uses

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/> E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/> E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan 45-47 Thistle St
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	E1.6.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	

E1.6.2 A1 (b)

Access complies with Tables E1, E2 & E3

Bushfire Hazard Management Plan
 45-47 Thistle St

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/> E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Management Plan 45-47 Thistle St
<input type="checkbox"/> E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/> E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/> E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/> E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name: **Phone No:**

Address: **Fax No:**

Email Address:

Accreditation No: **Scope:**

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

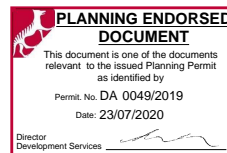
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



Signed:
certifier

Date: 2/7/2018

Certificate No: SRL18/46S



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent

Address

Suburb/postcode

Qualified person details:

Qualified person:

Address: Phone No:

Fax No:

Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: 45-47 Thistle St

Lot No: 2

West Launceston

7249

Certificate of title No: 142453/1

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed



Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents: Bushfire Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant calculations: NA

- Australian Standard 3959
- Interim Planning Directive No.1.1
 - Building Amendment Regulations 2016
 - Director of Building Control, Determination
 - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
 - Guidelines for development in bushfire prone areas of Tasmania

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Scope and/or Limitations

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 & SF6903
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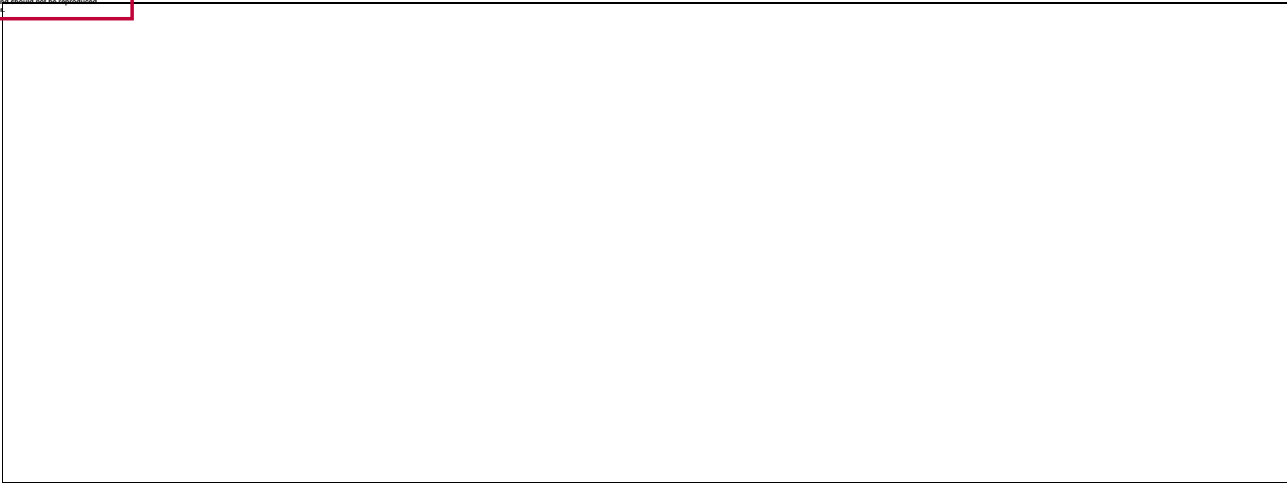
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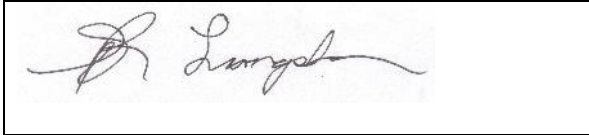
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 Date: 23/07/2020

Director Development Services *[Signature]*



I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		SRL18/46S	2/7/2018

ABN: 97 107 517 144



16 May 2020

Mark Gilpin .
PSI 6291

Further Information Request 45 – 47 Thistle Street South Launceston

Mark:

Environmental Service and Design (ES&D) were commissioned by their client, Mark Trevor Gilpin, to conduct a Preliminary Site Investigation on the combined rezoning and subdivision application at 45-47 Thistle Street West, South Launceston 7249. Appendix 3 meets this requirement and this letter addresses the request for further information

The results of the preliminary site investigation, based on the site history, site visit and desktop assessment, including a search of Historic WorkSafe Dangerous Goods Records, indicate that no potentially contaminating activities have historically occurred on the site. (Appendix 3)

The only potential contamination source was the presence of imported fill. A statutory declaration provided by the client states no contaminants were contained within the fill and upon inspection no hazardous materials were identified. Mark Gulpin (28/5/2020) confirmed that the fill was not imported, but recovered from onsite and was only used to compact the retaining wall on the boundary.

Offsite sources which may pose a risk to receptors at the site include; asbestos super six roof sheeting, the historical operation of a textile mill and noise emissions. Industrial buildings at 31 and 45-47 Thistle Street West, are currently clad with asbestos super six roof sheeting. Asbestos materials are required to be maintained in good condition by the owner to prevent the release of fibres. Due to the age of this material, the location and the elevation in relation to the proposed development there is potential risk.

Noise emissions from the commercial operations situated along the boundary of the proposed lots will need to be considered by council. Any complaints from residents will need to be addressed and a noise survey conducted to ensure it complies with relevant guidelines. A separate report addresses this issue.

To limit potential human health risk from offsite sources, ES&D would advise the following precautionary measures:

- a. **Baseline asbestos air monitoring be performed prior to construction. If the Asbestos is found to be above “background” concentration levels, the material would need to be removed.** This work was completed by sampling the air – Appendix 1 shows the sample points. The sampling and testing complies with WST guidance and Appendix 2 shows that the results of the sampling, completed by a WST certified asbestos assessor. This confirms there is acceptable risk on the Site from Asbestos fibres. I am satisfied that there is a program in place to remove the asbestos from Door of Hope and the a-joining property to not require ongoing monitoring.

- b. The client may wish to perform noise monitoring at the location of the proposed residential buildings to determine noise levels from industrial operations nearby. This could then be compared to relevant guidelines to determine risk to future receptors. A separate report has been prepared.

To observe the air monitoring sample points and the noise sampling points, a site visit was conducted. A follow-up assessment of asbestos at 45-47 Thistle Street occurred to confirm the removal plan and current condition was conducted and is considered a condition report. The current condition is acceptable.

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Figure 1 Super 6 Roof indicating maintenance



Figure 2 Super 6 Roof with wear.

The above photos confirm that the asbestos is not in poor condition and there is no significant damage. By applying the standard Asbestos Auditing Risk assessment model the risk is acceptable and the management risk is "2", requiring replacement within 12 months. There is a evidence that the sheeting has been coated with a sealant. Based on the acceptable air test results and there being no need for ongoing air monitoring, there is a need for a third management measure.

c. Programmed Super 6 Roof removal. There is a management measure to remove the super 6 roof and guttering as soon as practical being a "2" rating is the risk model. 45-47 Thistle Street West should have the roof replaced to the required WST standards and the time period should not be too regimented, but would be expected to be within 12 months. The property owner has agreed to meet this deadline.

The development can proceed with management measures a. and b. complete and measure c. agreed. WST air monitoring has shown that air quality is acceptable on the Site.

Yours sincerely,




Rod Cooper BSc., CEnvP Site Contamination Specialist.

WATER, SEWER AND STORMWATER DRAINAGE NOTES

Subject to the approval of a rezoning and subdivision of the land defined by lot 1, the following works would be undertaken:

Storm water
Storm water from the existing dwelling, which is connected to a storm water drain running through the Door of Hope car park, would be terminated and redirected to the existing combined sewer/stormwater main to the satisfaction of TasWater.

Sewer
The existing dwelling is currently connected to the combined sewer/stormwater main as shown. The continued connection would be to the satisfaction of TasWater.

Water
Water is currently provided to the dwelling from a water connection serving the light industrial buildings. This connection would be terminated and a new connection made to the existing water main on the opposite side of Heather Street with an RPZD as necessary to TasWater's requirements.

On completion of this work to the satisfaction of TasWater and the Council, a title for the proposed lot 1 would be severed from the existing strata arrangement in accordance with the requirements of the Strata Titles Act 1998.

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Planning Administration: *Launceston*

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Director Development Services

PLAN OF SUBDIVISION

Owners
MARK TREVOR GILPIN
LEIGH THOMAS RODMAN
SHELLEY JEAN RODMAN

Title References
FR 142453/0, FR 142453/1
FR 142453/3

Address
31-51 Thistle St South Launceston, TAS 7249

Council
Launceston City Council

Planning scheme
Launceston Interim Planning Scheme 2015

Zone
24.0 Light Industrial

Schedule of Easements
As shown

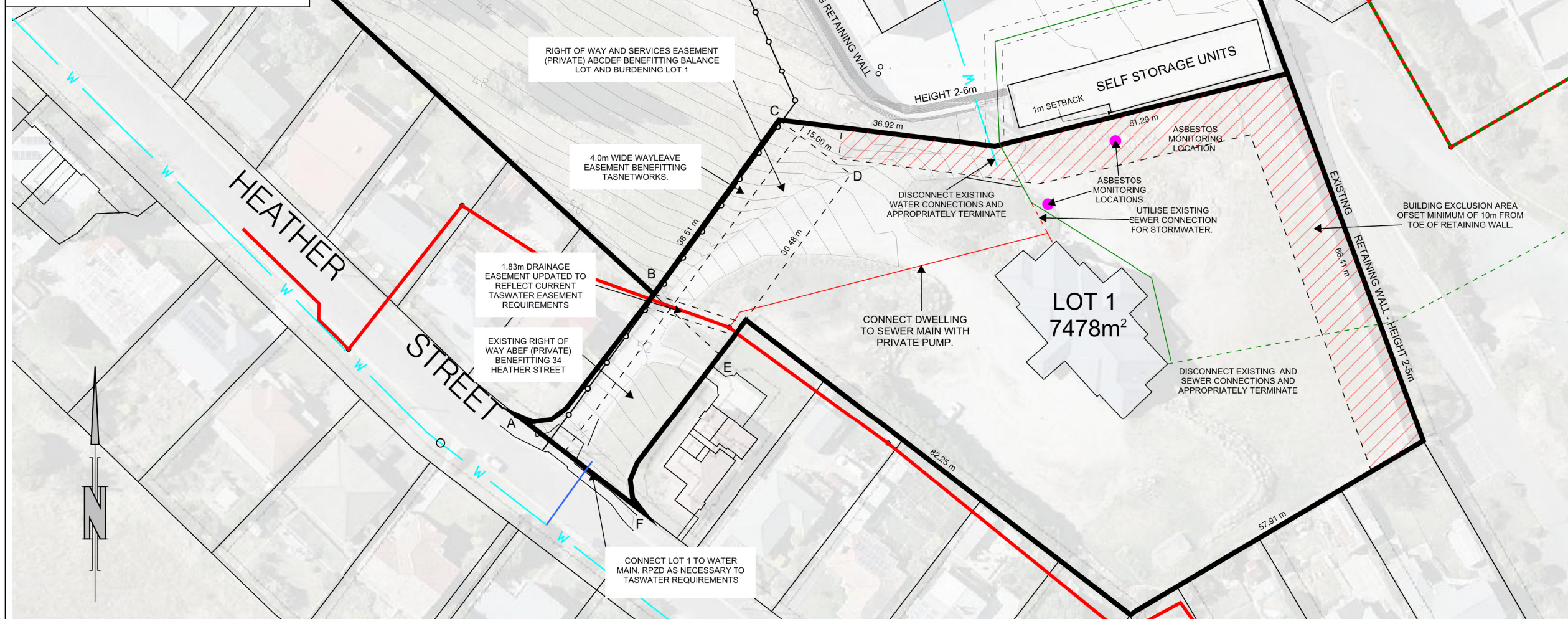
LEGEND

- Title/Proposed boundary
- Existing sewer main
- Existing combined sewer and stormwater main.
- Contours 2m interval
- Existing water line
- Proposed water connection
- Overhead power line
- Proposed sewer line
- Proposed storm water line
- Redundant stormwater connection

NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Building exclusion area



E				
D				
C				
B	ADJUST PROPOSAL FOR ALTERNATIVE DRAINAGE ARRANGEMENT	TR	29/08/19	
A	ADJUST PROPOSAL FOR 1 LOT AND BALANCE ONLY	TR	02/04/19	
REV	AMENDMENTS	DRAWN	DATE	APPR.

SCALE 1: 800 (A3)

Metres

DRAWN	CHECKED
CC	JWD
DATE	21 DEC 2018

PLAN OF SUBDIVISION
31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249
MARK TREVOR GILPIN
& LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN
FR 142453/0, FR 142453/1, FR 142453/3

PDA Surveyors
Surveying, Engineering & Planning

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SCALE	PAPER
1:800	(A3)
JOB NUMBER	DRAWING
L18023-P01A	

Ref. No: DA0049/2019 &
SF6903
Date advertised: 08/08/2020

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Workplace Risk
SOLUTIONS

ABN 98 634 054 489

Phenton Gardam

Door of Hope

This document is one of the documents relevant to the issued Planning Permit as identified by:

Permit No. DA 0049/2019
Date: 23/07/2020

Director
Development Services

Launceston – Hobart - Burnie

65a Bourke Street Launceston Tas 7250
info@workplacerrisksolutions.com.au

Sam: 0427 373 747
Dietmar: 0408 136 396

CERTIFICATE OF RESULTS – AIRBORNE ASBESTOS FIBRES

Your reference:		Our reference:	2005
Type of samples:	Membrane filter	Site location:	50 Glen Dhu St, Launceston Roof Section RB21
Date sampled:	09 July 2019	Sampling type:	Control

Test method: Filters sampled and analysed in accordance with the National Occupational Health and Safety Commission "Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres" (2nd Edition, April 2005). OHTAS Pty Ltd conducted sampling and analyses, as per laboratory methods Hyg/1 and Hyg/2 respectively.

Results: The following airborne fibre concentrations have been calculated:

Sample	Lab No.	Location	Results ¹ fibres/field	Conc. Fibres/mL
B01	A1.3669	Levy house front courtyard north	2/100	<0.01
B09	A1.3670	Levy house front courtyard south	1/100	<0.01
B15	A1.3671	Levy house balcony	3/100	<0.01
B57	A1.3672	Blank – control filter	0/100	OK ²

Notes:

¹ If actual count is <10 fibres/100 fields counted, then the count is not significantly above background [NOHSC:3003(2005)]

² 'O.K.' denotes a satisfactory result for blank filter

Certificate signatory

Dietmar Pieper

Licensed Asbestos Assessor (AA00342015)

Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020

Planning Administration *Launceston*

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Workplace Risk
SOLUTIONS

ABN 98 634 054 489

Phenton Gardam

Door of Hope

CERTIFICATE OF RESULTS – AIRBORNE ASBESTOS FIBRES

Your reference:		Our reference:	2017
Type of samples:	Membrane filter	Site location:	50 Glen Dhu St, Launceston Roof Section RB22
Date sampled:	17 July 2019	Sampling type:	Control

Test method: Filters sampled and analysed in accordance with the National Occupational Health and Safety Commission "Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres" (2nd Edition, April 2005). OHTAS Pty Ltd conducted sampling and analyses, as per laboratory methods Hyg/1 and Hyg/2 respectively.

Results: The following airborne fibre concentrations have been calculated:

Sample	Lab No.	Location	Results¹ fibres/field	Conc. Fibres/mL
B17	A1.3685	Centre walk way court yard southern end	1/100	<0.01
B38	A1.3686	Levy centre courtyard	2/100	<0.01
B40	A1.3687	Children's playground slide	2/100	<0.01
B79	A1.3688	Blank – control filter	0/100	OK ²

Notes:

¹ If actual count is <10 fibres/100 fields counted, then the count is not significantly above background [NOHSC:3003(2005)]

² 'O.K.' denotes a satisfactory result for blank filter

Certificate signatory

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Workplace Risk SOLUTIONS

ABN 98 634 054 489

Phenton Gardam

Door of Hope

CERTIFICATE OF RESULTS – AIRBORNE ASBESTOS FIBRES

Your reference:		Our reference:	2018
Type of samples:	Membrane filter	Site location:	50 Glen Dhu St, Launceston Roof Section RB22
Date sampled:	18 July 2019	Sampling type:	Control

Test method: Filters sampled and analysed in accordance with the National Occupational Health and Safety Commission "Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres" (2nd Edition, April 2005). OHTAS Pty Ltd conducted sampling and analyses, as per laboratory methods Hyg/1 and Hyg/2 respectively.

Results: The following airborne fibre concentrations have been calculated:

Sample	Lab No.	Location	Results¹ <i>fibres/field</i>	Conc. <i>Fibres/mL</i>
R06	A1.3689	Centre walk way court yard southern end	2/100	<0.01
R16	A1.3690	Levy centre courtyard	2/100	<0.01
R20	A1.3691	Children's playground slide	1/100	<0.01
R81	A1.3692	Blank – control filter	0/100	OK ²

Notes:

¹ If actual count is <10 fibres/100 fields counted, then the count is not significantly above background [NOHSC:3003(2005)]

² 'O.K.' denotes a satisfactory result for blank filter

Certificate signatory

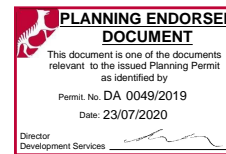
Dietmar Pieper

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Sam: 0427 373 747
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Environmental Service & Design

ABN: 97 107 517 144



5 July 2018

Mark Trevor Gilpin
as trustee of the Eriter Trust
C/O PDA Surveyors
3/23 Brisbane Street,
Launceston, Tasmania 7249

Dear Mark,

RE: Preliminary Site Investigation – 45-47 Thistle Street West, South Launceston 7249

Environmental Service and Design (ES&D) has investigated the site at 45-47 Thistle Street West, South Launceston 7249, 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 (PSIs) 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.

PSI – 45-47 Thistle Street West, South Launceston 7249



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 site **presents risk** to potential receptors identified in the Conceptual Site Model (CSM).

As per Section E2.6.1 (subdivision) of the Launceston Interim Planning Scheme 2015:

- ES&D has provided a plan to manage contamination and associated risk to human health or the environment that includes:
 - o An environmental site assessment;
 - o Any specific remediation and protection measures required to be implemented before any use commences;
 - o A statement that the land is suitable for the intended use.

The recommendations are provided in the report and summarised below;

To limit potential human health risk from offsite sources, ES&D would advise the following:

- Asbestos air monitoring be performed at site boundary prior to construction. This will be compared to “background” concentrations to determine risk.

Additionally, the client may wish to perform noise monitoring at the location of the proposed residential buildings to determine noise levels from industrial operations within 45-47 Thistle Street West. This could then be compared to relevant guidelines to determine risk to future receptors.

ES&D confirms that the site is suitable for the intended use as long as the baseline assessments meet guidelines for asbestos.

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

- No further detailed investigation is required.

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

Yours sincerely,



Rod Cooper

Principal Consultant and SCPA Certified



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Date advertised: 08/08/2020
Planning Administration *Strickland*

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Date: 23/07/2020
Director Development Services *[Signature]*

Preliminary Site Investigation

45-47 Thistle Street
West, South
Launceston 7249

Project No: 6291

Date: 26/06/2018



environmental service & design

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PSI – 45-47 Thistle Street West, South Launceston 7249

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Permit No. DA 0049/2019
 Date: 23/07/2020

Director Development Services *[Signature]*

Document Control

Prepared & Published by: ES&D
 Version: Final
 File: 6291
 Contact: Rod Cooper
 Phone No: (03) 6431 2999
 Prepared For: Mark Trevor Gilpin

Version:		Date:	
DRAFT 1	Samuel Smith	ES&D	25/06/2018
FINAL	Rod Cooper	ES&D	5/07/2018

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1 Introduction

Environmental Service and Design (ES&D) were commissioned their client Mark Trevor Gilpin to undertake a Preliminary Site Investigation (PSI) on the combined rezoning and subdivision application at 45-47 Thistle Street West, South Launceston 7249. Property ID 2546904, Title Reference 142453/1.

The aim of the PSI is to determine whether activities have occurred on or near the site which may result 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 Site Contamination Practitioners Australia (SCPA) certified practitioners. Consequently, Mr. Rod Cooper of Environmental Service and Design (SCPA certification no. 15020) was engaged to perform the assessment.

PSI – 45-47 Thistle Street West, South Launceston 7249

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

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 at the site and surrounds;
- Determination of potential contaminants of concern;
- Field investigations and site visit;
- Consideration of the sites environmental settings;
- 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 22/6/2018;
- (GIP) DPIPWE Groundwater Information Portal (<http://wrt.tas.gov.au/groundwater-info>);
- Launceston Interim Planning Scheme 2015 (www.iplan.tas.gov.au), accessed 22/06/2018;
- National Environment Protection (assessment of Site Contamination) Amendment Measure 2013 (no. 1).
- Sinclair Knight Merz, 1997. Phase I contamination assessment – Coats Patons [Richard Ellis Pty Ltd]
- Google Earth Pro, accessed 22/06/2018
- Site visit and interviews with the owner.

5 Site Details

5.1 Ownership and Location

The property at 45-47 Thistle Street West, South Launceston is owned by Mark Trevor Gilpin. The development involves the subdivision and rezoning, forming two lots along the southern and south-western boundaries (Figure 1, Appendix 1). The site is surrounded by a mixture of commercial and residential buildings. The investigation area (the Sites) are approximately 6684 m² and 6735 m². The site location is shown in Figure 2.



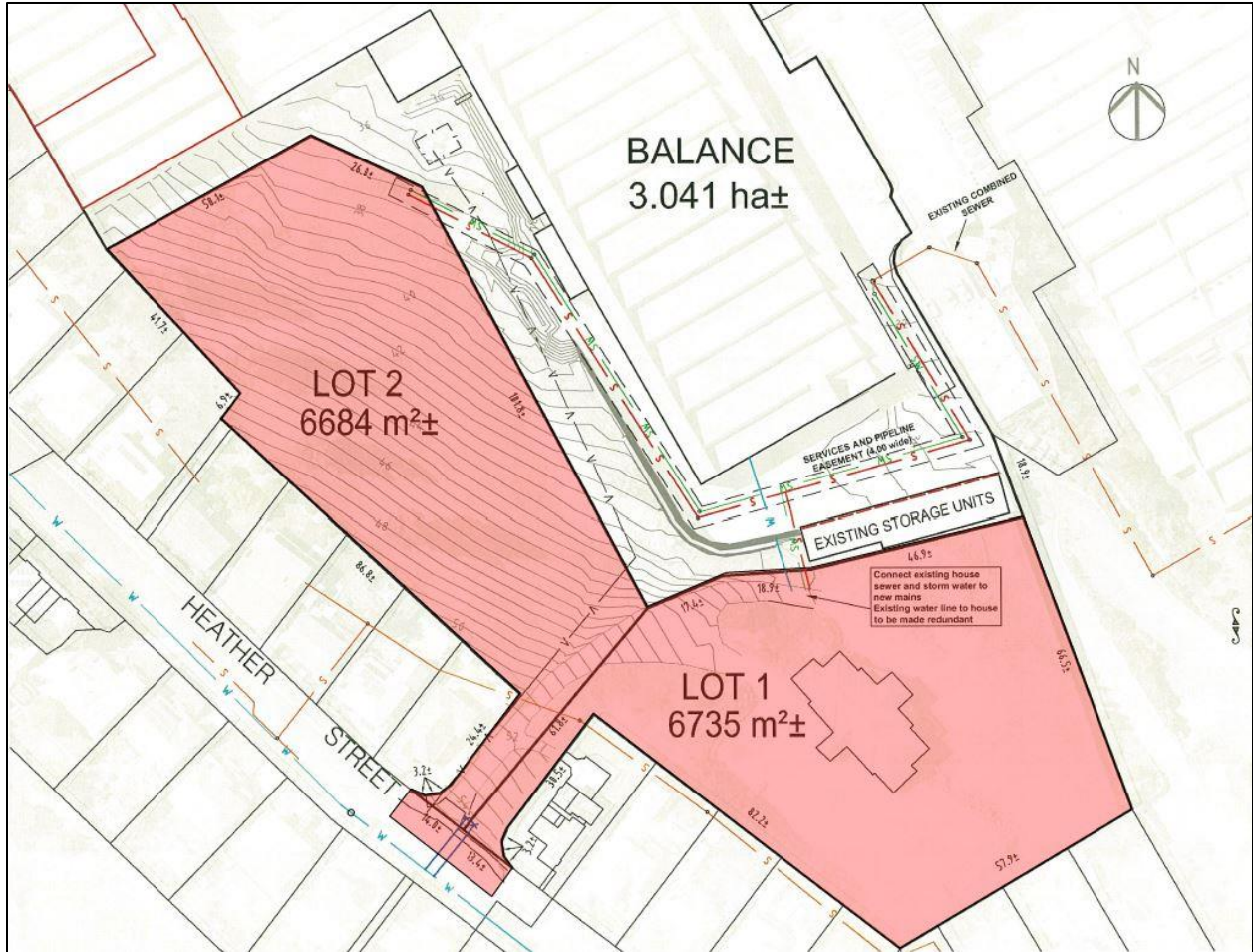


Figure 1: Site Plan



Figure 2: Site Location

5.2 Zoning

The sites are currently zoned “Light Industrial” (Launceston Interim Planning Scheme 2015, Figure 3) and is surrounded by “Particular Purpose” to the east and “General Residential” to the west and south. “Light Industrial” zoning will remain to the north of the proposed lots. It is assumed for the purposes of this assessment that the use of the land for residential development is a move to a more sensitive use compared to the current use.

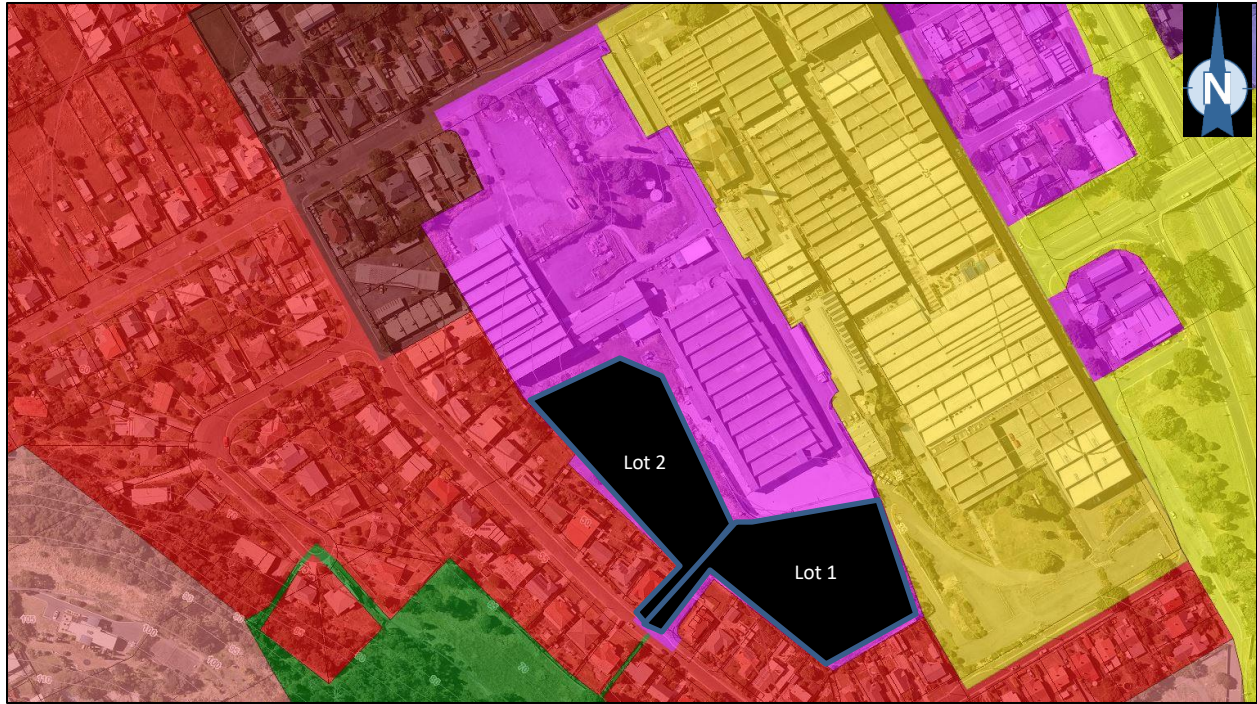


Figure 3: Zoning – Light Industrial

6 Geology, Hydrology and Hydrogeology

6.1 Topography

A review of Google Earth indicates the site slopes towards the north-east, with elevations ranging from ~50m along the western boundary to ~40m along the northern and eastern boundaries. The sites topography has been modified with two large retaining walls installed along the eastern and northern boundary of Lot 1 and the south-eastern boundary of Lot 2.

6.2 Surface Water

The nearest surface water body is the South Esk River located ~1900m to the west.

6.3 Regional Geology

The Land Information Systems Tasmania (the list) indicates the majority of the site is underlain by poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils. A small section of dolerite and related rocks exists to the north within the proposed lot 2.

6.4 Regional Hydrogeology

Groundwater flow is likely to travel to the northeast following the slope of the topography, but away from the nearest water source 1.9km away (Figure 4). Reference to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Groundwater Information Access Portal indicates there are no registered bores within 500m of the site. Groundwater is not extracted for drinking purposes in the area, water is supplied to the area from TasWater infrastructure.



PSI – 45-47 Thistle Street West, South Launceston 7249

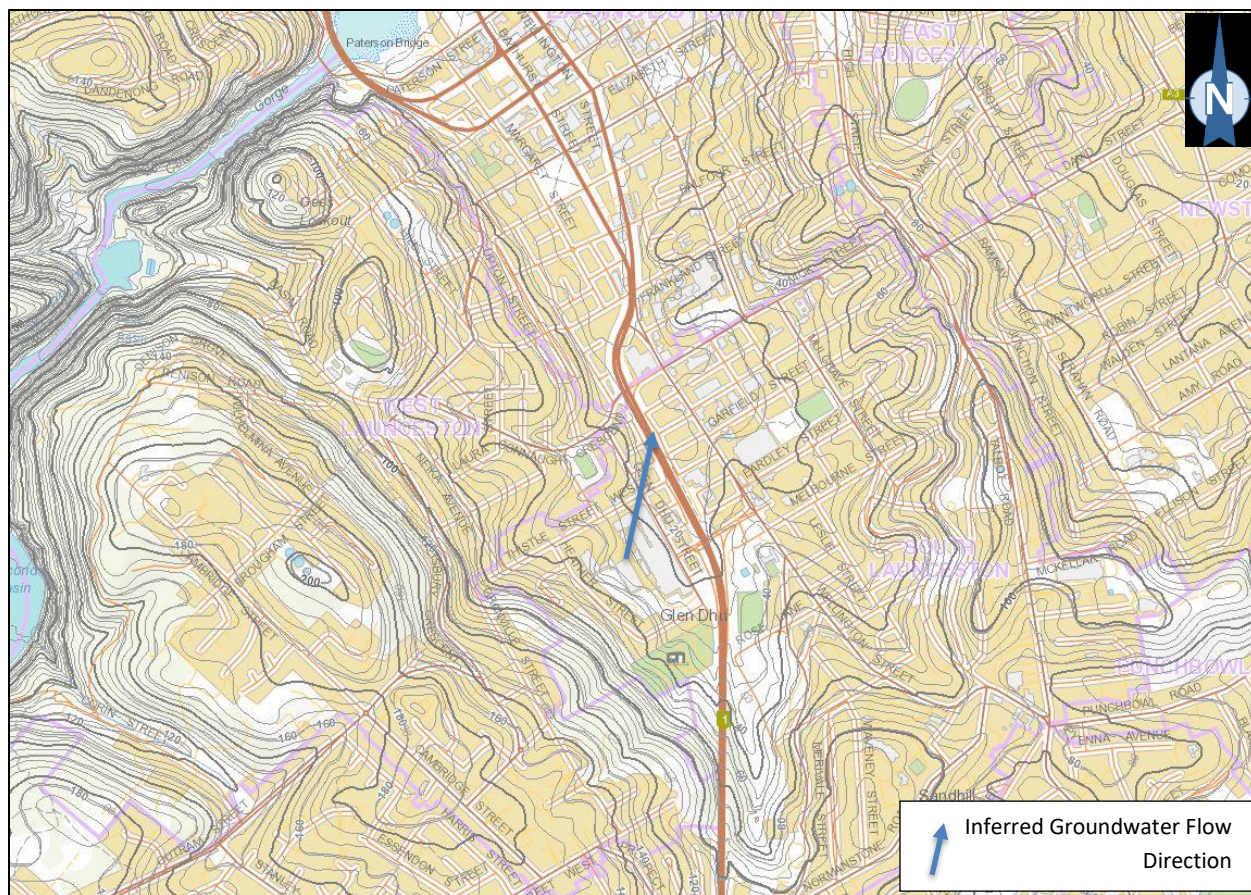


Figure 4: Inferred Groundwater Flow Direction

6.5 Acid Sulfate Soils

Review of the LIST (Land Information System Tasmania) indicates that the sites has a no identified potential for acid sulfate soils based on the elevation. Based on this, no management for acid sulfate soils is required.

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7 Site History

7.1 Site and Surrounding Land uses

The sites are proposed for subdivision and residential zoning. Lot 1 is currently occupied by a residential property, while Lot 2 is undeveloped. The history search, interviews and site visit did not determine any potential sources of contamination at the sites (Lot 1 & Lot 2). However, based on the location within a commercial area of Launceston, several nearby potential contamination sources were identified (figure 5), including;

- Asbestos super six roof sheeting at 45-47 Thistle Street West, South Launceston and 31 Thistle Street West, South Launceston (Contains Blue Asbestos)
- Woolen Mill historically at 45-47 Thistle Street West, South Launceston and 31 Thistle Street West, South Launceston
- Location of nearby noise sources; sheetmetal and plumbing workshop and joinery and kitchen manufacturer at 45-47 Thistle Street West.





Figure 5: Location of the site in relation to nearby potential contamination sources

7.2 WorkSafe Tasmania Dangerous Goods Licenses

A search of the Historic WorkSafe Tasmania Dangerous Goods Licenses information was conducted. No licenses were identified at the proposed Lot 1 and Lot 2. Underground fuel tanks and substantial quantities of various chemicals have been historically stored at 45-47 Thistle Street West, South Launceston and 31 Thistle Street West. The list of potential sources of contamination is proved as Appendix 3 (SKM, 1997). Chemicals associated with manufacturing and dyeing of wool at the textile mill are provided as Appendix 4 (SKM, 1997).

7.3 Historical Aerial photography

A review of historical aerial photographs was undertaken to identify any historical potentially contaminating land uses in the area. Aerials from 1977, 1989, 1997 and 2003 were available on the LIST and post 2008 on Google Earth are presented as Figures 6-11 below.



Figure 6: Aerial 1977

PSI – 45-47 Thistle Street West, South Launceston 7249



Figure 7: Aerial 1989



Figure 8: Aerial 1997



Figure 9: Aerial 2003

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Figure 10: Aerial 2008

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Figure 11: Aerial 2016

8 Site History Summary

Based on the review of the site, the site history is as follows:

Period	Site
1976 - Current	No evidence of structures at locations proposed for subdivision, surrounding land use remains consistent. Building on Lot 1 appeared 2008.

9 Potential Site Contamination

9.1 Onsite contamination

Historical imagery details Lot 1 has been occupied by a residential property since mid-2000 with no major industrial uses since at least 1976 on Lot 1 and Lot 2. The site visit outlined no potential contamination sources on the site, other than the importation of fill. The site owner has signed a statutory declaration stating no hazardous materials were contained within the fill to the best of his knowledge (Appendix 2). Based on this, it is inferred that the soil would meet residential

PSI – 45-47 Thistle Street West, South Launceston 7249

guidelines for contamination. Additionally, the imported fill is situated on the eastern boundary downgradient of the proposed development sites. Onsite contamination is therefore not considered a risk and so is not considered in the conceptual site model.

9.2 Offsite Sources

9.2.1 Asbestos Super Six Roof Sheeting at 31 and 45-47 Thistle Street

45-47 Thistle Street West, South Launceston and 31 Thistle Street West, South Launceston are currently clad with asbestos super six roof sheeting (contains blue Asbestos). Based on the age of this material, the location and the elevation in relation to the proposed development there is potential risk. Under Work Health and Safety Regulations 2012, Regulation 420 - A person conducting a business or undertaking must ensure, so far as is reasonably practical, exposure of a person at the workplace to airborne asbestos is eliminated. If this is not reasonably practicable, the exposure must be minimised so far as is reasonably practicable. The exposure standard for asbestos must not be exceeded at the workplace.

Therefore, the client is required to maintain the asbestos materials in good condition to prevent the release of fibres at the workplace. However, as Lot 1 & 2 are being rezoned residential and likely sold, ES&D recommend additional information to quantify current risk.

ES&D completed an inspection of the roof and it was noted the material was weathered, but in condition expected for an asbestos super six roof of that age (Figures 14-15). A thorough inspection was not able to be undertaken due to safety concerns.

To quantify current risk to human health receptors, asbestos air monitoring on the boundary of the sites would determine current risk and be able to compare to “background” concentrations (0.01 to 0.20 fibres per litre of air).

If the asbestos concentrations do not exceed “background” levels it can be presumed there is no increase risk to receptors from the presence of the asbestos materials. However, the material is likely to deteriorate over time and subsequently increase risk. There is a civil responsibility by the owner of 45-47 Thistle Street West and 31 Thistle Street West to ensure concentrations do not exceed background levels.

9.2.2 Patons and Baldwin textile mill at 31 and 45-47 Thistle Street

A textile mill existed at 31 and 45-47 Thistle Street, Launceston closing in 1997. The textile mill was in operation between 1923 until 1997. Potential exists for contamination arising from the operation of a textile mill on neighboring properties. Contaminants of Potential Concern (COPC) associated with the textile mill include:

- Heavy metals

PSI – 45-47 Thistle Street West, South Launceston 7249

- Total Petroleum Hydrocarbons (TPH)
- Total Recoverable Hydrocarbons (TRH)
- Trichloroethylene (TCE)
- Dyes
- Lighter oils
- Chlorinated Hydrocarbons
- Solvents

ES&D investigated the site recently and established that the administration section and spinning mills were located on 31 Thistle Street West. The water supply system and chemical and dye preparation area was located within 45-47 Thistle Street West as per figure 12.



Figure 12: Location of historical operations within the textile mill

Based on the inferred groundwater flow direction towards the north-east any potential contamination within the groundwater from chemicals used in the manufacturing of the mill or hydrocarbons would not impact the site.

Dangerous Goods Records for 45-47 Thistle Street included a phase 1 site assessment completed by Sinclair Knight Merz in October 1997. Provided within the report is a site plan (Figure 13)

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showing potential sources of contamination at the site. The list of potential sources of contamination is proved as Appendix 3. This plan confirms two underground fuel tanks and all chemicals were located on the site downgradient of the proposed lot 1 and lot 2.

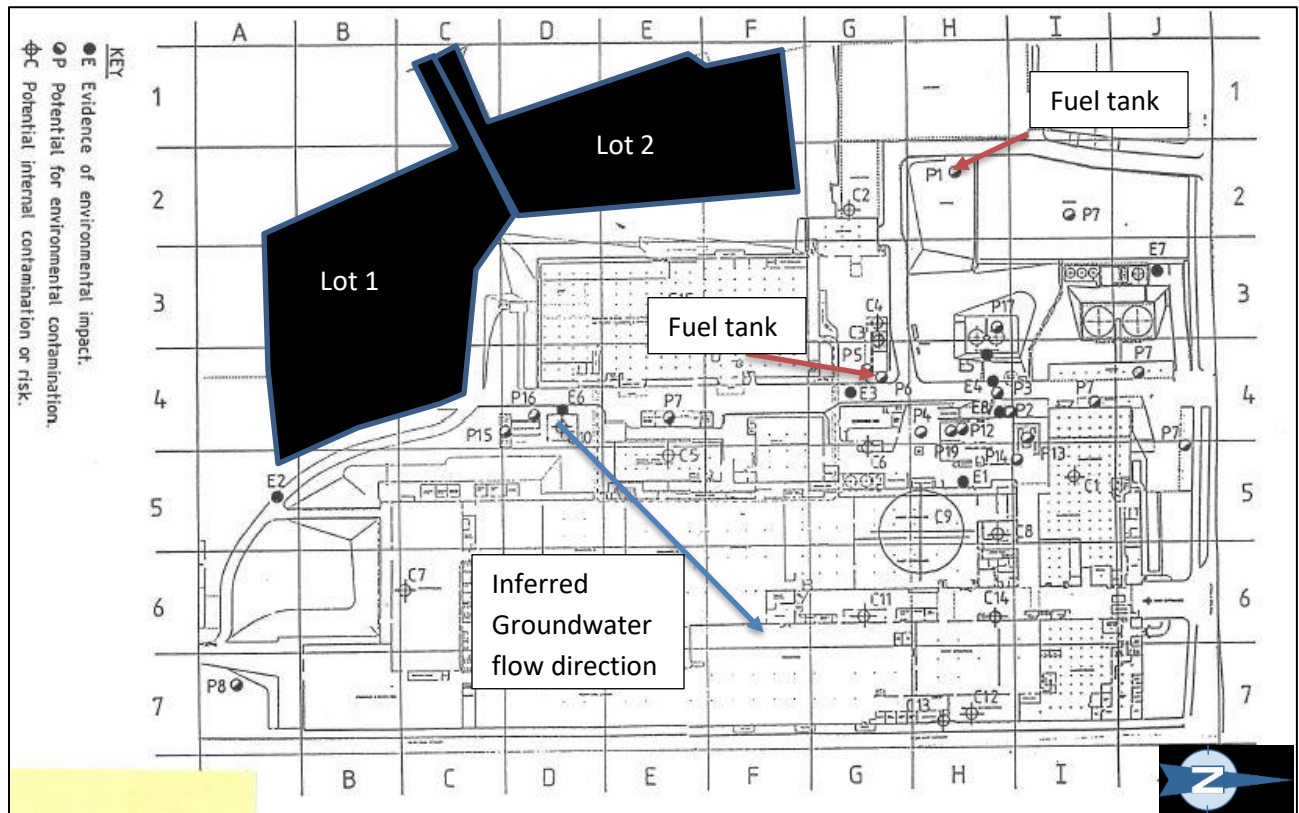


Figure 13: Site plan of potential sources of contamination (SKM, 1997)

9.2.3 Noise from neighbouring industries

As the boundary of the proposed residential lots will be situated next to a light industrial premise, noise emissions were considered in the assessment. Based on the Environmental Management and Pollution Control (Noise) Regulations 2016, emissions from fixed equipment must not exceed 45 dB(A) when measured at a residential premise. Additionally, noise emissions must comply with the Launceston Interim Planning Scheme 2015, which states in D24.4.5 each lot must be designed to minimise the potential for nuisance or loss of amenity.

ES&D noted that during the site visit noise emissions were not excessive, however as the site is next to an industrial site there is risk.

10 Site Visit

ES&D representatives visited the site on the 21st of June 2018 to investigate potential sources of contamination in the proposed development area. There was no visible evidence of contamination at the proposed lot 1 and lot 2 at 45-47 Thistle Street West. Neighboring properties were also investigated for the potential of offsite sources contaminating the property (figures 14-20).



Figure 14: Asbestos Super Six Roof – 45-47 Thistle Street West



Figure 15: Asbestos Super Six Roof Ridge Cap at 45-47 Thistle Street West – Loose Asbestos Fibres



Asbestos super six roof sheeting

Figure 16: Sheetmetal and Plumbing Workshop at 45-47 Thistle Street West

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Planning Administration *S. Sinclair*

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Figure 17: Building at 45-47 Thistle Street West with industrial uses

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Figure 18: Area proposed for development as Lot 2

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Figure 19: Retaining wall at Lot 1 and Lot 2

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Figure 20: Residential Property at Lot 1

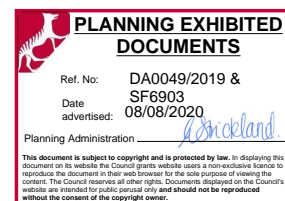


11 Potential Receptors

A final Conceptual Site Model (CSM) (Table 1) 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, and/or by direct contact with contaminated soil, surface water or groundwater (e.g., ingestion, dermal contact). Risk to human health from inhalation of asbestos fibres or noise was also considered in the assessment.

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



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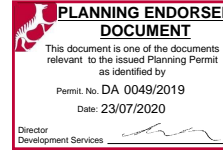
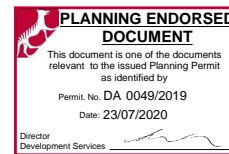


Table 1: Final Conceptual Site Model

Contamination Source	COPC	Pathway	Receptor
Super six roof sheeting on neighbouring properties	<ul style="list-style-type: none"> Asbestos 	Inhalation of COPC	<ul style="list-style-type: none"> Future occupants of Lot 1 and 2, including children Surrounding site users
Underground petroleum storage systems (UPSS) and/or chemicals from Woolen Mills	<ul style="list-style-type: none"> Heavy metals Total Petroleum Hydrocarbons (TPH) Total Recoverable Hydrocarbons (TRH) Trichloroethylene (TCE) Dyes Lighter oils Chlorinated Hydrocarbons Solvents 	NO PATHWAY – DUE TO INFERRED GROUNDWATER FLOW DIRECTION	<ul style="list-style-type: none"> Future occupants of Lot 1 and 2 of Lot 1 and 2, including children Subsurface workers Surrounding site users
Noise emissions from neighbouring industries	<ul style="list-style-type: none"> Noise 	Noise emissions	<ul style="list-style-type: none"> Future occupants of Lot 1 and 2 Surrounding site users



12 Conclusions and Recommendations

Environmental Service and Design (ES&D) were commissioned by their client, Mark Trevor Gilpin, to conduct a Preliminary Site Investigation on the combined rezoning and subdivision application at 45-47 Thistle Street West, South Launceston 7249.

The results of the preliminary site investigation, based on the site history, site visit and desktop assessment, including a search of Historic WorkSafe Dangerous Goods Records, indicate that no potentially contaminating activities have historically occurred on the site. The only potential contamination source was the presence of imported fill. A statutory declaration provided by the client states no contaminants were contained within the fill and upon inspection no hazardous materials were identified.

Offsite sources which may pose a risk to receptors at the site include; asbestos super six roof sheeting, the historical operation of a textile mill and noise emissions.

Industrial buildings at 31 and 45-47 Thistle Street West, are currently clad with asbestos super six roof sheeting. Asbestos materials are required to be maintained in good condition by the owner to prevent the release of fibres. Due to the age of this material, the location and the elevation in relation to the proposed development there is potential risk. This should be checked to confirm there is no current risk, due to the sensitive receptors involved and the open area of the development.

Based on the operation of Patons and Baldwins textile mill, which operated at 31 and 45-47 Thistle Street, there is potential for groundwater contamination to impact the site. Chemicals associated with manufacturing and dyeing of wool at the textile mill are provided as Appendix 4 (SKM, 1997). Based on this list and quantities listed there is no reason to suspect groundwater contamination at levels above health screening levels.

It has been confirmed that there were two underground fuel tanks on the site used for the storage of petrol and diesel fuels (SKM, 1997). The use of lighter oils on the spinning machines are not likely to have impacted the soil and poses low risk from vapour intrusion (only byproducts being a concern).

There are two very significant local environmental conditions that would prevent a pathway to the Site from groundwater contamination, these are:

The groundwater flow direction would take the contamination away from the Site and groundwater drilling nearby has found that the groundwater is deep (15-20 meters) which is in line with the river level. The highway below the site is 4 meters below the Site and bores drilled at the highway did not intersect water at termination (6.0 meters). Thus, the Site is at least 10 meters above the groundwater and probably 15.0 - 25 meters. The screening distance for vapour intrusion is 8.0 meters and so there is no pathway for vapour to the Site.

Noise emissions from the commercial operations situated along the boundary of the proposed lots will need to be considered by council. Any complaints from residents will need to be addressed and a noise survey conducted to ensure it complies with relevant guidelines.

A risk assessment was conducted according to the principles and methodology contained within the NEPM and found potential risk to human health receptors associated with the subdivision and rezoning development, therefore exemption requirements under section (E2.4.3) of the Launceston *Interim Planning Scheme 2015* could not be met. A final CSM (table 1) was constructed which outlines current risk to potential receptors.

As per Section E2.6.1 (subdivision) of the Launceston Interim Planning Scheme 2015:

- ES&D has provided a plan to manage contamination and associated risk to human health or the environment that includes:
 - An environmental site assessment;
 - Any specific remediation and protection measures required to be implemented before any use commences;
 - A statement that the land is suitable for the intended use.

Specific protection measures are described below in section 13.

13 Recommendations

To limit potential human health risk from offsite sources, ES&D would advise the following precautionary measures:

- Baseline asbestos air monitoring be performed prior to construction. If the Asbestos is found to be above “background” concentration levels, the material would need to be removed.

Additionally, the client may wish to perform noise monitoring at the location of the proposed residential buildings to determine noise levels from industrial operations within 45-47 Thistle Street West. This could then be compared to relevant guidelines to determine risk to future receptors.

ES&D confirms that the site is suitable for the intended use. Council approval will consider the offsite risks in line with required standards. The proposed measures are precautionary due to the sensitive nature of the site use. The site and surrounding area should not be considered high risk due to the recommendations made for this particular development.

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/>

Sinclair Knight Merz (SKM), 1997. Phase I contamination assessment – Coats Patons [Richard Ellis Pty Ltd]



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Appendices

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Appendix 1 – Site Plan

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BALANCE LAND TO REMAIN IN THE LIGHT INDUSTRIAL ZONE

PLAN OF SUBDIVISION

Owners
 MARK TREVOR GILPIN
 LEIGH THOMAS RODMAN
 SHELLEY JEAN RODMAN

Title References
 FR 142453/0, FR 142453/1
 FR 142453/3

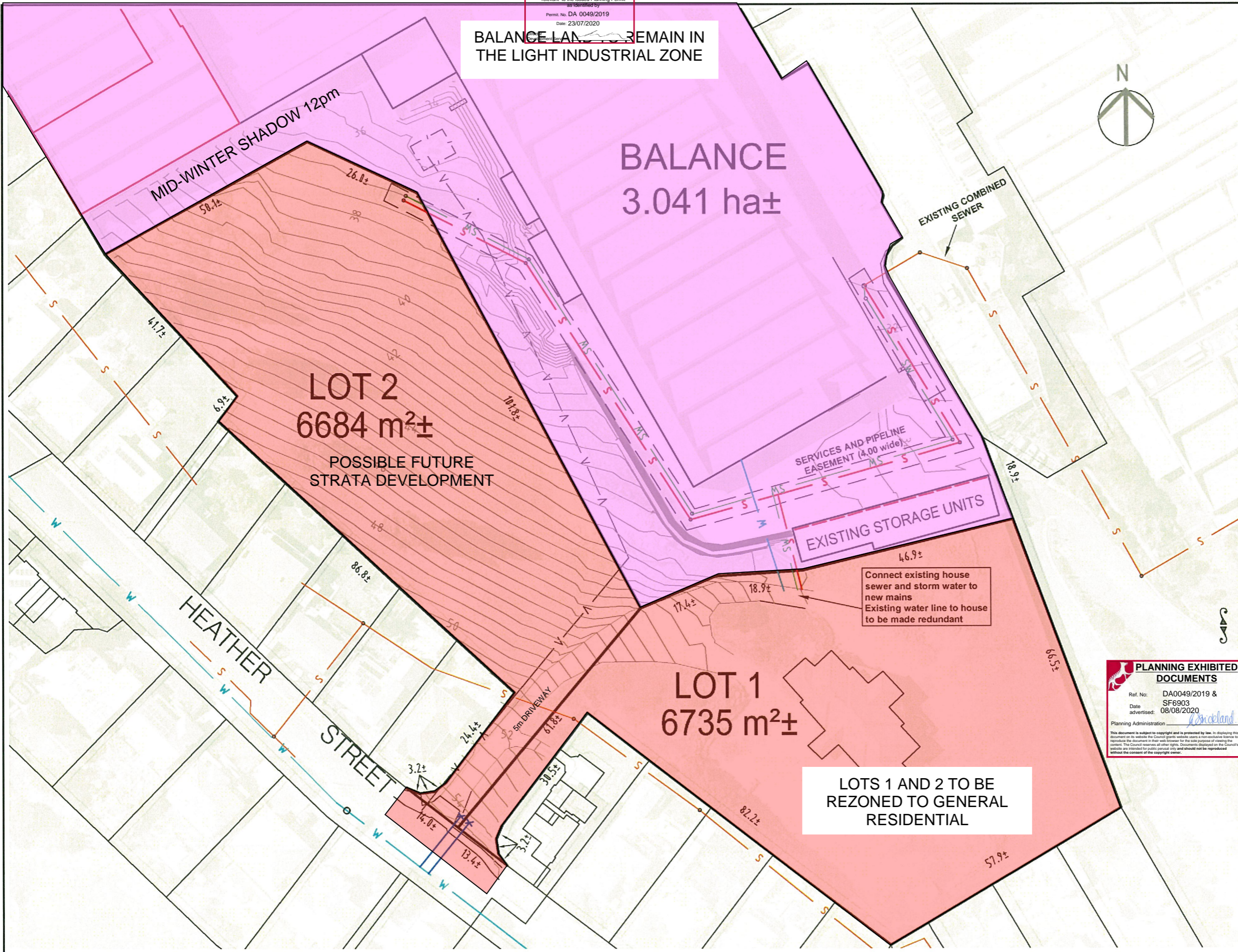
Address
 31-51 Thistle St South Launceston,
 TAS 7249

Council
 Launceston City Council

Planning scheme
 Launceston Interim Planning Scheme
 2015

Zone
 24.0 Light Industrial

Schedule of Easements
 As shown



LEGEND

- Title/Proposed boundary
- Strata boundary
- Easement
- Contours 2m interval
- Existing water line
- Proposed water connection
- Existing sewer line
- Proposed sewer line
- Proposed storm water line
- Existing overhead power

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NOTES

- This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPROV

SCALE 1: 800 (A3)

0 8 16 24 32 40 Metres

DRAWN	CHECKED
CC	JWD
DATE	11 May 2018

PLAN OF SUBDIVISION
 31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249
 MARK TREVOR GILPIN
 & LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN
 FR 142453/0, FR 142453/1, FR 142453/3

PDA Surveyors including WALTER SURVEYS

Surveying, Engineering & Planning

3/23 Brisbane Street
 Launceston, Tasmania 7250
 www.pda.com.au
 Also at: Hobart, Kingston
 Devonport & Burnie

PHONE: +61 03 6331 4000
 FAX: +61 03 6334 3028
 EMAIL: pda@pda.com.au

SCALE	PAPER
1:800	(A3)
JOB NUMBER	DRAWING
L18023-P01	

PLAN OF SUBDIVISION



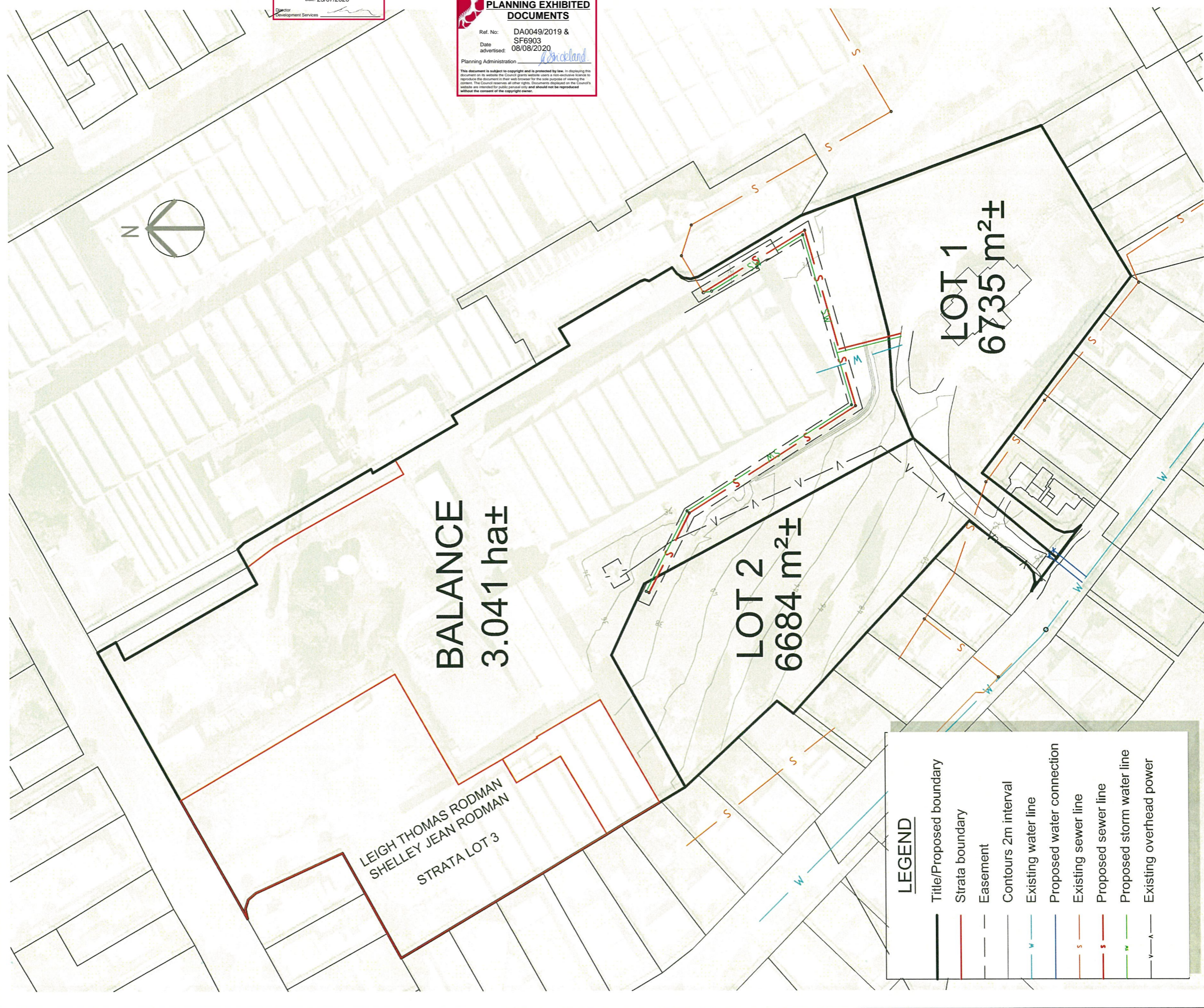
PDA Surveyors
 Surveying, Engineering & Planning
 ABN 71 217 606 325

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 www.pda.com.au
 Also at: Hobart, Kingston,
 Devonport & Burnie
 PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3098
 EMAIL: pda.lm@pda.com.au

Owners	Mark Trevor Gilpin Leigh Thomas Rodman Shelley Jean Rodman	Address	31-51 Thistle St, South Launceston, TAS 7249
Title References	FR 142453/0, FR 142453/1, FR 142453/3	Council	Launceston City Council
Schedule Of Easements	As shown.	Planning Scheme	Launceston Interim Planning Scheme 2015
		Zone & Overlay	24.0 Light Industrial

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Scale	1:1250	Date	11 May 2018	PDA Reference	L18023-P01	Overall view
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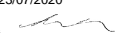
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	Title/Proposed boundary
	Strata boundary
	Easement
	Contours 2m interval
	Existing water line
	Proposed water connection
	Existing sewer line
	Proposed sewer line
	Proposed storm water line
	Existing overhead power

Appendix 2 – Statutory Declaration

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**STATUTORY DECLARATION
 OATHS ACT 2001**

I (full name) *Mark Trevor Gilpin*

of (residential address) *45-51 Thistle St.*

Lanc.

Occupation *Building Contractor*

do solemnly and sincerely declare that: *AT 45-51 Thistle St. That no HAZARDOUS MATERIALS HAVE BEEN USED AS FILL ON ANY PART OF THE WHOLE SITE TO THE BEST OF MY KNOWLEDGE. ANY IMPORTED OR USED FILL WAS BY MYSELF, WITH 90% DUG OUT ON SITE AND RE-USED ALL AT 45 THISTLE ST.*

The less than 10% comprised mainly of 500 TONS OF BROUGHT IN BLUE METAL FILL BEHIND THE RETAINING WALLS BUILT BY GILPIN HOMES THE REMAINING IMPORTED FILL WAS CLAY, TOP SOIL, CONCRETE (FROM BROKEN PATHWAYS) ETC, BROUGHT IN BY MYSELF FROM WHERE I CLEANED UP MY BUILDING SITES, IE LEFT OVER FILL FROM NEWLY DUG DRAINS, LEFT-OVER CONCRETE FROM SLAB POURS ETC ETC.

I make this solemn declaration under the Oaths Act 2001.

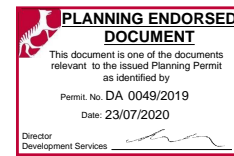
Declared at *LANCASTON*
 (place)

on *4th July 2018.*
 (date)

(Signature)

Before me *[Signature]* *SHAWN BREATHMAN FCPA 1231004*
 (Justice, Commissioner for Declarations or authorised person)

Appendix 3 – Potential Sources of Contamination



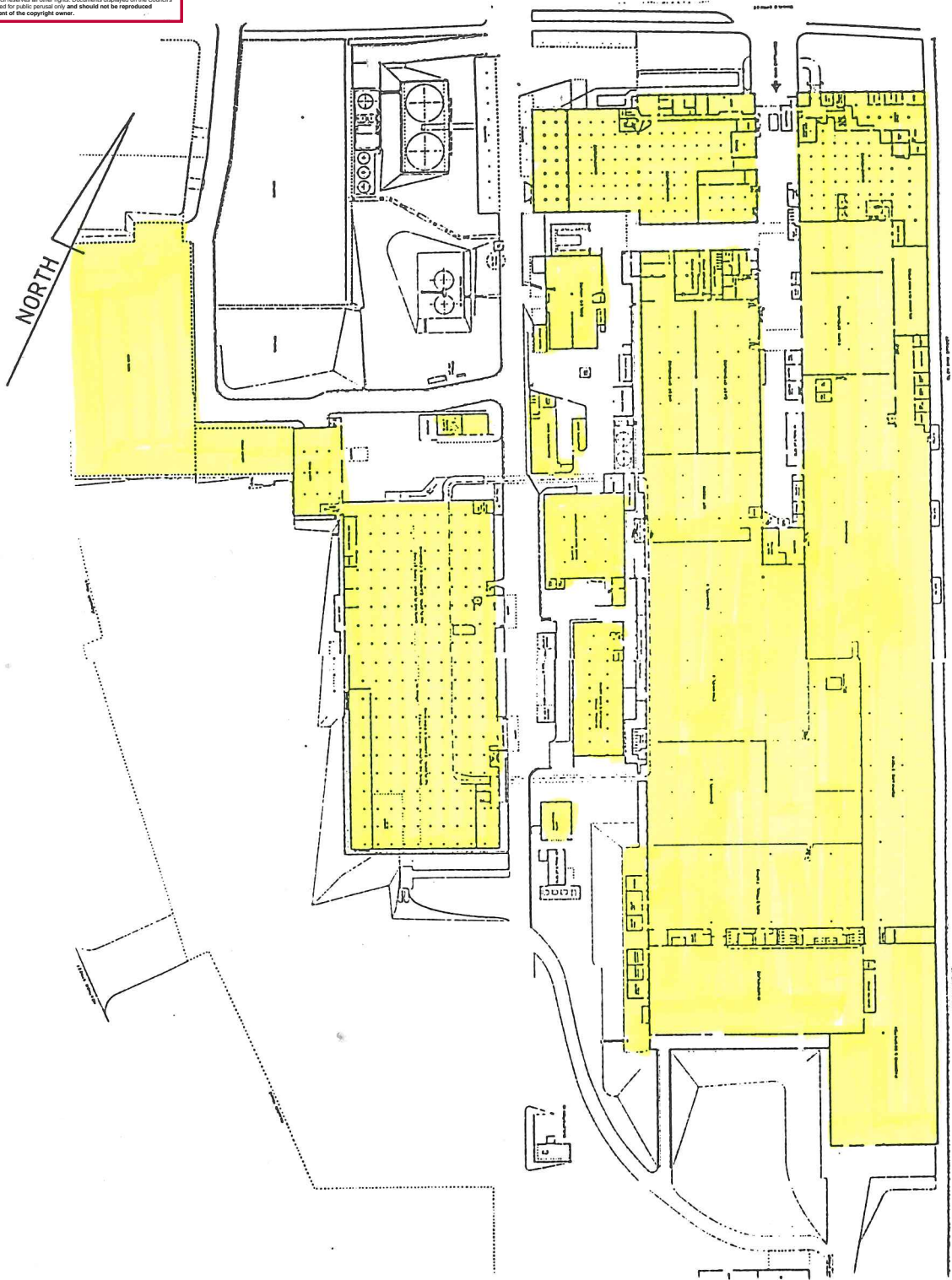
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Appendix B - Site Plans

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SINCLAIR KNIGHT MERZ
 Sinclair Knight Merz Pty Ltd
 ACN 021 628 048
 50 Paterson Street, Launceston
 Tasmania 7250 Australia
 Telephone (65) 6320 3260
 Facsimile (65) 6320 2020

RICHARD ELLIS (VIC) PTY. LTD.
COATS PATONS - LAUNCESTON
 Design: n.h.
 Approved: //

PHASE 1 SITE ASSESSMENT SITE PLAN
 n.f.s. TA 16397 - 02

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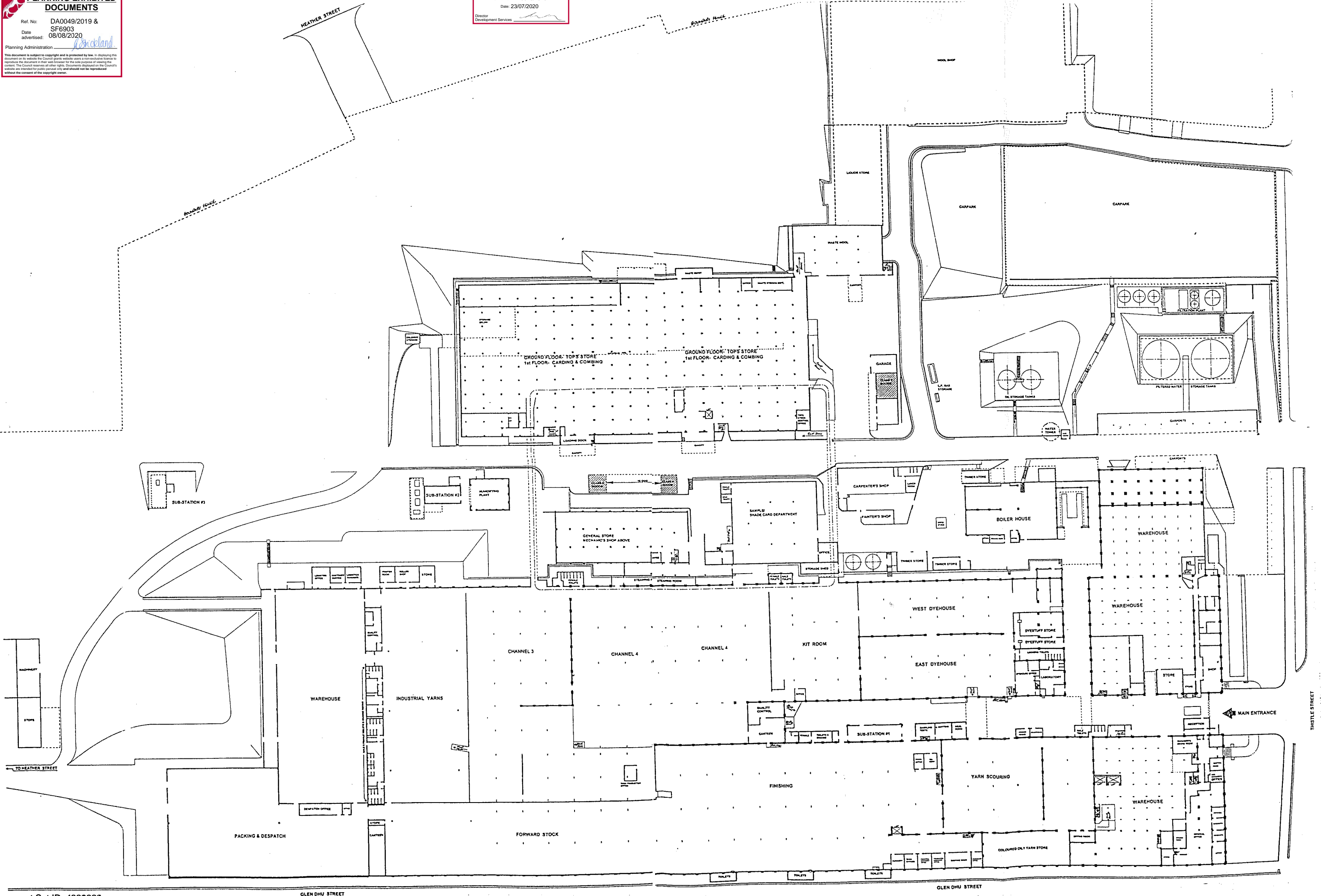
Planning Administration: *Shirley Ireland*

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Appendix C - Site Contamination Assessment



C1 Evidence of Environmental Impact - External

(see site plan attached - note grid references)

E1 Fuel Drum Store (ref H5)

- Spillage of Bunker Oil

E2 Fuel Spillage (southern end) (ref A5)

- recent spill of 200l drum of bunker oil on roadway and grass verge - contained and initial cleanup completed.

E3 Minor oil spillages and staining on roadway (ref vicinity G4)

- Minor spillages during transporting oil filled equipment around site

E4 Bunker oil - tankered delivery discharge area (ref H4)

- Spillage of Bunker oil around transfer hose

E5 Bulk oil tank pipework and metering equipment (ref H4)

- Staining resulting from leakage - contained within earth bund

E6 Humidifying plant vent outlet (ref D4)

- Oil staining around back of shed

E7 Water Treatment Plant Chemical Store (open shed - unbunded) (ref J3)

- Spilt Dry powder chemicals unknown composition, but possibly lime and those associated with water treatment.

E8 Boiler Fuel Tanks (ref H2)

area around fuel tanks - spillages

C2 Potential Sources of Contamination - External

(see site plan attached - note grid references)

- P1 Wool Store Diesel UST (ref H2)
Surface contamination around filler - spillage
tank backfill contamination - leakage
- P2 Boiler Fuel Tanks (ref H4)
one brick bunker with internal tank of solidified heavy bunker oil - leakage, spillage
one brick bunker with internal tank of low grade fuel oil - leakage, spillage
- P3 Boiler Fuel Feed Pipeline (ref H4)
underground pipeline between bulk tanks and boiler house feed tanks - leakage
- P4 Ex-dust extraction units behind stack (ref H4)
acid soot fallout
- P5 Ex-Fuel Dispensing Bowser (ref G4)
- Removed approx 10 years ago.
leakage, spillage
- P6 Ex-petrol UST (ref G4)
- Removed by oil company approx 3 years ago. No certification available
fuel leakage into soil (if not already cleared)
- P7 Carparks, carports and roadways (ref E4,I2,14,J4,J5)
General staining, expected to be hydrocarbons
- P8 Diesel AST and pipework - southern end (ref A7)
Fuel spillage, leakage
- P9 Ex-substation #3 (ref B4)
Leakage of transformer oil, possibly PCB
- P10 Asbestos-cement roofing (50,000m² min)
Release of air-borne asbestos fibre if disturbed
- P11 External roof insulation foam (20,000m² approx)
- Applied approx 1982
Unknown material with unknown impact if disturbed
- P12 Disused Boiler - asbestos sheath (ref H4)
release of air-borne asbestos fibre if disturbed
- P13 Dyestuff chemical store (unbunded) (ref I4)
spillages of chemicals released into drain
- P14 Battery Charging Station (unbunded) (ref I5)
- Previous use as a H₂O₂ store
spillages of battery acid
spillages of H₂O₂ (Hydrogen peroxide)
- P15 Substation #2 minor staining (ref D4)
minor leakage, spillages of transformer oil. possibly PCB
(no PCB currently use in any of the transformers on site)
- P16 Unbunded 600litre diesel AST (ref D4)
- emergency lighting plant
spillage, leakage

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C2 Potential Sources of Contamination - External (cont.)

P17 Bulk Oil AST - 2x 200 tonne capacity (ref H4)
leakage

P18 Boilers (ref H5)
- concrete floor
staining within bunkers beneath boilers

P19 Ex- boiler rubble (ref H4)
- release of asbestos fibre if disturbed

P20 Asbestos pipework lagging and gaskets (various locations)
- damaged, exposed, or intact
release of asbestos fibre if disturbed

P21 Asbestos cement cladding (various locations)
release of asbestos fibre if disturbed.



C3 Potential Sources of Minor Contamination/ Health Risk - Internal and Confined

(Unless stated, no evidence of contamination is visible)

- C1 - Dyestore (basement) (ref I5)
 - temporary stockpile of all chemicals and hazardous goods from the site during site cleanup
 - spillage of chemicals

- C2a - Wool scour liquor store (downstairs) (ref G2)
 - storage of bagged soda ash and chemical drums
 - spillage of chemicals, including solvents 1,1,1- trichloroethane used in 'Wooltech' scouring operation

- C2b - Wool scour effluent treatment (upstairs) - (ref G2)
 - spillage of effluent for wool scour process

- C3 - Oil drum store (unbunded) (ref G3)
 - concrete floor
 - spillage, leakage of oil

- C4 - Garage (ref G3)
 - hydrocarbon staining evident concrete floor

- C5 - Mechanical workshop (ref E5)
 - Minor staining evident on concrete floor

- C6 - Paint Store (ref G5)
 - Minor staining evident on concrete floor (slopes to east)

- C7 - 'Dravo' heaters and feed pipework (ref C6)
 - spillage, leakage of diesel fuel

- C8 - Dyestuff store (ref H5)
 - spillage of powdered chemicals and dyes evident - tiled surfaces

- C9 - Dyehouse vats (bunkered) (ref G5, G6, H5, H6)
 - spillage of dye/chemical solutions

- C10 - Humidifying plant room (ref C10)
 - Oil stained concrete floor

- C11 - Substation # 1 (bunded) (ref G6)
 - minor staining of concrete floor at transformer oil taps
 - possible previous PCB use (PCB no longer used)

- C12 - Basement tyre store (ref H7)
 - old sulphur store
 - no further information available- potential sulphur residue

**PLANNING EXHIBITED
DOCUMENTS**

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SF6903
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Date: 23/07/2020

Director
Development Services

C13 - Wastewater drainage network - location uncertain

- "Ponrable" screens located in basement at ref H7

leakage of contaminated wastewater to soil and groundwater.

C14 Inflammable Liquids Store (ref H6)

spillage of white spirits and other flammable liquids

C15 Topmaking area and store (ref E3)

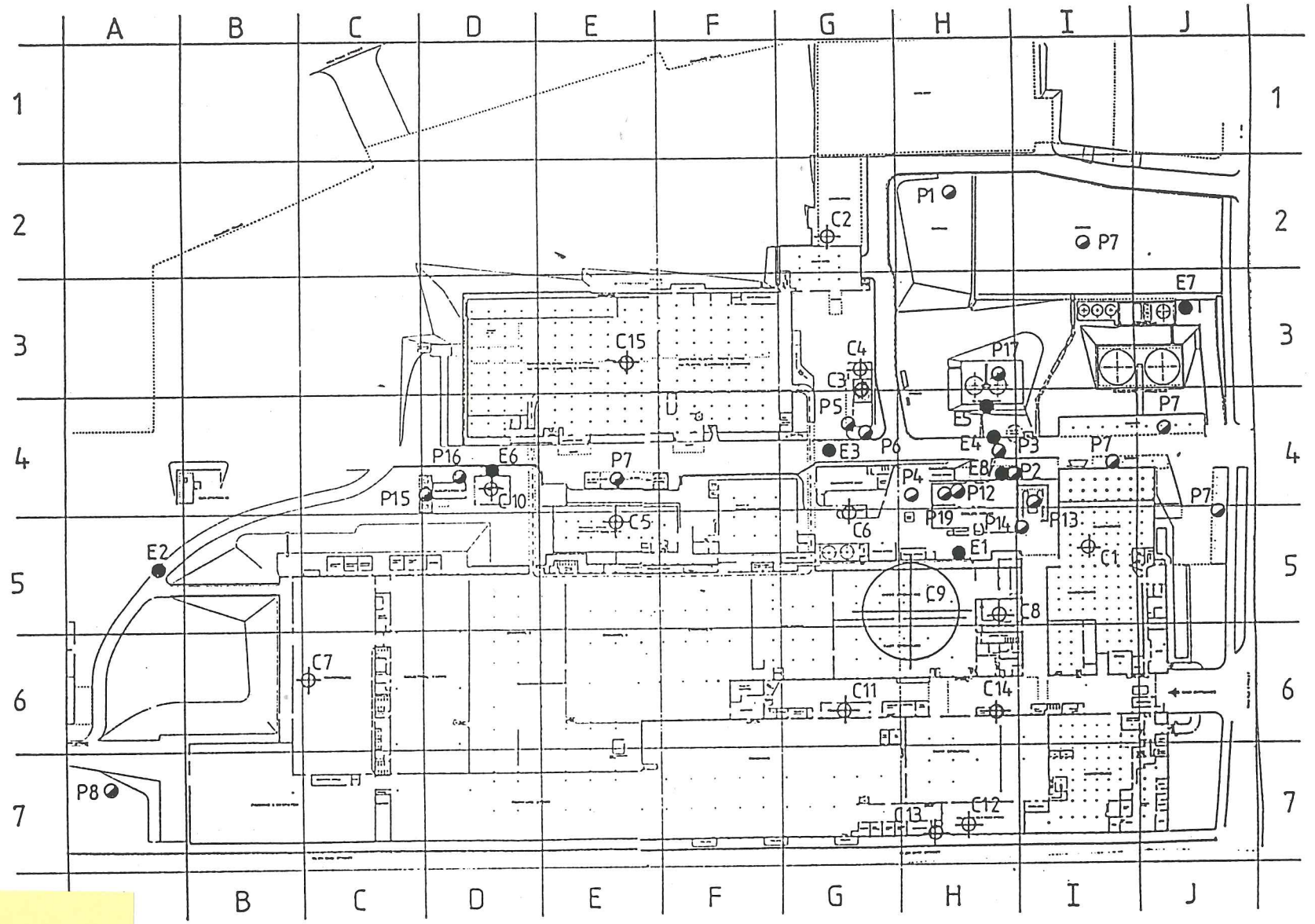
caustic tank spill evident, percolated through upstairs floor slab expansion joint

SHARON KNIGHT MERZ
 Specialist Knight Merz Pty Ltd
 5th Floor, 100 St Paul Street, Launceston
 Tasmania 7250 Australia
 Telephone 1031 6320 2700
 Facsimile 1031 6324 5400

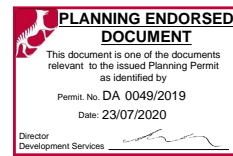
Client: **RICHARD ELLIS (VIC) PTY. LTD.**
 Project: **COATS PATONS - LAUNCESTON**
 Design: n.h.
 Prepared: / /
 Checked: / /

Phase: **PHASE 1 SITE ASSESSMENT**
 Title: **SOURCES OF POTENTIAL ENVIRONMENTAL IMPACT**
 Date: n.t.s.
 Project No: **TA 16397-03**

- KEY**
- E Evidence of environmental impact.
 - P Potential for environmental contamination.
 - ⊕ C Potential internal contamination or risk.



Appendix 4 – List of Chemicals



PSI – 45-47 Thistle Street West, South Launceston 7249

Product	Storage Site	Maximum Stock	Unit	Safety Hazard	Environmental Hazard
Acetic Acid	Bulk / Chem Store	2000 kgs	200 kg Drums	Corrosive, Irritant	Localised Risk Only
Acidol Blue M5G	Dye Store	30 kgs	20 kg Drum	Non-hazardous	Aesthetic Risk Only
Acidol Grey MG	Dye Store	25 kgs	20 kg Drum	Non-hazardous	Aesthetic Risk Only
Acidol Yellow M2GL	Dye Store	25 kgs	20 kg Drum	Non-hazardous	Aesthetic Risk Only
Acidol Yellow M5GL	Dye Store	25 kgs	20 kg Drum	Non-hazardous	Aesthetic Risk Only
Airedale Black PNL	Dye Store	40 kgs	30 kg Drum		
Albeal FFD	Chemical Store	240 kgs	60 kg Drums	Irritant	Toxic to Aquatic Life
Albeal SET	Chemical Store	240 kgs	60 kg Drums	Non-hazardous	Sl. Toxic to Aquatic Life
Alcamine CA	Chemical Store	360 kgs	180 kg Drums	Non-hazardous	Negligible Risk Potential
Alcosist NBA	Chemical Store	150 kgs	120 kg Drum		
Alcosperse AD	Chemical Store	500 kgs	250 kg Drum	Non-hazardous	Negligible Risk Potential
Alphanol Pink RL	Dye Store	10 kgs	10 kg Drum		
Alphanol Yellow H5G	Dye Store	10 kgs	10 kg Drum		
Ammonia	Chemical Store	340 kgs	170 kg Drum	Corrosive, Irritant	Localised Risk Only
Ammonium Sulphate	Chemical Store	2000 kgs	25 kg Bags		
Antifoam J75	Chemical Store	250 kgs	190 kg Drum		
Astrazon Black SW	Dye Store	25 kgs	25 kg Drum	Non-hazardous	Aesthetic Risk Only
BAL Levalk	Chemical Store	300 kgs	200 kg Drum	Corrosive, Toxic	Localised Risk
Blancophor CL	Dye Store	90 kgs	60 kg Drum	Non-hazardous	Negligible Risk Potential
Bleaching Aux. HV	Chemical Store	200 kgs	200 kg Drum	Irritant	Negligible Risk Potential
Calcium Chlorine	Top Making	26000 kgs	25 kg Bags	Non-hazardous	Negligible Risk Potential
Caledon Violet 3R	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Calgon T	Chemical Store	100 kgs	25 kg Bags	Irritant	Negligible Risk Potential
Caustic Soda	Chemical Store	1200 kgs	25 kg Bags	Corrosive, Toxic	Negligible Risk Potential
Celite	Top Making	1000 kgs	20 kg Bags		
Chlorine	Chlorine Store	1840 kgs	920 kg Tanks	Irritant, Toxic	Localised Risk Only
Cibacron Grey GE	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibacron Scarlet 2G	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibacron Violet TRE	Dye Store	20 kgs	20 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibanone Brown BR	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibanone Brown GR	Dye Store	10 kgs	10 kg Drum		
Cibanone Olive B	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibanone Orange 3R	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cibanone Red 6B	Dye Store	10 kgs	10 kg Drum		
Cibanone Red FBB	Dye Store	10 kgs	10 kg Drum		
Cibanone Violet 6B	Dye Store	10 kgs	10 kg Drum		
Cibanone Yellow 2G	Dye Store	10 kgs	10 kg Drum		
Cibanone Yellow 3R	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Cib. Gold-Yellow RK	Dye Store	10 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Dairy Salt	Chemical Store	2400 kgs	25 kg Bags	Irritant	Negligible Risk Potential
Diamond Chr. Black PV	Dye Store	50 kgs	25 kg Drums	Non-hazardous	Aesthetic Risk Only
Dianix Blue BGFS	Dye Store	10 kgs	10 kg Drum		
Dicalite	Top Making	1000 kgs	20 kg Bags		
Dichloromethane	Flamm. Store	200 kgs	20 kg Drum		
Dilatin OFBA	Chemical Store	60 kgs	60 kg Drum		
Dispatex GP	Chemical Store	50 kgs	25 kg Bags	Non-hazardous	Negligible Risk Potential
Dispersol Green C6B	Dye Store	10 kgs	10 kg Drum		
Dispersol Navv D2G	Dye Store	10 kgs	10 kg Drum		
Dispersol Red C3B	Dye Store	10 kgs	10 kg Drum		
Dispersol Turq. NCG	Dye Store	10 kgs	10 kg Drum		
Dispersol Yellow C4R	Dye Store	10 kgs	10 kg Drum		
Drimaqen ER	Chemical Store	90 kgs	60 kg Drum		
Drimalan Scarlet FWL	Dye Store	50 kgs	25 kg Drum	Non-hazardous	Aesthetic Risk Only
Drimarene Blue K2RL	Dye Store	15 kgs	10 kg Drum		
Drim. Black K3BA	Dye Store	30 kgs	30 kg drum	Non-hazardous	Aesthetic Risk Only
Drim. Blue KBL	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Gold-Yellow K2R	Dye Store	15kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Green K5B	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Navv K2B	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Navv K2RL	Dye Store	15 kgs	10 kg Drum		
Drim. Navy RGRL	Dye Store	15 kgs	10 kg Drum		
Drim. Orange K3R	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Orange KGL	Dye Store	15 kgs	10 kg Drum		
Drim. Red K8B	Dye store	15 kgs	10 kg Drum		
Drim. Red R4BL	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Rubinolet K5BL	Dye Store	15 kgs	10 kg Drum		
Drim. Scarlet K2G	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only
Drim. Turquoise Blue G	Dye Store	15 kgs	10 kg Drum	Non-hazardous	Aesthetic Risk Only

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Drim. Turquoise K2B	Dye Store	30 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Drim. Violet K2RL	Dye Store	15 kas	10 ka Drum		
Drim. Yellow K2GL	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Dvamul HD2A	Chemical Store	250 kas	180 ka Drum	Irritant	Nealiable Risk Potential
Dvapol KSA	Chemical Store	250 kas	205 ka Drum		
Dylan Polymer G	Chemical Store	200kas	25 ka Drums		
Erioclarite B	Chemical Store	80 kas	50 ka Drum	Irritant	Nealiable Risk Potential
Erionyl Blue RL	Dye Store	5 kas	5 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Fluolite XMF	Dye Store	30 kas	30 ka Drum		
Formic Acid	Chemical Store	75 kas	25 ka Drums	Toxic, Str. Irritant	Nealiable Risk Potential
Foron Black RD3G	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Blue EBL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Blue SBGL	Dye Store	10 kas	10 ka Drum		
Foron Blue SE2R	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron DK Blue RD2RE	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Red E2BL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Red RDGL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Turquoise SBL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Violet EBLN	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Violet S3R	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Yell-Brown S2RFL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Foron Yellow S6GL	Dye Store	10 kas	10 kas Drum	Non-hazardous	Aesthetic Risk Only
Fuel Oil	Bulk Tank		Bulk	Irritant, Toxic	Localised Risk Only
GRXD 150	Oil Store	20 kas	20 ka Drum		
GRXD 320	Oil Store	215 kas	215 ka Drum		
HLP 32	Oil Store	615 kas	205 ka Drums		
HLP 68	Oil Store	410 kas	205 ka Drums		
Hydrogen Peroxide	Chemical Store	2000 kas	25 ka Drums	Corrosive, Irritant	Localised Risk Only
Hydroxylamine Sulphonate	Chemical Store	500 kas	25 ka Bags		
Iqasol FL	Chemical Store	80 kas	60 ka Drum	Irritant	Toxic to Aquatic Life
Indanthren Black RB	Dye Store	20 kas	20 ka Drum		
Indanthren Blue CLF	Dye Store	10 kas	10 ka Drum		
Indanthren Grey CL	Dye Store	10 kas	10 ka Drum		
Indanthren Red LGG	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Iraqadol PAC	Chemical Store	80 kas	60 ka Drum		
Iraqadol PN	Chemical Store	100 kas	60 ka Drum	Irritant	Toxic to Aquatic Life
Kavacion Blue AB	Dye Store	15 kas	10 ka Drum		
Kavacion Red ES3B	Dye Store	15 kas	10 ka Drum		
Kavacion Yellow P4R	Dye Store	15 kas	10 ka Drum		
Kavanci Violet FBW	Dye Store	25 kas	20 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Blue GSLED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Flavine 10GED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Lt. Blue 4GSLED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Navy AED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Orange E2G	Dye Store	15 kas	10 ka Drum		
Kav. Pink BED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Poly. Orange RSF	Dye Store	10 kas	10 ka Drum		
Kav. Red GRLED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Rhodamine BLEd	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Turquoise ENA	Dye store	15 kas	10 ka Drum		
Kav. Yellow 3RLED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Yellow 7GLED	Dye Store	30 kas	15 ka Drum	Non-hazardous	Aesthetic Risk Only
Kav. Yellow ESN4G	Dye Store	15 kas	10 Ka drum		
Kerosine	Flamm. Store	410 kas	210 ka Drums	Flamm., Toxic	Nealiable Risk Potential
Lanalux	Chemical Store	120 kas	120 ka Drum		
Lanasan PW	Chemical Store	60 kas	60 ka Drum		
Lanaset Black B	Dye Store	25 kas	20 kas Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Blue 2RA	Dye Store	50 kas	25 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Blue 5G	Dye store	25 kas	20 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Bordeaux B	Dye Store	40 kas	30 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Brown B	Dye Store	15 kas	10 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Brown G	Dye Store	10 kas	10 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Green B	Dye Store	40 kas	30 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Grey G	Dye Store	40 kas	30 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Navy R	Dye Store	75 Kas	25 ka Drums	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Orange R	Dye Store	40 kas	30 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Red 2B	Dye Store	40 kas	30 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Red G	Dye Store	25 kas	20 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Violet B	Dye Store	25 kas	20 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life
Lanaset Yellow 2R	Dye Store	30 kas	20 ka Drum	Non-hazardous	Sl. Toxic to Aquatic Life

Lanaset Yellow 4GN	Dye Store	40 kas	30 ka Drum	Non-hazardous	St. Toxic to Aquatic Life
Lanasol Blue 3G	Dye Store	30 kas	30 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Blue 3R	Dye Store	30 kas	30 ka Drum	Non-hazardous	St. Toxic to Aquatic Life
Lanasol Blue 8G	Dye Store	30 kas	20 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Orange R	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Red 2G	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Red 5B	Dye Store	30 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Red 6G	Dye Store	30 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Red B	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Lanasol Red G	Dye Store	15 kas	10 ka Drum	Non-hazardous	St. Toxic to Aquatic Life
Lanasol Yellow 4G	Dye Store	30 kas	20 ka	Non-hazardous	Aesthetic Risk Only
Lanasvn Blue F2GL	Dye Store	10 kas	10 ka Drum		
Lanasvn Green 6GL	Dye Store	10 kas	10 ka Drum		
Lanasvn Navy SDNL	Dye Store	10 kas	10 ka Drum		
Leucophor PAT	Dye Store	60 kas	50 kas Drum		
Levafix Blue EFFN	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk only
Levafix Yellow E3G	Dye Store	40 kas	30 ka Drum	Irritant	Aesthetic Risk Only
Levegal PTN	Chemical Store	100 kas	65 ka Drum	Non-hazardous	Toxic to Aquatic Life
Limil	Chemical Store	1200 kas	25 ka Baas	Irritant	Negligible Risk Potential
Locanit B	Chemical Store	300 kas	200 ka Drum		
Lustrafin BA	Chemical Store	180 kas	120 ka Drum		
Lyogen DFT	Chemical Store	250 kas	205 ka Drum		
Lyogen FN	Chemical Store	300 kas	200 ka Drum	Irritant	Negligible Risk Potential
Lyogen UL	Chemical Store	200 kas	25 ka Drums	Non-hazardous	Negligible Risk Potential
Matexil WA-OT	Chemical Store	50 kas	25 ka Drums	Irritant	Negligible Risk Potential
Meth. Spirits	Flamm. Store	400 kas	200 ka Drum	Flamm., Toxic	Negligible Risk Potential
Meypro Gum TC48	Chemical Store	50 kas	25 ka Baas		
Nopco LV40	Top Making	300 kas	200 ka Drum	Non-hazardous	Negligible Risk Potential
Nopcostat LV40	Top Making	800 kas	200 ka Drums	Non-hazardous	Negligible Risk Potential
Nopcotex A	Chemical Store	250kas	200 ka Drum	Non-hazardous	Negligible Risk Potential
Nopcowet MR	Top Making	400 kas	200 kas Drum		
Novanyl Leveller PMA	Chemical Store	30 kas	25 ka Drum	Non-hazardous	Negligible Risk Potential
Nov. Orange FRL	Dye Store	10 kas	10 ka Drum		
NT 100	Oil Store	215 kas	215 ka Drum		
Nylomine Blue AG	Dye Store	10 kas	10 ka Drum		
Nylomine Blue CB	Dye Store	10 kas	10 ka Drum		
Nylomine Flavine 8GZ	Dye Store	10 kas	10 ka Drum		
Nylomine Green C3G	Dye Store	10 kas	10 ka Drum		
Nylomine Red C8B	Dye Store	10 kas	10 ka Drum		
Nylomine Yellow AG	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Nylosan Blue NFL	Dye Store	10 kas	10 ka Drum		
Nylosan Bordeaux NBL	Dye Store	10 kas	10 ka Drum		
Nylosan Navy NRBL	Dye Store	10 kas	10 ka Drum		
Nylosan Orange EGNS	Dye Store	10 kas	10 ka Drum		
Nylosan Red EBM	Dye Store	10 kas	10 ka Drum		
Nylosan Red N2RBL	Dye Store	10 kas	10 ka Drum		
Nylosan Yellow N7GL	Dye Store	10 kas	10 ka Drum		
Nylosan Yellow NCTL	Dye Store	10 kas	10 ka Drum		
Optiblanc 3NL	Dye Store	60 kas	50 ka Drum	Non-hazardous	Negligible Risk Potential
Optiblanc ANC	Dye Store	30 kas	30 ka Drum	Non-hazardous	Negligible Risk Potential
Optiblanc WT	Dye Store	60 kas	50 ka Drum		
Orthoreducer TDO	Chemical Store	75 kas	50 ka Drum		
Oxalic Acid	Chemical Store	50 kas	25 ka Baas		
Palanil Lum. Red G	Dye Store	10 kas	10 ka Drum		
Peregal P	Chemical Store	25 kas	25 ka Drum	Non-hazardous	Negligible Risk Potential
Perioen	Chemical Store	250Kas	25 ka Drums	Non-hazardous	Toxic to Aquatic Life
Permaset Brown R	Kit Room	5 kas	1.0 ka Bottle		
Permaset Jet Black	Kit Room	5 kas	1.0 ka Bottle		
Permaset Reducer	Kit Room	100 kas	20 ka Drums		
Permaset S.C. White	Kit Room	100 kas	20 ka Drums		
Prestogen W	Chemical Store	200 kas	130 ka Drums		
Procion Red HEXL	Dye Store	10 kas	10 ka Drum		
Procion Yellow HE6G	Dye Store	15 kas	10 ka Drum		
Resolin Red F3BS	Dye Store	10 kas	10 ka Drum		
Resolin Red Violet FBL	Dye Store	10 kas	10 ka Drum		
Retargal AN	Chemical Store	255 kas	65 ka Drums	Non-hazardous	Negligible Risk Potential
Samaron Red 2BS	Dye Store	10 kas	10 ka Drum		
Sandofix L	Chemical Store	200 kas	200 ka Drum		
Sandolan Blue MF2RL	Dye Store	10 kas	10 ka Drum		
Sandolan Blue NFRL	Dye Store	10 kas	10 ka Drum		

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Date: 23/07/2020
 Planning Authority: Director Development Services

This document is one of the documents relevant to the issued Planning Permit as identified by Permit No. DA 0049/2019 Date: 23/07/2020

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 Director Development Services

Sand. Red MF2S	Dye Store	10 kas	10 ka Drum		
Sandolan Red MF2S	Dye Store	10 kas	10 ka Drum		
Sand. Blue BRL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Sand. Cyanine NG	Dye Store	10 kas	10 ka Drum		
Sand. Gold-Yell BGRL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Sand. Red BBLN	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Sand. Red BRL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Sand. Red N3BL	Dye Store	10 kas	10 ka Drum		
Sand. Scarlet NGWL	Dye Store	12 kas	10 ka Drum		
Sand. Violet NFBL	Dye Store	10 kas	10 ka Drum		
Sand. Yellow BLE	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Sanitized T90-04	Chemical Store	50 kas	25 ka Drums		
Sarabid VAT	Chemical Store	50 kas	50 ka Drum		
Selbana 4554A	Top Making	800 kas	200 ka Drums		
Serilene Red RLS	Dye Store	10 kas	10 ka Drum		
Serilene Red TBLS	Dye Store	10 kas	10 ka Drum		
Serilene Rubine 4BLS	Dye Store	10 kas	10 ka Drum		
Serilene Yellow 7GLS	Dye Store	10 kas	10 ka Drum		
Serilube RLSA	Chemical Store	250 kas	180 ka Drum		
Soda Ash	Top Making	25000 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Sodium Acetate	Chemical Store	2000 kas	25 ka Baas	Non-hazardous	Nealigible Risk Potential
Sodium Bicarbonate	Chemical Store	1200 kas	25 ka Baas	Non-hazardous	Nealigible Risk Potential
Sodium Bichromate	Chemical Store	50 kas	25 ka Baas	Irritant	Localised Risk Only
Sodium Chlorite	Chemical Store				
Sodium Hydrosulphite	Chemical Store	1000 kas	50 ka Drums	Irritant	Nealigible Risk Potential
Sodium Hypochlorite	Chemical Store	215 kas	215 ka Drum	Corrosive	Nealigible Risk Potential
Sodium Metabisulphite	Chemical Store	2000 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Sodium Sulphate	Chemical Store	8000 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Sodium Sulphite	Top Making	3000 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Solanthren Blue BC	Dye Store	20 kas	20 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Blue RCL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Brown 2GD	Dye Store	20 kas	20 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren D Blue BOA	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Green XBN	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Olive R	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Orange 3G	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solanthren Yellow GC	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Solar Turquoise GLL	Dye Store	10 kas	10 ka Drum		
Sol. Olive Green B	Dye Store	10 kas	10 ka Drum		
Stabicol BAC	Chemical Store	1200 kas	140 ka Drums	Irritant	Toxic to Aquatic Life
Supranol Blue 5GLW	Dye Store	8 kas	5 ka Drum	Non-hazardous	Aesthetic Risk Only
Supranol Blue GLW	Dye Store	15 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Supranol Blue RLW	Dye Store	30 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Supranol Red 3BW	Dye Store	35 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Supranol Violet RWN	Dye Store	5 kas	5 ka Drum		
Supranol Yellow 4GL	Dye Store	30 kas	25 ka Drum	Non-hazardous	Aesthetic Risk Only
Taffulon Perma A	Chemical Store	800 kas	100 ka Drums	Non-hazardous	Nealigible Risk Potential
Tasbond Soap	Top Making	6000 Kas	200 ka Drums	Non-hazardous	Nealigible Risk Potential
Terasil Orange 5RL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Terasil Pink 2GL	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Terasil Pink 4BN	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Terasil Red 4G	Dye Store	10 kas	10 ka Drum		
Terasil Red R	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Terasil Yellow 4G	Dye Store	10 kas	10 ka Drum	Non-hazardous	Aesthetic Risk Only
Teric GN8	Chemical Store	860 kas	215 ka Drums	Non-hazardous	Nealigible Risk Potential
Tetrasodium Pyrophate	Chemical Store	100 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Trisodium Phosphate	Chemical Store	100 kas	25 ka Baas	Irritant	Nealigible Risk Potential
Ultratex EMJ	Chemical Store	120kas	120 ka Drum	Non-hazardous	Nealigible Risk Potential
Uniperol SE	Chemical Store	300 kas	200 ka Drum	Non-hazardous	Nealigible Risk Potential
Urea	Chemical Store	500 kas	40 ka Baas	Non-hazardous	Nealigible Risk Potential
Uvitex CF	Dye Store	90 kas	70 ka Drum	Non-hazardous	Nealigible Risk Potential
Vannellus M30	Oil Store	410 kas	205 ka Drums		
Vilube 64	Top Making	1200 kas	200 ka Drums		
White Spirits	Flamm. Store	410 kas	205 ka Drums	Flamm., Toxic	Nealigible Risk Potential
Xylene Red B	Dye Store	10 kas	10 ka Drum		

Environmental Service & Design

ABN: 97 107 517 144



3 June 2020

Mark Gilpin
45-47 Thistle Street
South Launceston
Tasmania 7249

Dear Mr Gilpin,

RE: Noise Assessment – 45-47 Thistle Street South Launceston

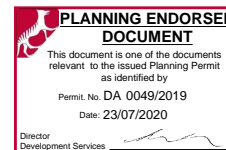
Environmental Service and Design (ES&D) has completed noise assessment at 45-47 Thistle Street Tasmania in relation to assess the potential noise impacts from surrounding commercial activities.

The investigation comprised a background and source readings of commercial noise sources.

Our conclusions are as follows;

- The proposed subdivision and separation of the residential dwelling from the commercial activities at 45-47 Thistle Street will result in an acceptable solution for future residential use of the newly created lot.
- The noise received at this dwelling (new residential lot) is expected to be commensurate with other dwellings located in this area, where the noises sources are diverse as well as being dominated by traffic noise from the nearby highway and busy main roads.
- The residential houses including the proposed new residential lot are surrounded by commercial activities which are likely to produce intermittent noise through the day and weekends. Some of the activities, such as the Door of Hope Church operate on the weekends and the dominance of such activities in this area means that noise from such activities are likely to be noticeable collectively to surrounding dwellings including the new residential lot. However, the constant hum of activity in this area means that low

6902 – Noise Assessment 45-47 Thistle Street South Launceston



level intermittent noise will be drowned out by the constant background noise from traffic and other commercial activities.

- Noise propagation up the valley towards the residential houses is observed onsite. Amplification of noise in the valley has been observed during site visits to the area and the site.
- Surrounding commercial activities mostly operate during the daytime period. However, evening and night time periods are dominated by traffic noise and general residential activity.

The proposed development has been assessed against the relevant sections of the *E11.0 - Environmental Impacts and Attenuation Code* of the *City of Launceston Interim Planning Scheme 2015*.

The only relevant use listed in Table E11.1 is that of metal fabrication Fulton and Goodwin which is located 130 metres north (boundary to boundary) of the proposed residential lot. This activity was not audible at the boundary of the proposed lot during several site visits.

We conclude that creation of the residential lot will not create an adverse impact on future occupiers of the site.

The details of the required investigation are documented in the attached Report.

Yours sincerely,

Carmel Parker

Senior Environmental Scientist

Environmental Service and Design

Member Australian Acoustical Society



Noise Assessment

45-47 Thistle Street
South Launceston

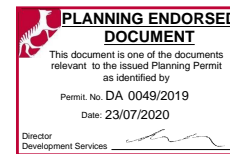
Project No: 6902

Date: June 2020



ABN: 97 107 517 144
74 Minna Road
Heybridge TAS 7316
Ph: (03) 6431 2999

ACN: 107 517 144
PO Box 651
Burnie TAS 7320
www.esandd.com.au



Document Control

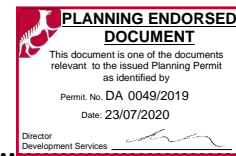
Prepared & Published by: ES&D
File: 6902
Contact: Carmel Parker
Phone No: 0409 623 615
Prepared For: Mark Gilpin

Version:		Date:
Draft 1	Carmel Parker	02/06/2020
Review	Bruce Harpley	03/06/2020

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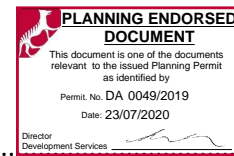


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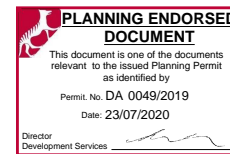
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1 Executive Summary

A noise assessment has been completed by Environmental Service and Design for the landowner of 45-47 Thistle Street, South Launceston. The assessment found that high background noise levels are likely to buffer moderate intermittent noises from surrounding commercial activities including the metal fabrication business located to the north of the proposed residential lot. The metal fabrication business is the only activity list in Table E11.1 of the Environmental Impacts and Attenuation Code that did not comply with separation distances. Noise from the metal fabrication business during site visits was not audibly discernible from the background noise in the area. An assessment of the general commercial noise and the interface between the residential and industrial activities was also completed and it was found that the diversity of commercial and traffic noises, raise the general background levels in this area and that the continued use of the residential dwelling at this location should not be impacted anymore than the surrounding residential dwellings and to some extent with double glazed windows and insulation this dwelling may experience less noise impacts than adjoining dwellings that do not have these features.

2 Author Details

This report has been prepared by Carmel Parker, Senior Environmental Scientist, Environmental Service and Design. Carmel is a member of the Australian Acoustical Society.

3 Site Description

The site is located in the suburb of South Launceston, approximately 5-minute drive from the Launceston CBD. The following buildings are located on the site;

- Main building running north to south
- Smaller building to the north west – used as office space storage for a metal fabrication company
- Dwelling located near the southern boundary overlooking the site at increased elevation of approximately 10 metres.
- Storage shed on northern boundary

Table 1: Site Details

Street Address	45-47 Thistle Street South Launceston 7249
Landowner	Mark Gilpin
Property ID	2546904
Title Reference	142453/1
Title Area	3.751 hectare
Assessment Area	New House lot 7478m2



Figure 1: Lot subject to subdivision

6902 – Noise Assessment 45-47 Thistle Street South Launceston

4 Proposed Development

It is proposed to subdivide the land 45-47 Thistle St into two lots separating the house lot from the remaining commercial use (refer Appendix A and Figure 2).

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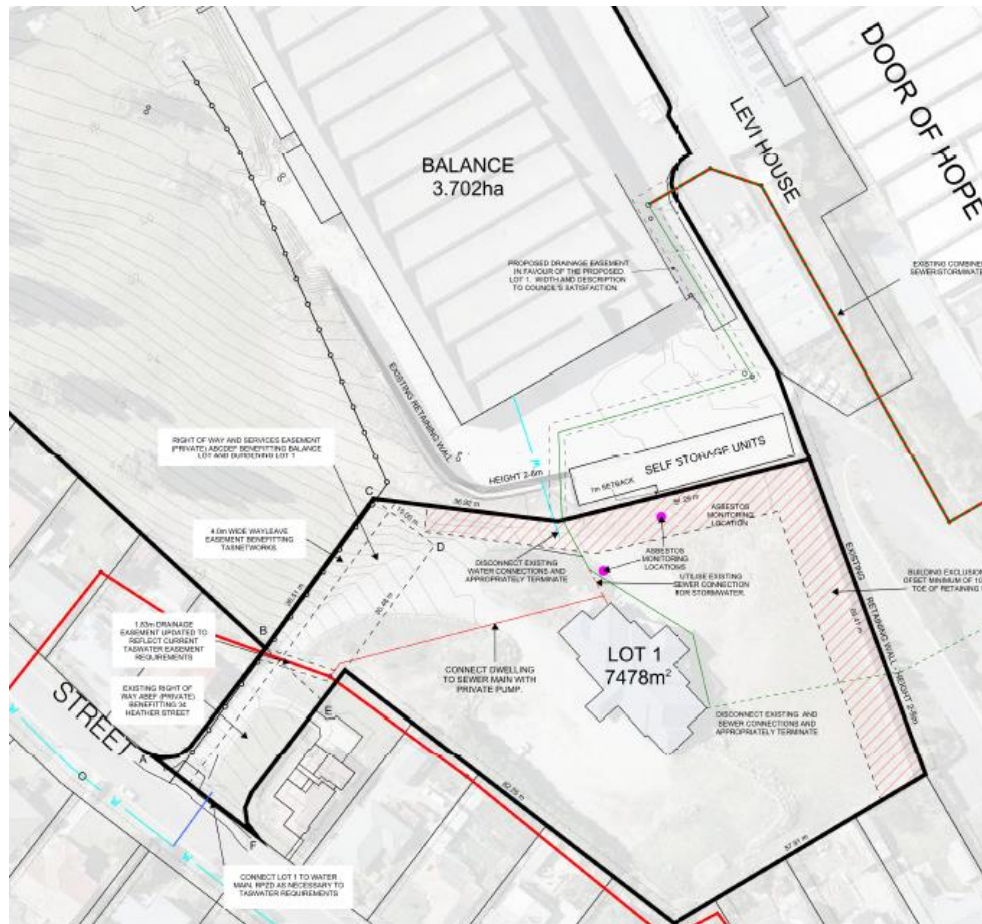


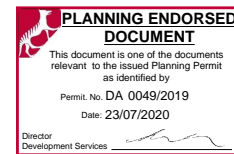
Figure 2: Extract PDA Surveyors Proposed Subdivision Plan (refer to Appendix A)

5 Scope of the Investigation

The scope of the investigation was as follows;

- To assess the proposed development against *E11.0 Environmental Impacts and Attenuation Code* of the *City of Launceston Interim Planning Scheme 2015*.
- To understand the potential noise impacts on the future separated lot, Lot 1 7478m² from surrounding commercial activities.
- To make recommendations as to whether or not the proposed new residential lot is likely to be impacted by surrounding commercial activities above normal background levels.

6 Interview with the Landowner



The landowner has advised the following;

- The dwelling has been constructed with double glazing and insulation to reduce noise transmission
- The joinery business operates typically Monday to Friday 9am to 5pm

7 Identified Activities and Noise Sources



Existing Activities

45-47 Thistle Street

- Joinery business
- Curtain and Blind Manufacturer
- Commercial storage on shared proposed boundary where tenants access storage spaces at various times throughout the day, early evening and early morning
- Commercial Storage at the end of the joinery building where tenants access storage spaces at various times throughout the day, early evening and early morning
- Metal fabrication business to the north west.

31 Thistle Street

- Formerly Coates Patons this large building is used for a variety of activities such as long-term storage tenancy, café, church, meeting rooms, childcare centre, gymnasium and office spaces.



Figure 3: Current Title and Surrounding Commercial Activities

8 Environmental Impacts and Attenuation Code

The only activity that has been identified as not complying with the attenuation distances outline in Table E11.1 is the metal fabrication business, Fulton and Goodwin, which operates from the building to the north of the residential dwelling (refer Figure 3). The recommended attenuation distance from sensitive uses is 500 metres (boundary to boundary). Under the proposed subdivision, the sensitive use will be located 130 metres from the new site boundary to the metal fabrication business.

9 Site Observations

The following observations were made during several visits to the site and surrounding businesses;

- The dominant noise source was traffic noise from the Midland Highway, Thistle Street West, Pipeworks Road and Wellington Street.

6902 – Noise Assessment 45-47 Thistle Street South Launceston

- There was a constant hum and intermittent noises unable to be identified as close sources.
- The position of the house at a higher elevation means that noise sources are likely to be noticeable from sources over long distances.
- Intermittent commercial noise was noticed but the sources were unable to be determined onsite.
- Generally, a very busy area with high traffic volumes and commercial activities.
- On 7 May 2020, workmen were observed fixing the roof at the door of hope building.

10 Methodology

Noise Equipment

Noise equipment included Ngara Class 1 (IEC61672-3: 2013) noise logger capable of recording and storing sound in real time and downloaded to 1 second intervals. Calibration certificate is provided in Appendix B.

Assessment Methodology

The methodology consisted of the following;

- Site observations of noise sources
- Interview with the landowner, who also resides in the dwelling
- Data logging of noise between the 5th and 7th May 2020 including 24-hour logging of day, evening and nighttime periods.



Figure 4: Measurement Location (data logging)

11 Results

Data logging results can be summarised as follows;

L_{Aeq}

- Daytime L_{Aeq} of **47.8**
- Evening L_{Aeq} of **40.2**
- Night L_{Aeq} of **37.2**

L₉₀

L₉₀ for 1/1 and 1/3 Octaves were 33.9 and 38.6. The higher reading of **38.6** L₉₀ is adopted for the assessment.

L₁₀

L₁₀ for 1/1 and 1/3 Octaves were 43.9 and 39.4. The higher reading of **43.9** is adopted for the assessment.

Frequency Analysis

Dominant frequencies in the 1/1 Octave Band were 500-2000 Hz and in the 1/3 Octave Band were 630 to 1600 Hz.

12 Discussion of Results

Source Noise

As there was no dominant noise source during the assessment the time average A-weighted sound pressure levels LAeq T was used for assessment of a cumulation of noise from all sources. As other commercial sources could not be excluded from the assessment the LAeq was considered the most representative of likely commercial noise sources. However, it is important to note that traffic noise and other general background noises are included in this time weighted average and it is difficult to discern individual noise sources from this measurement. Based on site observations where there was no discernible noise from the metal fabrication business or dominance of any other noise source, apart from traffic noise then the acceptable of LAeq to understand likely noise experienced by the receiver LAeq was most relevant. LAeq was 47.8 dBA (Day), 40.2 dBA (Evening) and 37.2 dBA (Night) (Refer Figures 5, 6 and 7).

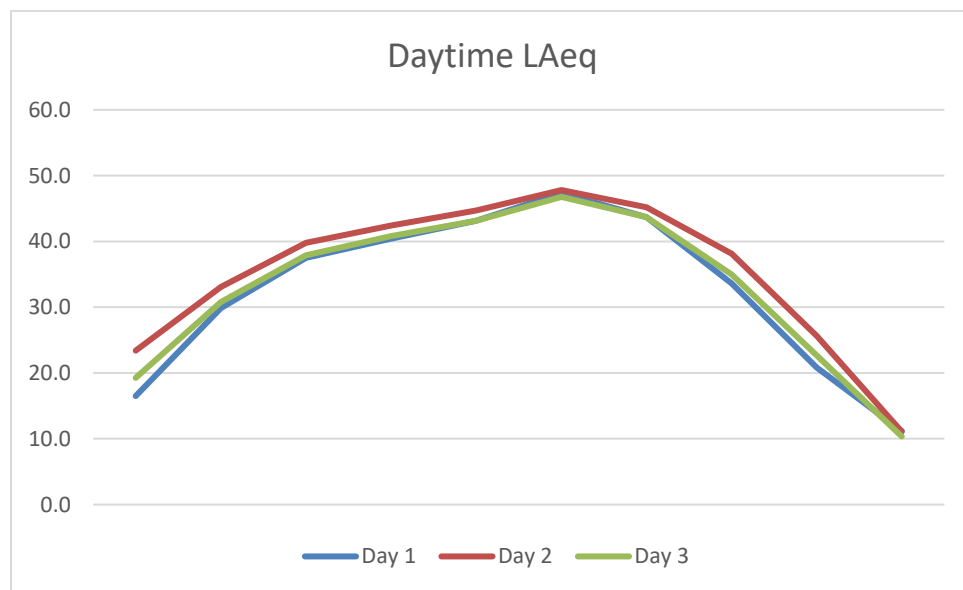


Figure 5: LAeq Day Time

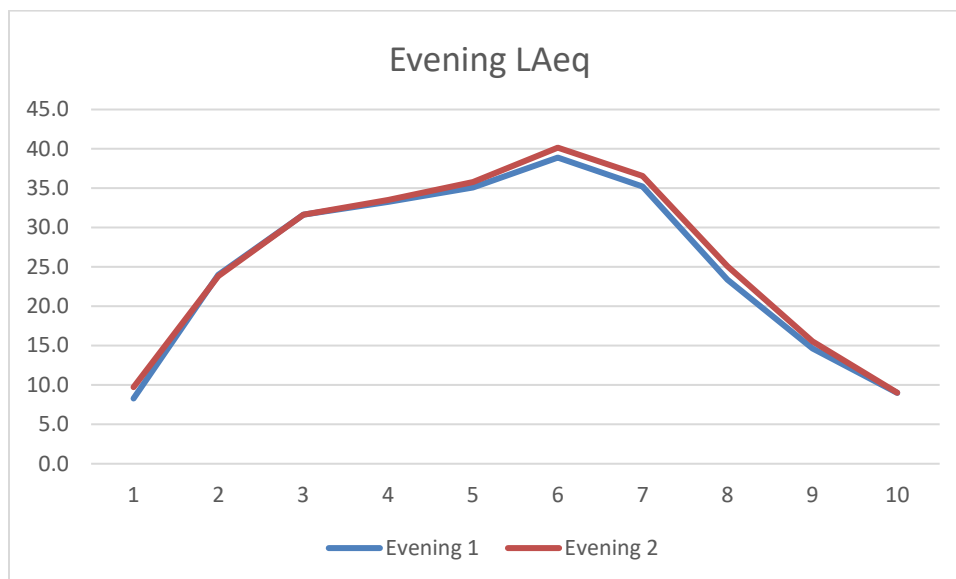


Figure 6: LAeq_T Evening

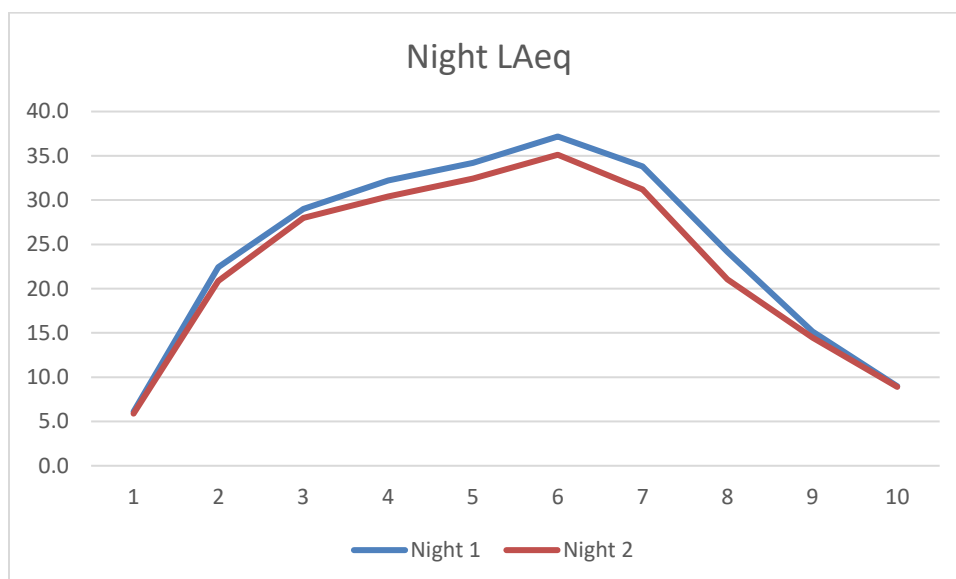


Figure 7: LAeq_T Night

Background Noise

As the source could not be excluded from the background measurement the LA90 and LA 10 were compared to the LAeq. It is likely that the activity is greater than the background noise would be noticeable through intermittent higher noise levels than the background noise sources including all other commercial noise sources. The source noise therefore would be more likely represented by the L10 than any other source. However, the difficulty is that the L10 could also be representative of other commercial intermittent noise sources.

The important factors to consider when assessing noise at this location are the following;

- The overall source noise during the day is 47.8 LAeq – collectively general commercial activity and traffic noise
- The potential intermittent source noise is 43.9 dBA (LA10)- intermittent commercial activity
- The potential background noise most likely from constant noise sources is 38.6 dBA (LA90) including traffic noise

The LA90 is most likely influenced by constant traffic noise and is a dominant part of the general background noise. Commercial activities are generally not discernible from the daytime background noise sources as the overall background noise level is relatively high.

Table 2: LAeq, LA90 and LA10

LAeq Day	47.8
LA90 Day	38.6
LA10 Day	43.9

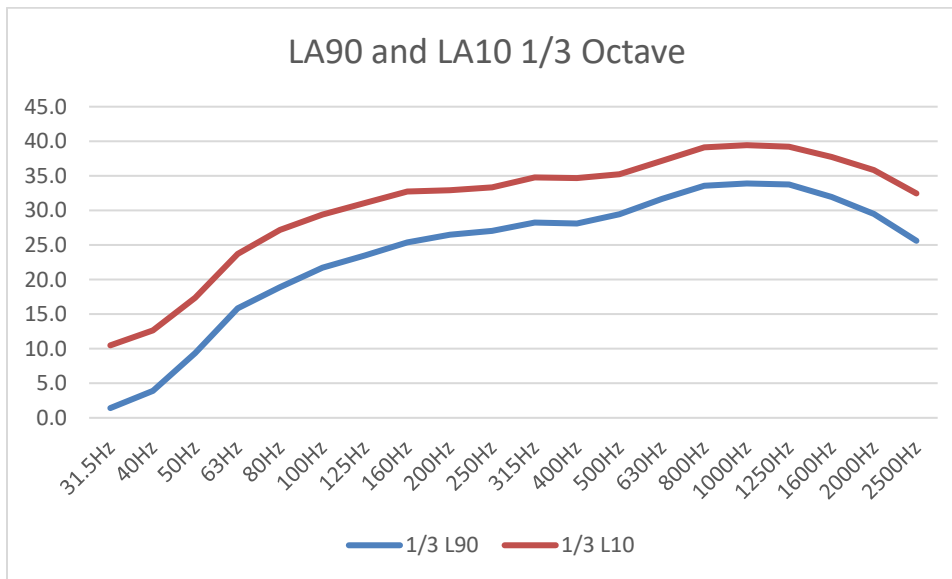


Figure 8: LA90 and LA10 1/3 octaves

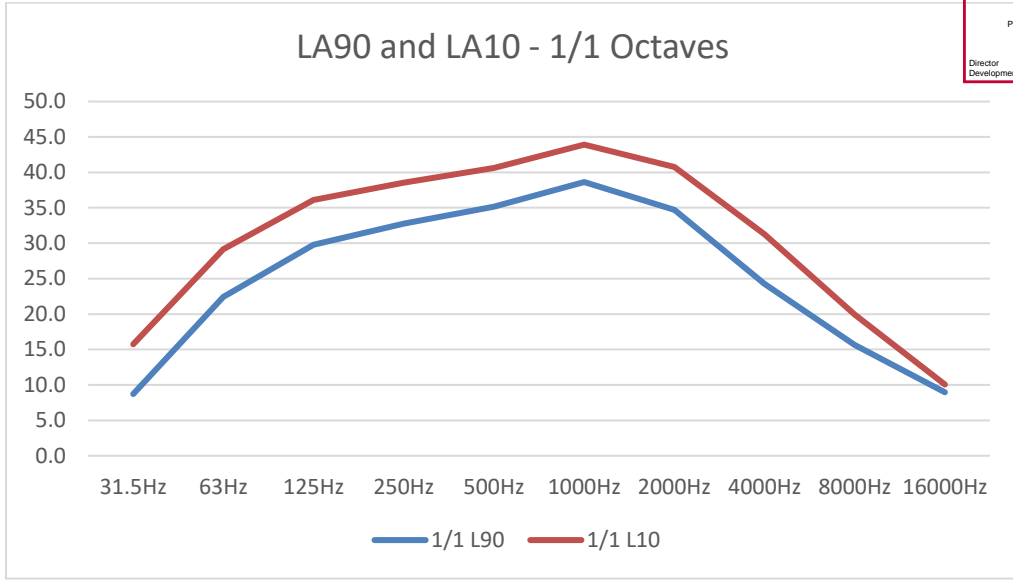


Figure 9: LA90 and LA10 1/1 Octaves

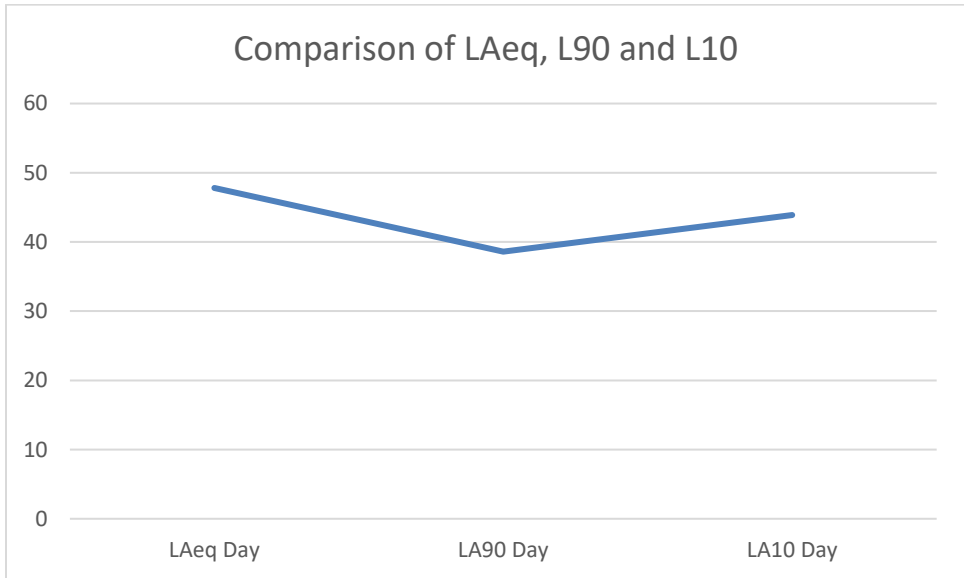


Figure 10: Comparison of LAeq, L90 and L10

13 Discussion of the Results

The location of the dwelling at a higher elevation than the lower commercial business, highway and main roads results in the upward propagation of a wide array of noise sources being carried to the receiver. This valley effect means that generally the background noise levels at this location similar to surrounding residential properties will be relatively high and consistent throughout the day and early evening. Commercial uses on the site and adjacent sites do not generally operate of an evening, with the exception of the door of hope church and gymnasium. Noise levels will drop during the evening and night time periods. The metal fabrication business, Fulton and Goodwin do not operate of an evening and opening times are 8am to 4.30pm Monday to Friday and closed on weekends. Whilst intermittent noise sources are likely to be noticeable at the subject site particularly as background noise drops of an evening and night these will not be from the metal fabrication business.

14 Conclusions and Recommendations

It is our recommendation that the subdivision of 45-47 Thistle Street will not result in an adverse noise impact on future occupiers of the new house lot. The background noise levels in this area are relatively high given the transmission of noise from general commercial activities and traffic movement. The daytime operation of Fulton and Goodwin is not likely to create a noise nuisance at the proposed residential lot.

Yours sincerely,



Carmel Parker

Senior Environmental Scientist

Environmental Service and Design

Member Australian Acoustical Society

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References

Tasmanian EPA, *Noise Measurement and Procedures Manual*, July 2008.

AS1055: 2018, *Acoustics Description and Measurement of Environmental Noise*.

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Appendices

6902 – Noise Assessment 45-47 Thistle Street South Launceston

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Appendix A – Proposed Subdivision PDA Surveyors

6902 – Noise Assessment 45-47 Thistle Street South Launceston

WATER, SEWER AND STORMWATER DRAINAGE NOTES

Subject to the approval of a rezoning and subdivision of the land defined by lot 1, the following works would be undertaken:

Storm water
Storm water from the existing dwelling, which is connected to a storm water drain running through the Door of Hope car park, would be terminated and redirected to the existing combined sewer/stormwater main to the satisfaction of TasWater.

Sewer
The existing dwelling is currently connected to the combined sewer/stormwater main as shown. The continued connection would be to the satisfaction of TasWater.

Water
Water is currently provided to the dwelling from a water connection serving the light industrial buildings. This connection would be terminated and a new connection made to the existing water main on the opposite side of Heather Street with an RPZD as necessary to TasWater's requirements.

On completion of this work to the satisfaction of TasWater and the Council, a title for the proposed lot 1 would be severed from the existing strata arrangement in accordance with the requirements of the Strata Titles Act 1998.

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PLAN OF SUBDIVISION

Owners
MARK TREVOR GILPIN
LEIGH THOMAS RODMAN
SHELLEY JEAN RODMAN

Title References
FR 142453/0, FR 142453/1
FR 142453/3

Address
31-51 Thistle St South Launceston,
TAS 7249

Council
Launceston City Council

Planning scheme
Launceston Interim Planning Scheme 2015

Zone
24.0 Light Industrial


Schedule of Easements
As shown

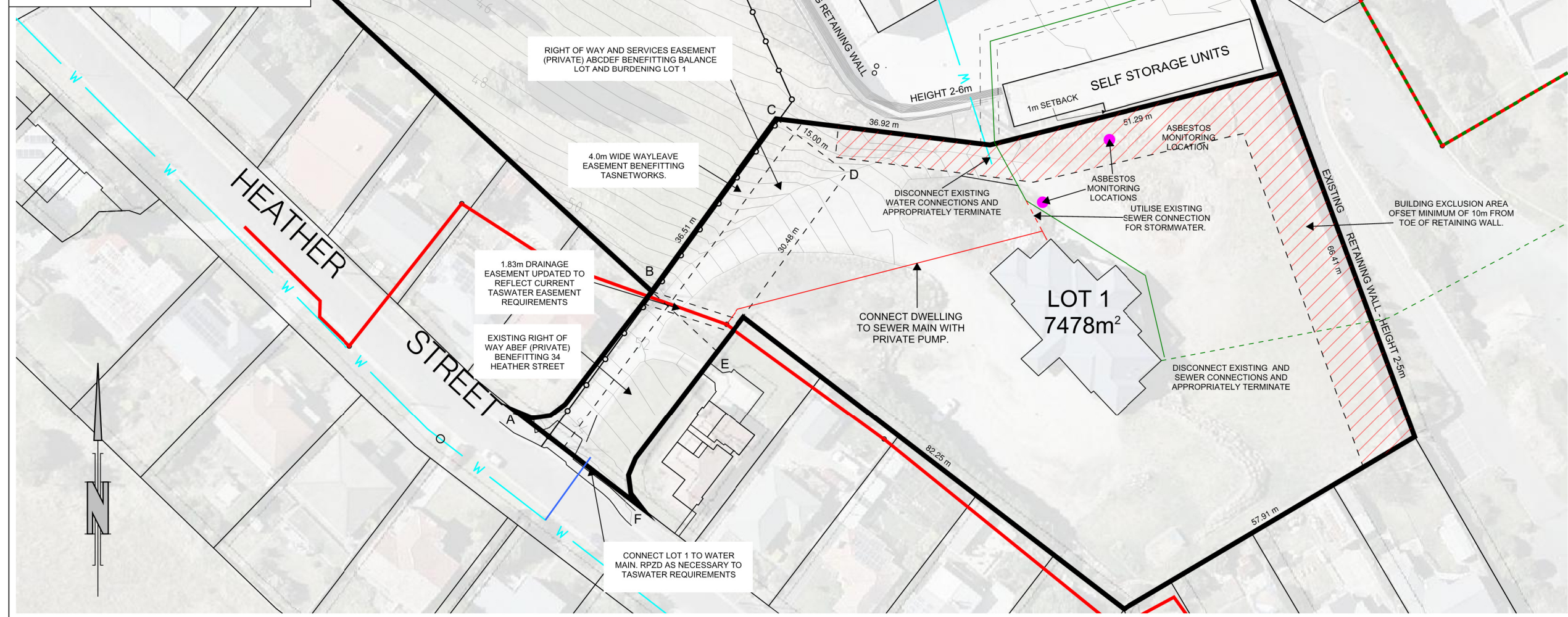
LEGEND

- Title/Proposed boundary
- Existing sewer main
- Existing combined sewer and stormwater main.
- Contours 2m interval
- Existing water line
- Proposed water connection
- Overhead power line
- Proposed sewer line
- Proposed storm water line
- Redundant stormwater connection

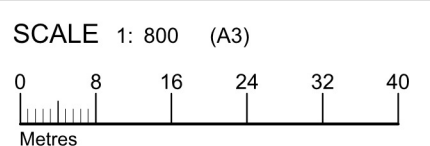
NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

 Building exclusion area



E				
D				
C				
B	ADJUST PROPOSAL FOR ALTERNATIVE DRAINAGE ARRANGEMENT	TR	29/08/19	
A	ADJUST PROPOSAL FOR 1 LOT AND BALANCE ONLY	TR	02/04/19	
REV	AMENDMENTS	DRAWN	DATE	APPR.



DRAWN	CHECKED
CC	JWD
DATE	
21 DEC 2018	

PLAN OF SUBDIVISION
31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249
MARK TREVOR GILPIN
& LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN
FR 142453/0, FR 142453/1, FR 142453/3

PDA Surveyors
Surveying, Engineering & Planning
ABN 71 217 806 325

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Devenport & Burnie

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Appendix B – Ngara Calibration Certificate

6902 – Noise Assessment 45-47 Thistle Street South Launceston



Acoustic Research Labs Pty Ltd

Level 7 Building 2 423 Pennant Hills Rd
 Pennant Hills NSW AUSTRALIA 2120
 Ph: +61 2 9484 0800 A.B.N. 65 160 399 119
 www.acousticresearch.com.au

**Sound Level Meter
 IEC 61672-3:2013
 Calibration Certificate**
 Calibration Number C18490

Client Details	ARL Hire 423 Pennant Hills Rd Pennant Hills NSW 2120
Equipment Tested/ Model Number :	ARL Ngara
Instrument Serial Number :	8780D3
Microphone Serial Number :	319422
Pre-amplifier Serial Number :	28055
Pre-Test Atmospheric Conditions	Post-Test Atmospheric Conditions
Ambient Temperature : 21°C	Ambient Temperature : 21.3°C
Relative Humidity : 44.2%	Relative Humidity : 44.3%
Barometric Pressure : 99.42kPa	Barometric Pressure : 99.35kPa
Calibration Technician : Vicky Jaiswal	Secondary Check: Lewis Boorman
Calibration Date : 14 Sep 2018	Report Issue Date : 17 Sep 2018
Approved Signatory : <i>[Signature]</i>	Ken Williams

Clause and Characteristic Tested	Result	Clause and Characteristic Tested	Result
12: Acoustical Sig. tests of a frequency weighting	Pass	17: Level linearity incl. the level range control	N/A
13: Electrical Sig. tests of frequency weightings	Pass	18: Toneburst response	Pass
14: Frequency and time weightings at 1 kHz	Pass	19: C Weighted Peak Sound Level	N/A
15: Long Term Stability	Pass	20: Overload Indication	Pass
16: Level linearity on the reference level range	Pass	21: High Level Stability	Pass

The sound level meter submitted for testing has successfully completed the class 1 periodic tests of IEC 61672-3:2013, for the environmental conditions under which the tests were performed.

However, no general statement or conclusion can be made about conformance of the sound level meter to the full requirements of IEC 61672-1:2013 because evidence was not publicly available, from an independent testing organisation responsible for pattern approvals, to demonstrate that the model of sound level meter fully conformed to the requirements in IEC 61672-1:2013 and because the periodic tests of IEC 61672-3:2013 cover only a limited subset of the specifications in IEC 61672-1:2013.

Least Uncertainties of Measurement - Environmental Conditions			
Acoustic Tests		Temperature	±0.2°C
31.5 Hz to 8kHz	±0.15dB	Relative Humidity	±2.4%
12.5kHz	±0.21dB	Barometric Pressure	±0.015kPa
16kHz	±0.29dB		
Electrical Tests			
31.5 Hz to 20 kHz	±0.12dB		

All uncertainties are derived at the 95% confidence level with a coverage factor of 2.

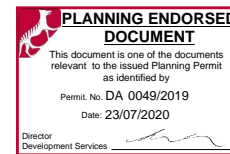


This calibration certificate is to be read in conjunction with the calibration test report.

Acoustic Research Labs Pty Ltd is NATA Accredited Laboratory Number 14172. Accredited for compliance with ISO/IEC 17025 - calibration.

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration and inspection reports.

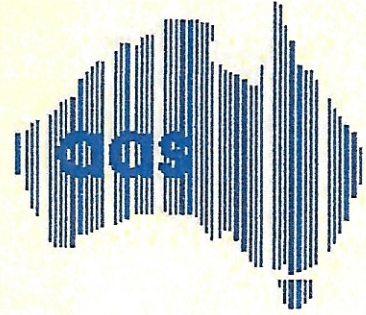


Appendix C – Membership Australian Acoustical Society



6902 – Noise Assessment 45-47 Thistle Street South Launceston

AUSTRALIAN ACOUSTICAL SOCIETY



This is to certify that

CARMEL PARKER

was admitted to the grade of

MEMBER

of the Australian Acoustical Society

on 28th August 2017

and is entitled to use the letters

M.A.A.S.

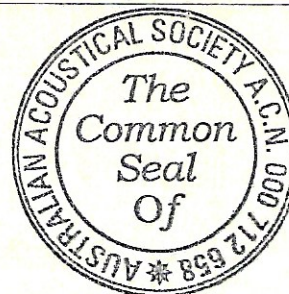
issued on 30th September 2017

[Signature]

President

[Signature]

General Secretary



This certificate remains the property of the Australian Acoustical Society



ANNEXURE 7



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
200 Collins St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: N/A
EXEMPTION NO: #2307
REGISTERED PLACE NO: #11824
FILE NO: 15-11-96THC
APPLICANT: PDA Surveyors
DATE: 30 November 2018

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Patons and Baldwins, Mill, Office, Recreation Hall & Water Tower, 31 Thistle Street, 36 Thistle Street W & 45-47 Thistle Street W, South Launceston.

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Partial rezoning and subdivision.

Documents: Exemption Certificate Application, dated 31/10/2018 from PDA Surveyors, with attached report 'Rezoning and Subdivision, 45-47 Thistle Street, South Launceston', dated 19/10/2018 by PDA Surveyors and accompanying annexures.

Comments: The Certificate of Exemption is issued to permit the partial rezoning and subdivision of the southern third of the land covered under the Strata entitlement FR 142453/1.

The affected parcel of land shares the common boundary with, though has no impact on the Central Plan Register that defines the entry of the place in the Tasmanian Heritage Register.

The subdivision, and rezoning are located outside of the setting of the historic elements.

The subdivision has no effect on the integrity of the Registered boundary, and no appreciable impact on the place's historic cultural heritage values.

The subdivision conforms to the exempt criteria described in Section 5.2 of the Works Guidelines - Subdivision or boundary adjustment.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this Certificate of Exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from www.heritage.tas.gov.au

Please contact the undersigned on 1300 850 332 if you require further information.



Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Tom Reilly

From: Bonner, Chris (Heritage) <Chris.Bonner@heritage.tas.gov.au>
Sent: Monday, May 6, 2019 2:26 PM
To: Tom Reilly
Subject: RE: Gilpin - Thistle Street, Launceston - Certificate of Exemption #2307.
Attachments: 2018-11-30_Exempt#2307_Subdivision.pdf

Hi Tom,

Thank you for your email.
The certificate of exemption should not need re-issuing.
Exemption #2307 states:

"The affected parcel of land shares the common boundary with, though has no impact on the Central Plan Register that defines the entry of the place in the Tasmanian Heritage Register".

The exemption was issued to clarify our position on the subdivision.
The amended subdivision has no further impact and, whilst adjoining, remains outside of the CPR that defines the place's entry in the Tasmanian Heritage Register.
Heritage approval will not be required.

Kind regards

Chris Bonner | Regional Heritage Advisor | Heritage Tasmania
(03) 677 72072 | 0428 992 763

Department of Primary Industries, Parks, Water & Environment (DPIPWE) | Natural & Cultural Heritage Division
GPO Box 618 | Hobart TAS 7001 | 1300 850 332 | <http://www.heritage.tas.gov.au>
Public Buildings | Level 1 - 53 St John Street | Launceston TAS 7250

From: Tom Reilly <Tom.Reilly@pda.com.au>
Sent: Monday, 6 May 2019 12:55 PM
To: Bonner, Chris (Heritage) <Chris.Bonner@heritage.tas.gov.au>
Subject: RE: Gilpin - Thistle Street, Launceston - Certificate of Exemption #2307.

Dear Chris,
After some further investigation into drainage for the proposal that exemption #2307 issued in relation to, we have removed the proposed lot 2. We may return to a proposal involving the proposed lot 2 at a later stage but not in the short term.
Would the existing exemption still apply and if not, could you please reissue a new exemption for the application found at the following link:

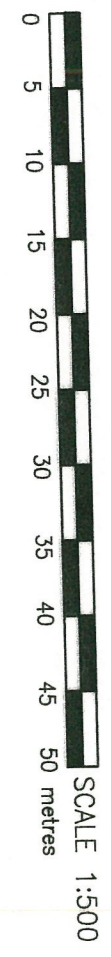
<https://1drv.ms/b/s!Amj5LAselWb1TFsdodsE8upAHL6>

Would I need to complete another application form?

Thank you
Sincerely
Tom.

Tom Reilly
SENIOR PLANNER & OFFICE MANAGER
PDA Surveyors

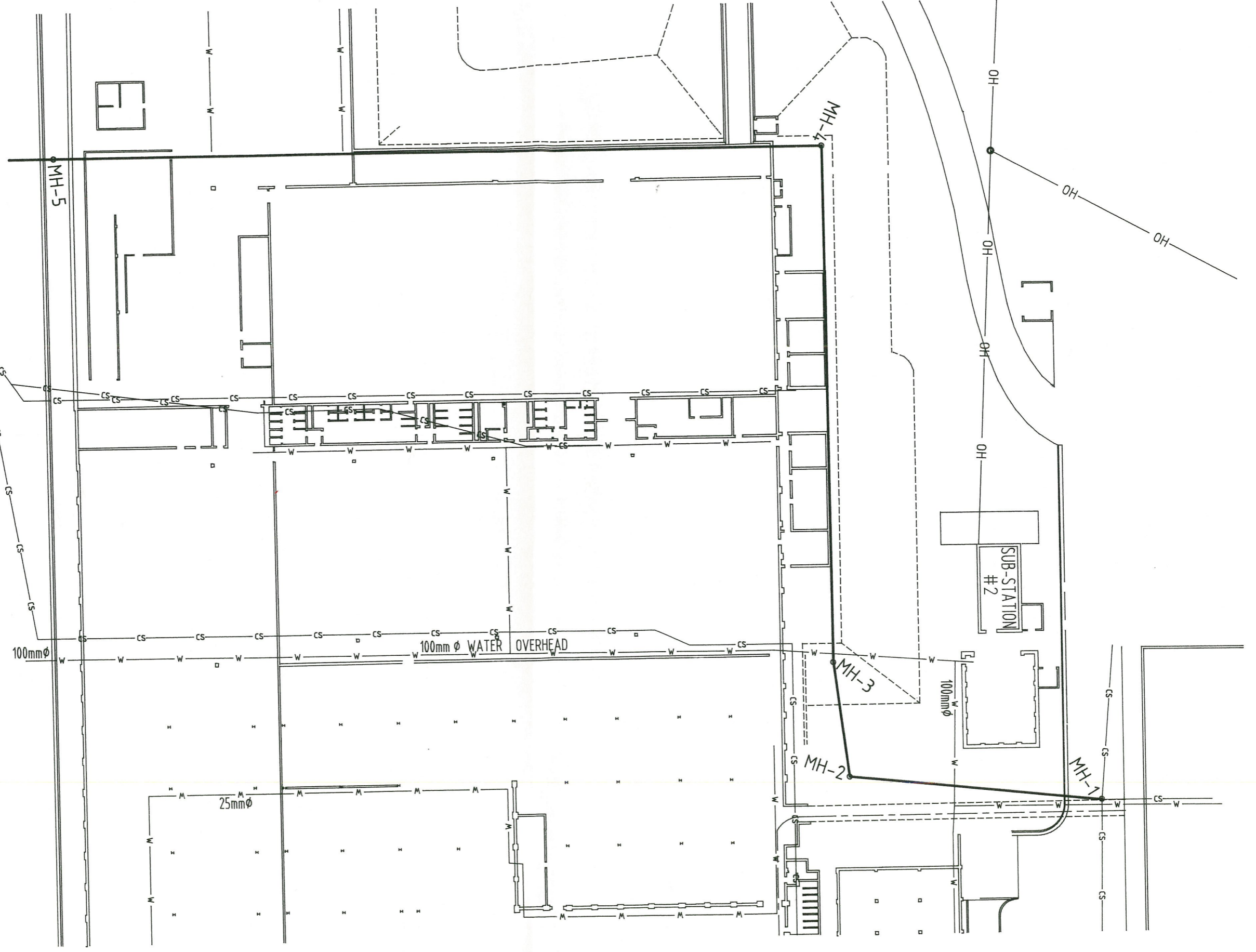
ANNEXURE 8

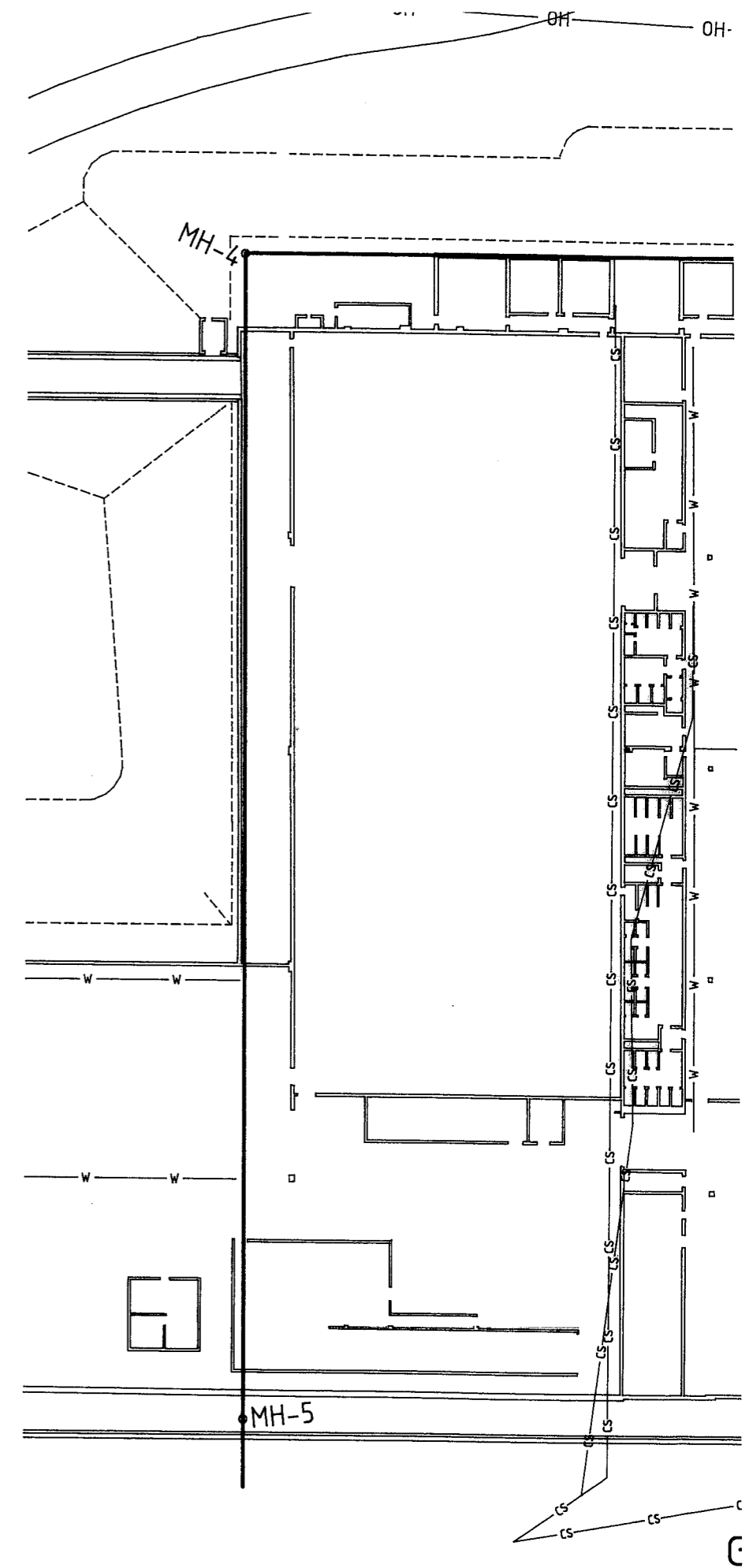
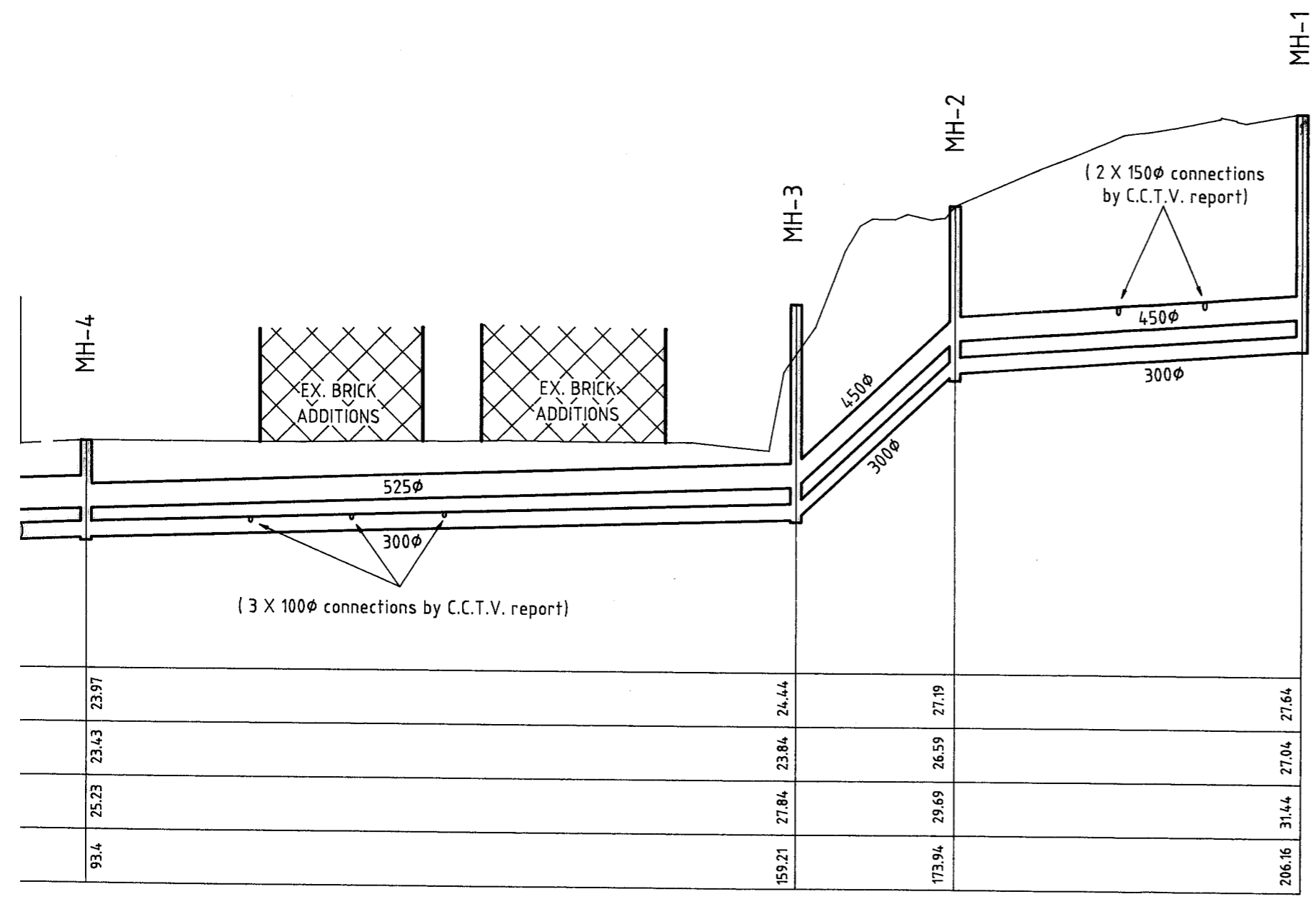


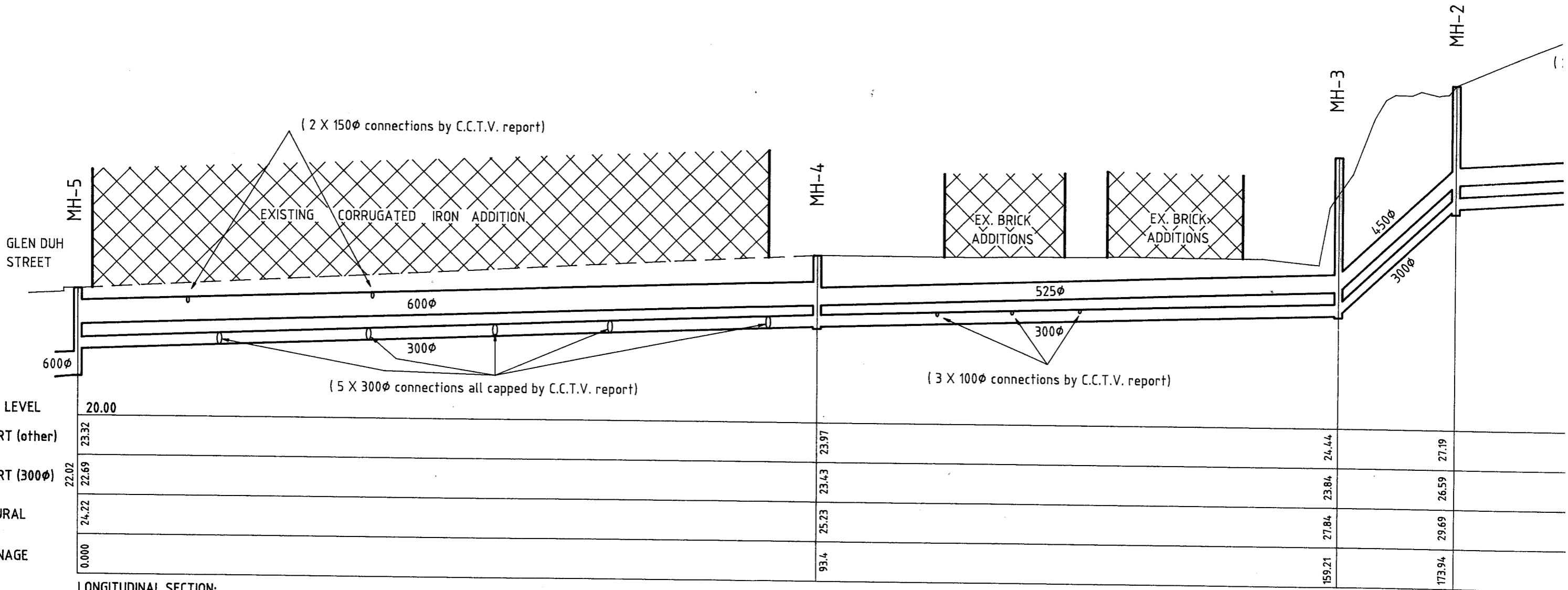
PLAN

GLEN DHU STREET

Combined sewer/stormwater
27/9/1999







LONGITUDINAL SECTION:
 SCALES : HORIZ 1:500
 VERT 1:100

PLANNING EXHIBITED DOCUMENTS
ANNEXURE 9
 Ref. No. DA0049/2019-3
 SF6903
 Date advertised: 08/08/2020
 Planning Administrator: *Rockland*

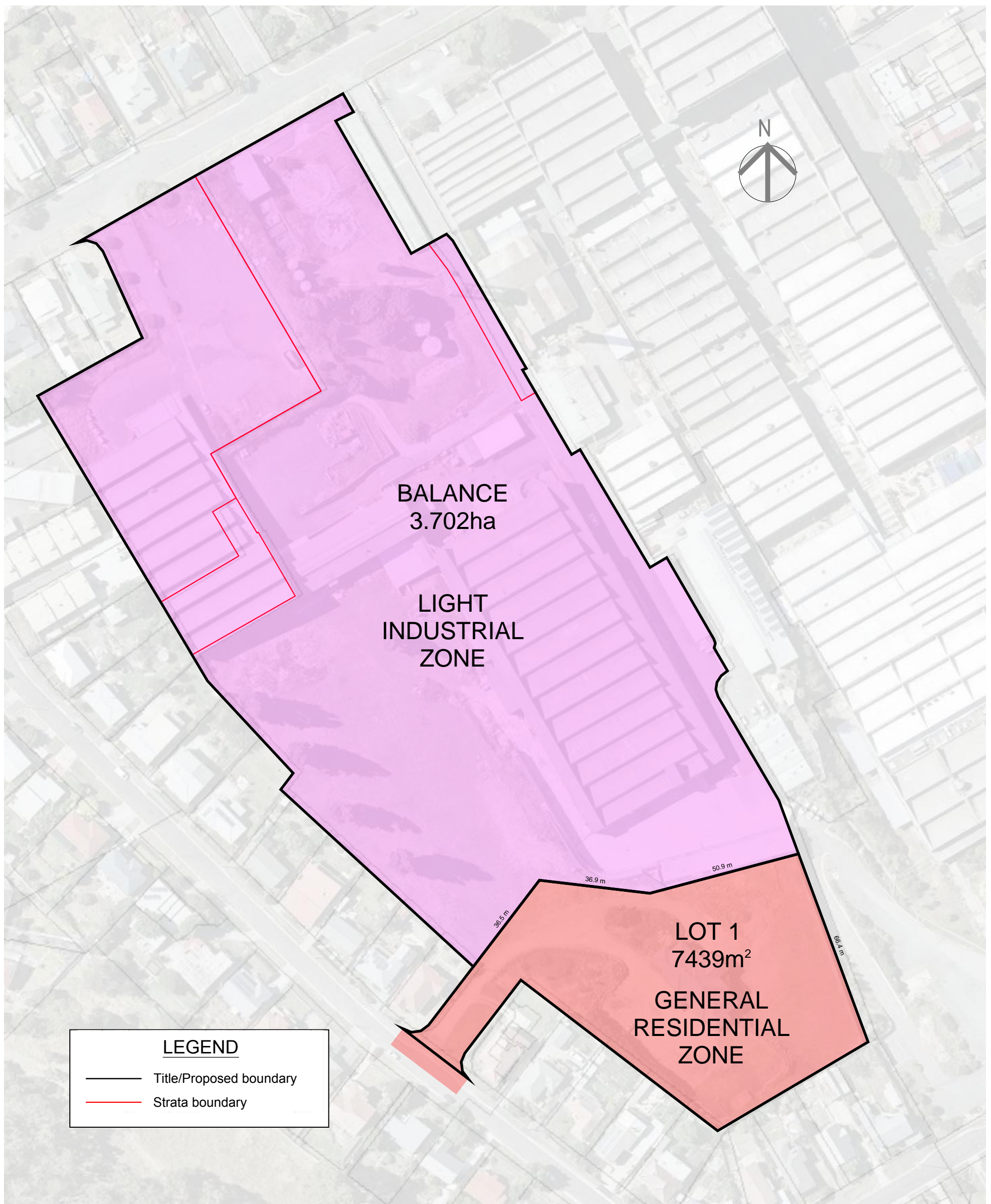
PLANNING ENDORSED DOCUMENT
 This document is one of the documents relevant to the issued Planning Permit as identified by Form No. DA-0049/2019-3
 Date: 23/07/2020
 Director Development Services

PDA Surveyors Incorporating WALTER SURVEYS
 Surveying, Engineering & Planning
 ABN 71 217 806 325

ZONING PLAN

Owners	Mark Trevor Gilpin Leigh Thomas Rodman Shelley Jean Rodman	Address	31-51 Thistle St, South Launceston, TAS 7249	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
Title References	FR 142453/0, FR 142453/1, FR 142453/3	Council	Launceston City Council	
Schedule Of Easements	As shown.	Planning Scheme	Launceston Interim Planning Scheme 2015	
		Zone & Overlay	24.0 Light Industrial	

Scale	1:1250	Date	11 May 2018	PDA Reference	L18023-P01	Overall view	
--------------	--------	-------------	-------------	----------------------	------------	---------------------	--



WATER, SEWER AND STORMWATER DRAINAGE NOTES

Subject to the approval of a rezoning and subdivision of the land defined by lot 1, the following works would be undertaken:

Storm water
Storm water from the existing dwelling, which is connected to a storm water drain running through the Door of Hope car park, would be terminated and redirected to the existing combined sewer/stormwater main to the satisfaction of TasWater.

Sewer
The existing dwelling is currently connected to the combined sewer/stormwater main as shown. Sewerage would be pumped to the existing sewer main running through the access strip to Lot 1 to the satisfaction of TasWater.

Water
Water is currently provided to the dwelling from a water connection serving the light industrial buildings. This connection would be terminated and a new connection made to the existing water main on the opposite side of Heather Street with an RPZD as necessary to TasWater's requirements.

On completion of this work to the satisfaction of TasWater and the Council, a title for the proposed Lot 1 would be severed from the existing strata arrangement in accordance with the requirements of the Strata Titles Act 1998.



PLAN OF SUBDIVISION

Owners
MARK TREVOR GILPIN
LEIGH THOMAS RODMAN
SHELLEY JEAN RODMAN

Title References
FR 142453/0, FR 142453/1
FR 142453/3

Address
31-51 Thistle St South Launceston,
TAS 7249

Council
Launceston City Council

Planning scheme
Launceston Interim Planning Scheme
2015

Zone
24.0 Light Industrial

Schedule of Easements
As shown

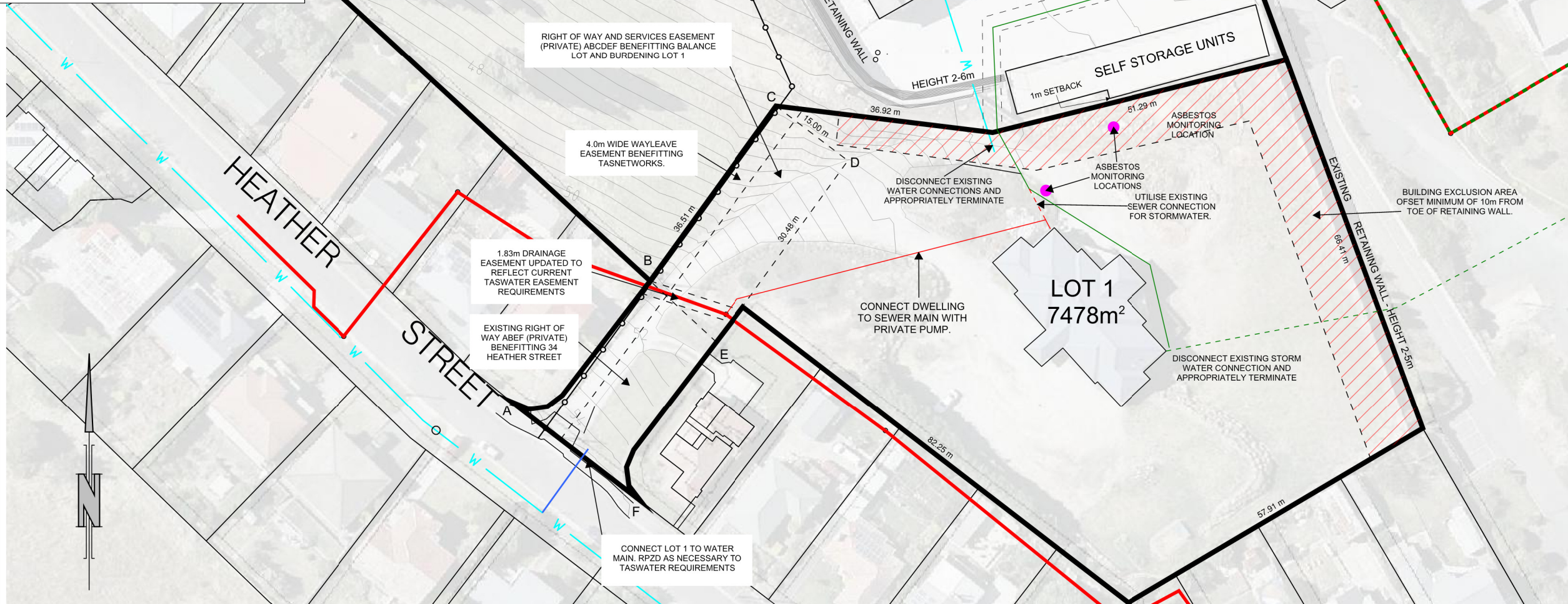
LEGEND

- Title/Proposed boundary
- Existing sewer main
- Existing combined sewer and stormwater main.
- Contours 2m interval
- Existing water line
- Proposed water connection
- Overhead power line
- Proposed sewer line
- Proposed storm water line
- Redundant stormwater connection

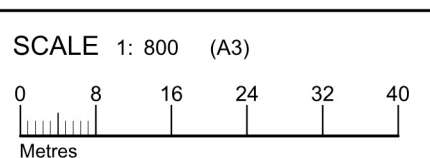
NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Building exclusion area



E				
D				
C				
B	ADJUST PROPOSAL FOR ALTERNATIVE DRAINAGE ARRANGEMENT	TR	29/08/19	
A	ADJUST PROPOSAL FOR 1 LOT AND BALANCE ONLY	TR	02/04/19	
REV	AMENDMENTS	DRAWN	DATE	APPR.



DRAWN	CHECKED
CC	JWD
DATE	21 DEC 2018

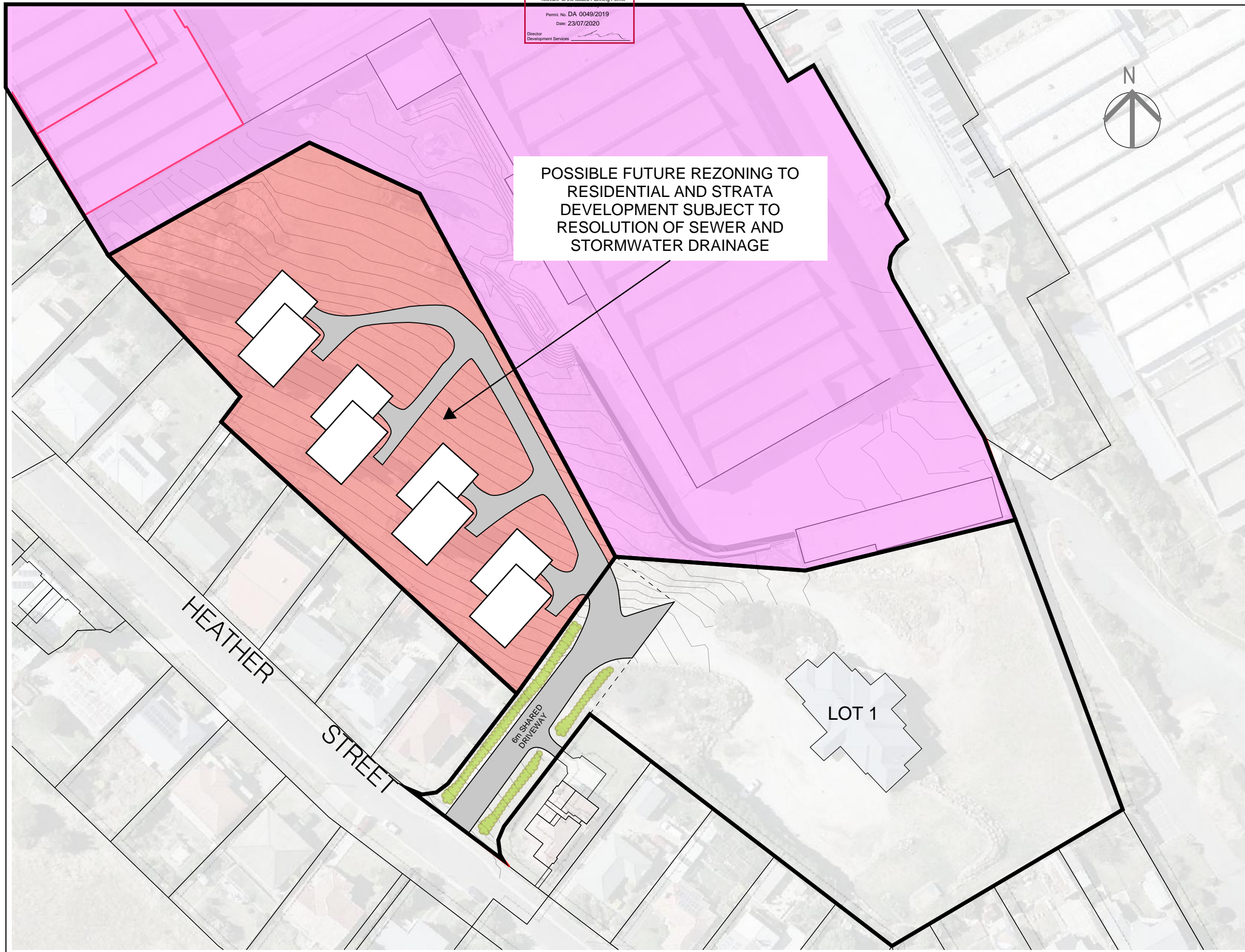
PLAN OF SUBDIVISION
31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249
MARK TREVOR GILPIN
& LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN
FR 142453/0, FR 142453/1, FR 142453/3

PDA Surveyors
Surveying, Engineering & Planning
ABN 71 217 806 325

3/23 Brisbane Street,
Launceston, Tasmania, 7250
www.pda.com.au
Also at: Hobart, Kingston,
Devenport & Burnie.

PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda.ltn@pda.com.au

SCALE	PAPER
1:800	(A3)
JOB NUMBER	DRAWING
L18023-P01A	



Owners
 MARK TREVOR GILPIN
 LEIGH THOMAS RODMAN
 SHELLEY JEAN RODMAN

Title References
 FR 142453/0, FR 142453/1
 FR 142453/3

Address
 31-51 Thistle St South Launceston,
 TAS 7249

Council
 Launceston City Council

Planning scheme
 Launceston Interim Planning Scheme
 2015

Zone
 24.0 Light Industrial

LEGEND

	Title/Proposed boundary
	Strata boundary
	Easement
	Contours 2m interval

NOTE:

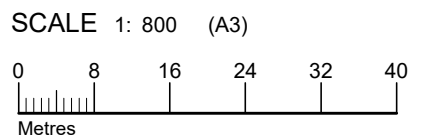
This plan is not a proposal. It is intended to provide an indicative layout of potential development that could access Heather Street in future ~~PLANNING ENDORSED DOCUMENTS~~ that the proposed ~~PLANNING ENDORSED DOCUMENTS~~ preclude ~~PLANNING ENDORSED DOCUMENTS~~ for further residential development located on the balance land.

Whilst the ~~access from Heather Street~~ would support a fully constructed and ~~maintainable road, it is~~ considered that the costs of construction and ongoing maintenance for such are unjustifiable and prohibitive to development.

Due to risk of land use conflict from the proximity of the existing residential uses along Heather Street, it is considered that the land that is accessible from Heather Street is not suited to further light industrial use.

Whether such a proposal is advanced currently depends on the resolution of sewer and storm water drainage matters for this land.

E				
D				
C				
B				
A	REFRAME LOT 2 AS POSSIBLE FUTURE PROPOSAL ONLY	TR	02/04/19	
REV	AMENDMENTS	DRAWN	DATE	APPR.



DRAWN	CHECKED
CC	JWD
DATE	11 May 2018

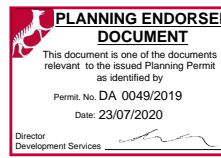
EXAMPLES OF POSSIBLE FUTURE REZONING AND SUBDIVISION OF BALANCE LOT

PDA Surveyors
 Surveying, Engineering & Planning
 ABN 71 217 806 325

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 www.pda.com.au
 Also at: Hobart, Kingston,
 Devonport & Burnie

PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3098
 EMAIL: pda.ltn@pda.com.au

SCALE	PAPER
1:800	(A3)
JOB NUMBER	DRAWING
L18023-P03A	



PDA Surveyors ABN 71 217 806 325
 Surveying, Engineering & Planning

ANNEXURE 10



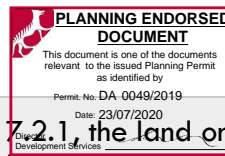
- Planning Scheme Compliance Submission -
1 lot subdivision and balance at Thistle and Heather Streets, South Launceston

Prepared by: Thomas Reilly
 Date: 3 October 2019
 PDA Surveyors reference: L18023

Launceston Interim Planning Scheme 2015

Provision	Applicable	Compliant	Comment:
<i>1.0 Identification of the Planning Scheme</i>	Yes	N/A	The land is within the Launceston City Council municipal area. Otherwise, section 1.0 contains no applicable standards.
<i>2.0 Planning Scheme Purpose</i>	No	N/A	Consideration of section 2.0 is specifically excluded by 8.10.3.
<i>3.0 Planning Scheme Objectives</i>	No	N/A	Consideration of section 3.0 is specifically excluded by 8.10.3.
<i>4.0 Interpretation</i>	Yes	N/A	Defined terms have been adopted.
<i>5.0 General Exemptions</i>	No	N/A	No reliance on general exemptions is involved.
<i>6.0 Limited Exemptions</i>	No	N/A	No reliance on limited exemptions is involved.

7.0 Planning Scheme Operation



Yes	Yes	<p>In accordance with 7.2.1, the land on which the use and development would occur is in the General Residential Zone and the Light Industrial Zone and is assessed below accordingly. applicable Codes are:</p> <ul style="list-style-type: none"> • E1 Bushfire Hazard Code • E2 Potentially Contaminated Land Code • E6 Parking And Sustainable Transport Code • E7 Scenic Management Code • E9 Water Quality Code <p>The land is not within a Specific Area Plan.</p> <p>Compliance with the applicable standards is addressed below accordingly.</p>
Yes	Yes	<p>In accordance with 8.1.2, the application includes:</p> <p>(a) details of the location of the proposed use or development (see submissions and plan of subdivision);</p> <p>(b) a copy of the certificate of title, title plan and schedule of easements (attached);</p> <p>(c) a full description of the proposed use or development (see submissions and plan of subdivision); and</p> <p>(d) a description of the manner in which the proposed use or development will operate (see submissions and plan of subdivision);</p>
No	N/A	No special provisions apply
GENERAL RESIDENTIAL ZONE		
Yes	Yes	The existing and proposed use of lot 1 is Residential, which is a permitted use. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
No	N/A	There are no Local Area Objectives.

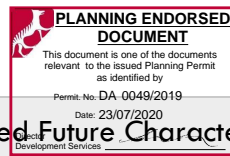
8.1 Application Requirements

9.0 Special Provisions

10

10.1.1 Zone Purpose Statements

10.1.2 Local Area Objectives



10.1.3 Desired Future Character Statements

No	N/A	There are no Desired Future Character Statements.
----	-----	---

10.2 Use Table

Yes	Yes	The proposed use of lot is Residential, which is a permitted use. No qualifications apply to this use.
-----	-----	--

10.3.1 Hours of operation

No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

10.3.2 Plant & Equipment

No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

10.3.3 Light Spill and Illumination

No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

10.3.4 Storage of Goods and Waste

No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

10.3.5 Vehicle Parking

No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

10.4.1 Multiple dwellings

Yes	Yes	No multiple dwellings involved in application.
-----	-----	--

10.4.2 Frontage setback and building envelope

Yes	Yes	<p>A1</p> <p>The frontage setback of the existing dwelling on the proposed lot 1 would not change. Future buildings could be located free from the 4.5m frontage setback requirement.</p> <p>A2</p> <p>Lot 1 would have a suitable building area for future buildings located free from the 5.5m garage frontage setback requirement.</p> <p>A3</p> <p>The setbacks of the existing dwelling would be at least 18m. The maximum height of the existing dwelling is approximately 7.5m.</p>
-----	-----	--

10.4.3 Site coverage and private open space for all dwellings

Yes	Yes	<p>A1</p> <p>Lot 1 would have a site coverage of 0.06%.</p>
-----	-----	---



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PLANNING EXHIBITED DOCUMENTS

Ref. No: DA0049/2019 &
SF6903
Date advertised: 08/08/2020

Planning Administration *Strickland*

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PLANNING ENDORSED DOCUMENT

This document is one of the documents relevant to the issued Planning Permit as identified by

Permit No: DA-0049/2019
Date: 23/07/2020

Director Development Services *[Signature]*

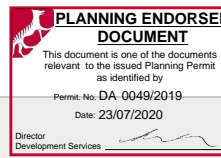
10.4.4 Sunlight and overshadowing for all dwellings

10.4.5 Width of openings for garages and carports for all dwellings

10.4.6 Privacy for all dwellings

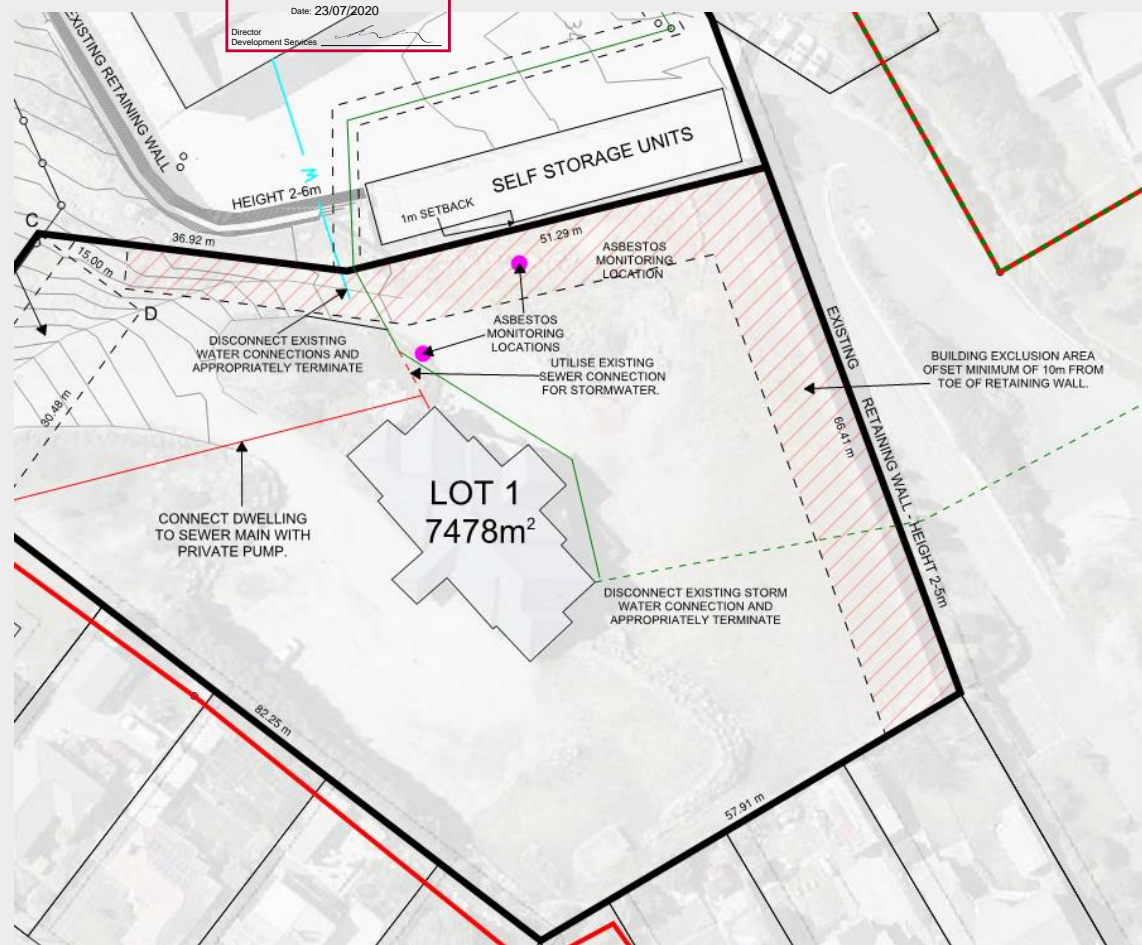
10.4.7 Frontage fences for all dwellings

		<p>A2</p> <p>Lot 1 would contain private open space of suitable dimension and exposure to direct sunlight.</p>
Yes	Yes	<p>A1</p> <p>The existing dwelling has suitable degree of solar access. No changes proposed.</p> <p>A2</p> <p>No multiple dwellings involved.</p> <p>A3</p> <p>No multiple dwellings involved.</p>
Yes	Yes	<p>Lot 1 contains dwelling with a garage that is at least 75m from the frontage.</p>
Yes	Yes	<p>A1</p> <p>The existing dwelling is sufficiently separated from other use to provide an acceptable degree of privacy.</p> <p>A2</p> <p>The existing dwelling is sufficiently separated from other use to provide an acceptable degree of privacy.</p> <p>A3</p> <p>No shared driveways are involved.</p>
No	N/A	<p>No frontage fencing proposed.</p>



10.4.8 Waste storage for multiple dwellings	No	N/A	A1 No multiple dwellings involved.
10.4.9 Storage for multiple dwellings	No	N/A	A1 No multiple dwellings involved.
10.4.10 Common Property for multiple dwellings	No	N/A	A1 No multiple dwellings involved.
10.4.11 Outbuildings, swimming pools and fences	No	N/A	A1.1 & A1.2 No outbuildings, swimming pools or fences involved. A2 No pools involved. A3 N/A - No land would adjoin a public reserve.
10.4.12 Earthworks and retaining walls	Yes	Yes	In accordance with the Acceptable Solution: (a) The existing storage units located on the light industrial site (refer image below) currently function as a retaining wall (over 4m high) for earth located on the proposed lot 1. The wall of the storage units would be located 1m north of the proposed new boundary. (b) No earthworks or retaining walls are proposed; (c) No earthworks or retaining walls are proposed; (d) Neither lot would receive concentrated flows of surface water from the other; (e) No proposed earthworks or retaining walls would be located within 1m of any registered easement, sewer main, water main or stormwater drain.





Extract from Plan of Subdivision

Whilst there may be compliance with the AS, we note the significant height of the retaining structures and the reliance that each property would have on the other for support and ongoing management of those structures

Accordingly, a building exclusion area, offset at least 10m from the toe of the retaining structure is proposed to be registered on the title of lot 1. The building exclusion area would be for the purpose of preventing activity that may adversely impact on the function of the retaining structure or that may be adversely impacted should the retaining structures malfunction.

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA0049/2019 & SF6903
 Date advertised: 08/08/2020
 Planning Administration: 10.4.13

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PLANNING ENDORSED DOCUMENT
 This document is one of the documents relevant to the issued Planning Permit as identified by
 Permit No: DA-0049/2019
 Date: 23/07/2020
 Director Development Services

<p>10.4.13 Location of car parking</p>	<p>Yes</p>	<p>Yes</p>	<p>A1 N/A – No shared driveways are involved.</p> <p>A2 No issues with parking location or manoeuvring location in relation to frontage.</p>
<p>10.4.14 Discretionary uses</p>	<p>No</p>	<p>N/A</p>	<p>No discretionary uses involved.</p>
<p>10.4.15 Lot size and dimensions.</p>	<p>Yes</p>	<p>Yes</p>	<p>A1.1 In accordance with (a) and (b), the lot would be 7478m² and could contain a 10m x 15m envelope free from setbacks and constraints.</p> <p>A1.2 As above and below, each lot would have sufficient useable area and dimensions suitable for the existing use (Residential).</p> <p>A1.3 As discussed above at 10.4.2 A3, the existing dwelling would comfortably comply with the envelope.</p>
<p>10.4.16 Frontage and access</p>	<p>Yes</p>	<p>Yes</p>	<p>A1 In accordance with A1, the road frontage would be approximately 26m.</p> <p>P2 It is considered that the proposed access strip is a reasonable and secure way or providing access to the lot. To construct a road to Council specifications would be a disproportionate expense to the developer and an unnecessary maintenance burden for the Council. The access strip to lot 1 would be a minimum width of 15m. This enables the passing of two vehicles within an appropriately constructed driveway formation.</p>

<i>10.4.17 Discharge of stormwater</i>	Yes	Yes	<p>A1</p> <p>The land and development on lot 1 currently drains across the Door of Hope carpark. There are no easements for such. Therefore, it is proposed to connect the dwelling to the combined sewer and stormwater system as shown on the Plan of Subdivision.</p> <p>It is considered that all stormwater runoff would to be collected and discharged from the subdivision in a manner that will not cause adverse impacts.</p> <p>A2</p> <p>In accordance with A2, the advice of the Council's General Manager is hereby sought in relation to the capacity of the public stormwater system to accommodate the stormwater discharge from the subdivision. It is also requested that such advice form part of the application.</p>
<i>10.4.18 Water and sewerage</i>	Yes	Yes	<p>A1 & A2</p> <p>Preliminary advice from TasWater indicates that lot 1 can be suitably serviced with a sewer and water connection.</p>
<i>10.4.19 Integrated urban landscape</i>	Yes	Yes	<p>A1</p> <p>In accordance with the AS, no new roads, open spaces or reserves would be created.</p>
<i>10.14.20 Walking and cycling network</i>	Yes	Yes	<p>A1</p> <p>In accordance with the AS, no new roads, footpaths or public open space areas would be created.</p>
<i>10.4.21 Lot diversity</i>	Yes	Yes	<p>A1</p> <p>In accordance with the AS, the subdivision involves only 1 lot in the General Residential Zone.</p>
<i>10.4.22 Solar orientation</i>	No	N/A	<p>Lot 1 would have an area greater than 500m².</p>
<i>10.4.23 Neighbourhood road network</i>	Yes	Yes	<p>In accordance with the AS, no new roads would be created.</p>
<i>10.4.23 Public transport network</i>	Yes	Yes	<p>In accordance with the AS, no new roads would be created.</p>

PLANNING EXHIBITED DOCUMENTS
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 Date SF6903
 advertised: 08/08/2020
 Planning Administration *Strickland*

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 Date: 23/07/2020
 Director Development Services

LIGHT INDUSTRIAL ZONE

24.1.1 Zone Purpose Statements

Yes	Yes	No change is proposed to the existing and approved uses on the proposed balance lot. In accordance with 8.10 there is no cause for consideration of the Zone Purpose Statements.
-----	-----	--

24.1.2 Local Area Objectives

No	N/A	There are no Local Area Objectives.
----	-----	-------------------------------------

24.1.3 Desired Future Character Statements

No	N/A	There are no Desired Future Character Statements.
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24.2 Use Table

Yes	Yes	No change is proposed to the existing Light Industrial uses on the proposed balance lot.
-----	-----	--

24.3.1 Storage of Goods

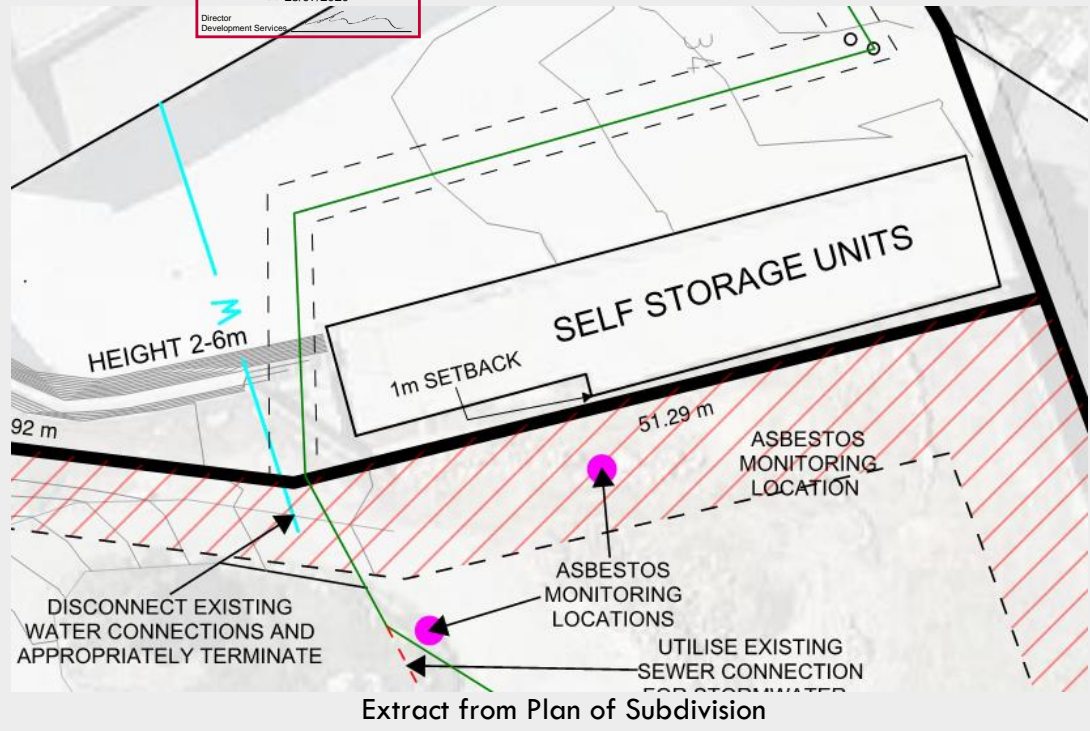
No	N/A	Not a use listed within table 10.3.
----	-----	-------------------------------------

24.3.2 Emissions

No	N/A	No changes are proposed that would affect the relationship between sensitive and non-sensitive uses.
----	-----	--

24.4.1 Building height, setback and siting

Yes	Yes	<p>A1 No changes are proposed that would impact on building height.</p> <p>A2 No changes are proposed that would impact on the setback of development from a frontage.</p> <p>A3 The setback between the storage units on and the proposed new boundary to the south would be 1m. Please see drawing below.</p>
-----	-----	---



A4

Contrary to A4, the proposed setback to the General Residential Zone boundary would be 1m.

P4

In accordance with the Performance Criteria, the storage units are unlikely to have any significant impact on amenity of the land in the General Residential zone. A significant amount of landscaping, including excavation and fill has occurred in the past and has created circumstances where the presence of the storage containers would be minor.

- The storage units are mostly recessed into the ground;
- Use of the storage containers is largely passive;
- The dwelling on the site is located 21m from the storage containers;

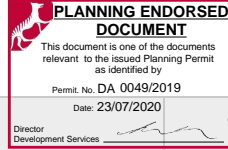
24.4.2 Streetscape



24.4.3 Fences

24.4.4 Landscaping

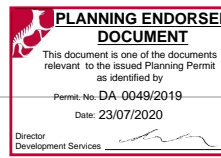
24.4.5 Lot size and dimensions.



		<ul style="list-style-type: none"> There would be no overshadowing or privacy impacts and only minor noise impacts.
No	N/A	<p>A1 No changes are proposed to the existing buildings on the site.</p> <p>A2 No changes are proposed to the car-parking arrangements on the site.</p>
No	N/A	<p>A1.1, 2 & 3 No fencing changes are proposed.</p>
No	N/A	<p>A1 No new buildings are proposed.</p>
Yes	Yes	<p>A1.1 In accordance with (a) and (b), the balance lot would be 3.702ha and could contain a 130m diameter circle.</p> <p>A1.2 Not compliant.</p> <p>A1.3 As discussed above at 24.4.1 A3, the proposed setback of buildings (storage units) would be 1m.</p> <p>P1 There are no foreseeable issues related to lot size or developability of the lot. For light industrial purposes, the existing access to Thistle Street is used in preference to the access in Heather Street. There would be no change to the nature of this use. It is considered that there would be compliance with the Performance Criteria.</p>

			<p>P2</p> <p>The proposed subdivision would occur on the boundary of the General Residential zone.</p> <p>Significant landscaping, including excavation and fill has occurred in the past and has created circumstances where the presence of the storage containers would have a minor impact. The major industrial building on the site would be located 43m from the dwelling on the land.</p> <p>There would be no overshadowing or privacy impacts and only minor noise impacts (please see reporting by ES&D).</p> <p>The existing access to Thistle Street is used in preference to the access in Heather Street. There would be no change to the nature of this use. There is no intention to use the access to Heather Street for light industrial purposes. A right of way is proposed, which is designed to enable access to the grassed hillside in the event that it is rezoned to General Residential. A Part 5 Agreement on title, which agrees that the right of way access to Heather Street will not be used for industrial purposes, may be a reasonable means of ensuring that the adverse amenity impacts on land in the General Residential Zone is appropriately minimised.</p> <p>It is considered in these circumstances that the impact on land in the General Residential zone and the potential for nuisance or loss of amenity is minimal.</p>
24.4.6 Frontage and access	Yes	Yes	<p>A1</p> <p>In accordance with A1, the road frontage to Thistle Street would have a width of 56m.</p> <p>P2</p> <p>It is considered that the continued use of the existing vehicle access to Thistle Street is reasonable. No changes are proposed in this regard.</p>
24.4.7 Discharge of stormwater	Yes	Yes	<p>A1</p> <p>The balance lot would continue to be drained to the combined sewer/stormwater network. No changes are proposed.</p> <p>A2/P2</p> <p>The balance lot would continue to be drained to the combined sewer/stormwater network. No changes are proposed.</p>

24.4.8 Water and sewerage



Yes	Yes	<p>A1 & A2</p> <p>The balance lot would continue to be drained to the combined sewer/stormwater network. No changes are proposed.</p>
CODES		
Yes	Yes	<p>The site is just within 100m of the Aberdeen Court Recreation Reserve and hence is Bushfire Prone. Bushfire risk and compliance with the Code is considered and addressed by Livingston Natural Resource Management. Although the reporting addresses the possible future development of the grassed hillside, a subdivision of this sort is not part of the application.</p> <p>The reporting concludes that the risk of bushfire is low and that no particular measures would need to be undertaken in order to mitigate bushfire risk. The reporting is found at Annexure 5.</p> <p>On the basis of the reporting, there would be no issues associated with Code compliance.</p>
Yes	Yes	<p>The site title has hosted a number of potentially contaminating activities over time. The presence of contamination affecting the proposed lot 1 has been considered and addressed by ES&D. The reporting is found at Annexure 6.</p> <p>No additional sensitive uses are proposed in this application. It is noted that further residential development on the proposed lot 1, being adjacent to a potentially contaminated site, can be adequately controlled at the time such development is proposed through the standards of the code.</p> <p>With these controls, it is considered that there would be no issues associated with Code compliance.</p>
No	N/A	No landslide is identified on the site.
No	N/A	No use or development is impacted by the Code.
No	N/A	No flood prone land is identified on the site.

E1 Bushfire Hazard Code

E2 Potentially Contaminated Land Code

E3 Landslide Code

E4 Road & Rail Code

E5 Flood Prone Areas Code

E6 Parking And Sustainable Transport Code



Yes	Yes	<p>Lot 1 is intended for the continued use of the dwelling but for residential purposes. It is a large and regular shaped lot that would provide sufficient space to accommodate at least two vehicle parking spaces as required by the Code.</p> <p>The balance lot is intended for the continued use of the buildings for Light Industrial purposes. No changes are proposed to buildings or uses and so no increase or decrease in the demand for parking is likely as a consequence of the proposed subdivision. The proposed subdivision would have no realistic impact on the capacity of the balance lot to provide for appropriate parking.</p> <p>On this basis, it is considered that there would be compliance with the Code standards.</p>
Yes	Yes	<p>The access to the site is within the Western Hillside Precinct of the Scheme.</p> <p>No changes are proposed to the access arrangements and so there would be no use or development associated with the subdivision that would have an impact on the visual amenity of the locality and landscape.</p> <p>Therefore, it is considered that there would be no issues associated with Code compliance.</p>
No	N/A	<p>Site is not within a biodiversity protection area and no native vegetation would be removed.</p>
Yes	N/A	<p>In accordance with E9.4(e), the development associated with proposed subdivision and the future development of residential uses on each lot would be connected to the drainage systems and services in accordance with the requirements of the relevant authority.</p> <p>Therefore, it is considered that there would be no issues associated with Code compliance.</p>
No	N/A	<p>In accordance with E10.4, land for public open space would not be appropriate due to the location of the site and the lack of interconnection with other public spaces.</p> <p>Therefore, it is considered that there would be no issues associated with Code compliance.</p>
No	N/A	<p>No listed activities known to be within the prescribed attenuation distances of the site.</p>
No	N/A	<p>The site is not within an ANEF area and not within prescribed airspace.</p>
No	N/A	<p>No places of heritage value or archaeological significance identified on the site. An exemption from matters associated with the Historic Cultural Heritage Act 1995 is attached at Annexure 7.</p>

E7 Scenic Management Code

E8 Biodiversity Code

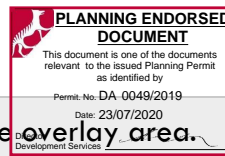
E9 Water Quality Code

E10 Open Space Code

E11 Environmental Impacts And Attenuation Code

E12 Airports Impact Management Code

E13 Heritage Code



E14 Coastal Code

No

N/A

Not within the Code overlay area.

E15 Telecommunications Code

No

N/A

No telecommunications infrastructure involved.

E16 Invermay/Inveresk Flood Inundation Area Code

No

N/A

No onsite wastewater management systems required.

E17.0 Cataract Gorge Management Area Code

No

N/A

Not within specified area.

E18.0 Signs Code

No

N/A

No signage proposed.

E19.0 Development Plan Code

No

N/A

Not within specified area.

SPECIFIC AREA PLANS

F1 – F9

No

N/A

The site is not within a SAP.

OTHER PLANNING SCHEME MATTERS

1. Referenced And Incorporated Documents

Yes

Yes

Any incorporated documents are considered above.

2. Planning Scheme Amendments

No

N/A

No amendments affecting proposal.

3. Dispensations from local provisions

No

N/A

No dispensations sought.

4. Planning purpose notice

Yes

Yes

PPN considered and applied in compliance submission.



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 Development Services

Local Government (Building and Miscellaneous Provisions) Act 1993

Clause	Comment
Section 85	
The council may refuse to approve a plan of subdivision if it is of the opinion –	
(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or	No roads proposed.
(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or	The development associated with proposed subdivision and the future development of residential uses on the site would be connected to the reticulated drainage services in accordance with the requirements of the relevant authority.
(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or	No on-site effluent disposal systems necessary.
(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or	The proposed layout is considered to provide an efficient and economical means of providing future dwellings with electricity, access to a road, water and drainage.
(d) that the layout should be altered to include or omit –	
(i) blind roads; or	N/A
(ii) alleys or rights of way to give access to the rear of lots; or	The rear of all relevant lots can be accessed without need for new alleys or rights of way.
(iii) public open space; or	Additional public open space is not necessary.

(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or

The site does not carry water suitable for a littoral or riparian reserve.

(v) private roads, ways or open spaces; or

No foreseeable benefit.

(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or

Accesses can be constructed with a cut and fill balance that can be accommodated within the proposed access strips.

(vii) licences to embank highways under the Highways Act 1951; or

No foreseeable benefit.

(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or

No foreseeable benefit.

(ix) provision for the preservation of trees and shrubs; or

Environmental values on site are not considered to be high enough to warrant the preservation of trees or shrubs.

(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or

No foreseeable benefit.

(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or

Issue addressed above in the Development Standards of the General Residential Zone.

(g) that one or more of the lots ought not to be sold because of –

(i) easements to which it is subject; or

There are no easements on the land that would affect the potential for each lot to support appropriate residential use and development.

(ii) party-wall easements; or

There are no party walls on the land that would affect the potential for each lot to support appropriate residential use and development.

(iii) the state of a party-wall on its boundary.

There are no party walls on the land that would affect the potential for each lot to support appropriate residential use and development.

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Strata Titles Act 1998

Clause

Section 19

- (1) *An application for registration of an amendment to a strata plan may be made –*
- (a) *if the body corporate is authorised by ordinary resolution to make the application, by the body corporate; or*
 - (b) *jointly by the owners of lots affected by the amendment.*

Section 31

- Before issuing a certificate of approval, the council must satisfy itself –*
- (a) *that any requirements of a planning scheme under the Land Use Planning and Approvals Act 1993 have been complied with; and*
 - (b) *if the proposal involves building work, that certificates for the relevant buildings have been issued under the Building Act 2016 ; and*
 - (c) *if the proposal relates to an existing building for which a change of use is proposed, that all requirements under the Building Act 2016 for a change of use have been complied with and that there has been substantial compliance with all other requirements under that Act relating to the scheme and to any buildings existing at the date of the application and in particular with –*
 - (i) *any safety requirements, including provision for fire exits; and*
 - (ii) *requirements for sanitary facilities; and*
 - (d) *if the proposal relates to a lot without a building, that the proposal is capable of being carried into effect.*

Comment

The land described as lot 1 would be excised from Mr Gilpin's exclusive Strata entitlement described in Volume 142453 Folio 3. Lot 1 would become a fee simple allotment that was not part of the a strata arrangement. Lot 1 would not be entitled to or encumbered by Strata interests. The balance would retain the same entitlements and encumbrances as presently enjoyed.

The consent of L T & S J Rodman and M T Gilpin to the lodgement of the application indicates the parties' intention to pass a unanimous ordinary resolution of the body corporate to amend the strata plan to give effect to the above. It is therefore considered that this consent provides a sufficient basis for the application and a sufficient indication that the proposal is capable of being brought into effect

A resolution and an amended plan would be provided to Council for a certificate under s31 of the Act. The amended Strata Plan would be submitted to the Land Titles Office at the same time that the sealed plan is lodged at LTO.

Any required certificates relating to the dwelling would be provided with the amended strata plan in accordance with the applicable building regulations.

PLANNING EXHIBITED
DOCUMENTS

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SF6903
Date
advertised: 08/08/2020

Planning Administration *Strickland*

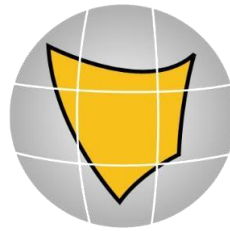
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Date: 23/07/2020

Director
Development Services *[Signature]*



PDA Surveyors

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www.pda.com.au

[Agenda Report](#)

Council Meeting date - Thursday, 23 July 2020

Item No. 9.1

To view Agenda Report - double click on hyperlink.

TITLE: Residential - Subdivide a Strata Lot into Two Lots (in Association With S43), Rezone Proposed Lot 1 From Light Industrial to General Residential Ref: Amendment 53

FILE NO: SF6903 and DA0049/2019

AUTHOR: Catherine Mainsbridge (Senior Development Planner)

GENERAL MANAGER: Leanne Hurst (Community and Place Network)

DECISION STATEMENT:

1. To decide whether to reject or exhibit Amendment 53 to the Launceston Interim Planning Scheme 2015, to rezone part of the site known as 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone; and
2. To make a decision on Development Application DA0049/2019 - Subdivision - subdivide land to create an additional lot at 1/45-51 Thistle Street, South Launceston

PLANNING APPLICATION INFORMATION:

Applicant: PDA Surveyors
Property: 1/45-51 Thistle Street, South Launceston
Zoning: Light Industrial and General Residential
Receipt Date: 7 February 2020
Validity Date: 10 June 2020

PREVIOUS COUNCIL CONSIDERATION:

S52/98 - Subdivision - subdivide land into 9 lots (only two lots created) - Permit issued 3 February 1999

Council - 2 December 2002 - Agenda Item 12.1 - DA0473/2002 - Amendment 77
Launceston Planning Scheme 1996 - Combined Re-Zoning and Development Application - Western Title- Coats Patons

DA0246/2005 - Construction of a caretakers dwelling - Permit issued 17 June 2005

RECOMMENDATION:

That Council:

1. pursuant to the former section 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 53 to the Launceston Interim Planning Scheme 2015 to

rezone part of 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone.

2. pursuant to the former section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Mayor and the Chief Executive Officer its functions under section 35(1) of the *Land Use Planning and Approvals Act*, to certify Amendment 58 to the Launceston Interim Planning Scheme 2015, as shown in Attachment 4 to this report (ECM Doc Set ID 4334354).
3. pursuant to the former section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0049/2019 Subdivision - subdivide strata lot to create and additional lot at 1/45-51 Thistle Street, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Proposed Subdivision Plan, Prepared by PDA Surveyors, Job no.L18023-PO1A. Rev B, Scale 1:800 @ A3, Dated 29/08/2019.
- b. Planning submission, Section 43a Application, Prepared by PDA Surveyors, Issue 02, Dated 22/2/2019.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC, Dated 8/10/2019 and attached to the permit.

5. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

6. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:



- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

7. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

8. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

9. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0049/2019. You should contact Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be

granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to the Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Tribunal website www.rmpat.tas.gov.au.

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of the Council's Notice to Waive Right of Appeal is attached.

E. All plumbing work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

F. Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

G. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

Mrs L Hurst (General Manager Community and Place Network), Mr R Jamieson (Manager City Development) and Mrs C Mainsbridge (Senior Development Planner) were in attendance to answer questions of Council in respect of this Agenda Item.

DECISION: 23 July 2020

MOTION

Moved Councillor D H McKenzie, seconded Councillor J Finlay.

That Council:

1. pursuant to the former section 33(3) and 34 of the *Land Use Planning and Approvals Act 1993*, initiates Amendment 53 to the Launceston Interim Planning Scheme 2015 to rezone part of 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone.
2. pursuant to the former section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegates to the Mayor and the Chief Executive Officer its functions under section 35(1) of the *Land Use Planning and Approvals Act*, to certify Amendment 58 to the Launceston Interim Planning Scheme 2015, as shown in Attachment 4 to this report (ECM Doc Set ID 4334354).
3. pursuant to the former section 43A of the *Land Use Planning and Approvals Act 1993*, approves DA0049/2019 Subdivision - subdivide strata lot to create and additional lot at 1/45-51 Thistle Street, South Launceston subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Proposed Subdivision Plan, Prepared by PDA Surveyors, Job no.L18023-PO1A. Rev B, Scale 1:800 @ A3, Dated 29/08/2019.
- b. Planning submission, Section 43a Application, Prepared by PDA Surveyors, Issue 02, Dated 22/2/2019.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC, Dated 8/10/2019 and attached to the permit.



5. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

6. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

7. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

8. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

9. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

10. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

11. CONNECTION TO RETICULATED SERVICES

Prior to the sealing of the final plan of subdivision to create Lot 1, the existing dwelling must be connected to the proposed new service connections as shown on the endorsed plans. All necessary permits for building and/or plumbing works required to undertake the work are to be lodged and issued with completion certificates to satisfy this requirement. Where permits are not required for the work, written evidence for the responsible authority must be presented.

12. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with the Council's standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure and Assets Network.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

13. EASEMENTS

Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3m for Council (public) mains. A greater width will be required in line with the LCC document '*How close can I build to a Council Service?*' where the internal diameter of the pipe is greater than 475mm or where the depth of the pipe exceeds 2.1m. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

14. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the General Manager Infrastructure and Assets Network:

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the General Manager, Infrastructure and Assets Network.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

15. FINAL PLAN ENDORSEMENT

The final plan of subdivision must be endorsed with a note in accordance with Section 83(5) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* that:

- a. Council cannot provide means of stormwater drainage from all of the land within Lot 1.
- b. The areas within Lot 1 that cannot be served by a gravity stormwater must be indicated on the plan.

A notification under this condition must be treated as if it created an easement for the benefit of the Council and may be destroyed wholly or in part by an instrument in the nature of a release of the block by the Council.

16. COMPLETION OF WORKS

All works must be carried out to the Council's standards and to the satisfaction of the General Manager Infrastructure and Assets Network and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to the Council's standards will be required prior to issue of the Certificate of Practical Completion.

17. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

18. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by ES&D dated 16 May 2020.

19. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan of Survey, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved residential lot shown on the final plan. The valuation shall be determined by a registered land valuer and must be not more than 12 months old at the time of the sealing of the final plan. Valuations are to be procured at the subdivider's expense.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0049/2019. You should contact Council with any other use or developments, as they may require the separate approval of Council. The Council's planning staff can be contacted on 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*



- c. ***Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or***
- d. ***Any other required approvals under this or any other Act are granted.***

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to the Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Tribunal website www.rmpat.tas.gov.au.

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of the Council's Notice to Waive Right of Appeal is attached.

E. All plumbing work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

F. Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

G. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for

Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

CARRIED 12:0

FOR VOTE: Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor D H McKenzie, Councillor R I Soward, Councillor J G Cox, Councillor K P Stojansek, Councillor A E Dawkins, Councillor N D Daking, Councillor P S Spencer, Councillor A G Harris and Councillor T G Walker



Launceston Interim Planning Scheme 2015

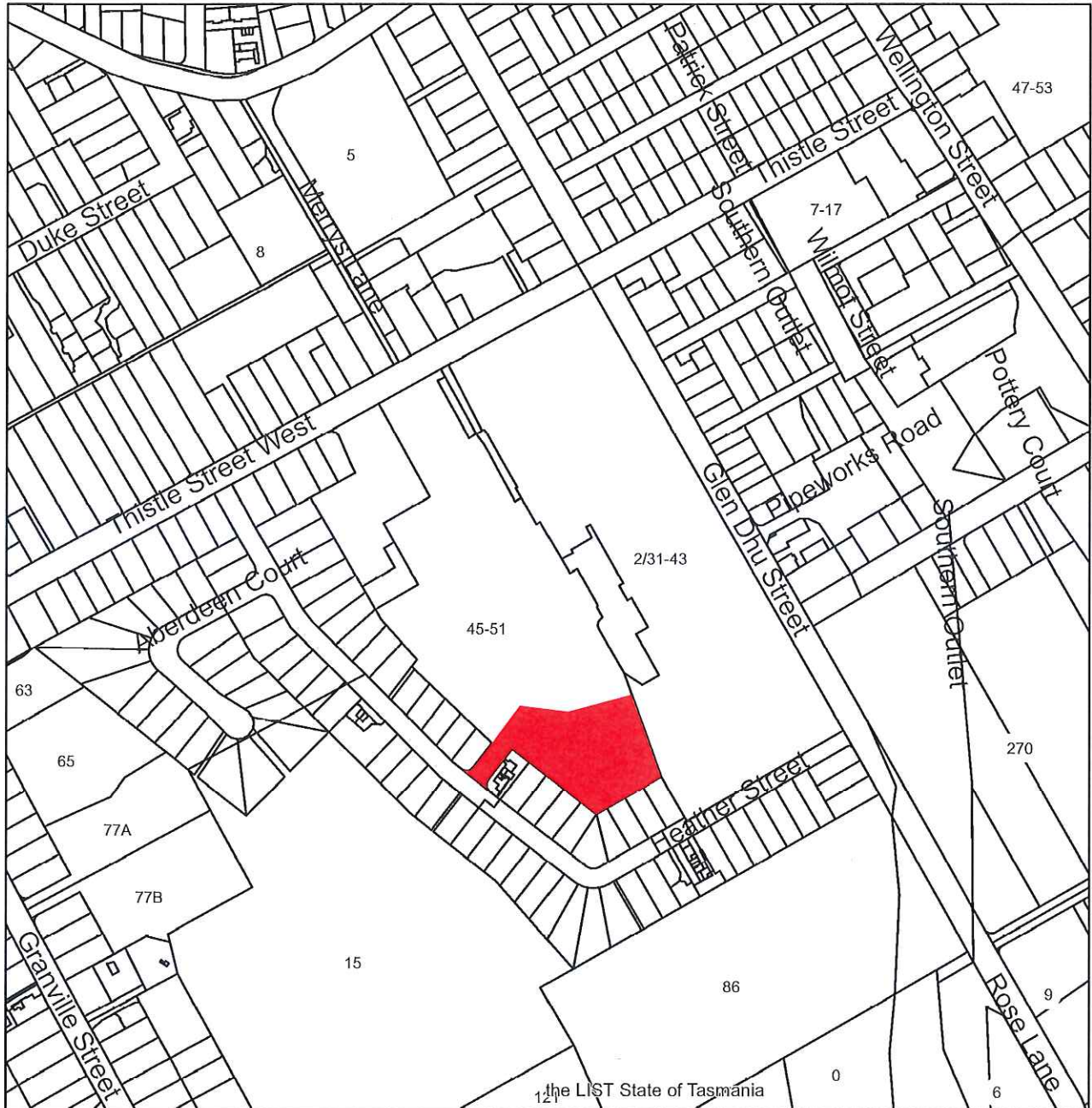
AMENDMENT 53

Rezoning part of 45-51 Thistle Street from Light Industrial Zone to General Residential Zone.

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020
Planning Administration: *Launceston*

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Amend the interim planning scheme maps as below:



Zoning



General Residential

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

Date



[Signature]
Michael Stretton
Chief Executive Officer

PLANNING EXHIBITED
DOCUMENTS
Ref. No: DA0049/2019 &
SF6903
Date advertised: 08/08/2020
Planning Administration: *Launceston*

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PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 45-47 Thistle Street and 49-51 Thistle Street West, South Launceston

DEVELOPMENT/USE: Residential - subdivide a strata lot into 2 lots (in association with S43), rezone proposed lot 1 from Light Industrial to General Residential Ref: Amendment 53 SF6903

ZONE: General Residential

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 23/07/2020 (Minute No: 9.1), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Proposed Subdivision Plan, Prepared by PDA Surveyors, Job no.L18023-PO1A. Rev B, Scale 1:800 @ A3, Dated 29/08/2019.
- b. Planning submission, Section 43a Application, Prepared by PDA Surveyors, Issue 02, Dated 22/2/2019.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm Saturday

No works on Sunday or Public Holidays

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00238 LCC, Dated 8/10/2019 and attached to the permit.

5. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all

Date: 23 July 2020


Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

6. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- require a road or lane closure;
- require occupation of the road reserve for more than one week at a particular location;
- are in nominated high traffic locations; or
- involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

7. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

8. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

9. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, to be undertaken on-site. Any such waste materials to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

Date: 23 July 2020


Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

10. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

11. CONNECTION TO RETICULATED SERVICES

Prior to the sealing of the final plan of subdivision to create Lot 1, the existing dwelling must be connected to the proposed new service connections as shown on the endorsed plans. All necessary permits for building and/or plumbing works required to undertake the work are to be lodged and issued with completion certificates to satisfy this requirement. Where permits are not required for the work, written evidence for the responsible authority must be presented.

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At the time of practical completion for the public works, the developer must provide the Council with construction documentation sufficient to show that the works are completed in accordance with the Council's standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

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- A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
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13. EASEMENTS

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14. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the General Manager Infrastructure and Assets Network:

Date: 23 July 2020


Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

- a. The satisfactory completion of all public infrastructure works including the provision of engineering certification and as constructed documentation in accordance the Council requirements.
- b. The subsequent issue of a Certificate of Practical Completion by the General Manager, Infrastructure and Assets Network.
- c. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.

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- a. Council cannot provide means of stormwater drainage from all of the land within Lot 1.
- b. The areas within Lot 1 that cannot be served by a gravity stormwater must be indicated on the plan.

A notification under this condition must be treated as if it created an easement for the benefit of the Council and may be destroyed wholly or in part by an instrument in the nature of a release of the block by the Council.

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All works must be carried out to the Council's standards and to the satisfaction of the General Manager Infrastructure and Assets Network and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to the Council's standards will be required prior to issue of the Certificate of Practical Completion.

17. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with the Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from the Infrastructure and Assets Network.

18. CONTAMINATED LAND

The applicant must comply with the Environmental Site Assessment Report prepared by ES&D dated 16 May 2020.

Date: 23 July 2020


Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

19. PAYMENT IN LIEU OF PUBLIC OPEN SPACE

Prior to the sealing of the Final Plan of Survey, the developer must pay to the Council a sum equivalent to 5% of the unimproved value of the approved residential lot shown on the final plan. The valuation shall be determined by a registered land valuer and must be not more than 12 months old at the time of the sealing of the final plan. Valuations are to be procured at the subdivider's expense.

Notes

A. General

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This permit takes effect after:

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to the Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

Date: 23 July 2020

Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

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For more information see the Resource Management and Planning Tribunal website www.rmpat.tas.gov.au.

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of the Council's Notice to Waive Right of Appeal is attached.

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Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.

F. Strata Title Approval

The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.

G. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code

Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.

Date: 23 July 2020

Leanne Hurst

GENERAL MANAGER COMMUNITY AND PLACE

Permit No: DA0049/2019

WATER, SEWER AND STORMWATER DRAINAGE NOTES

Subject to the approval of a rezoning and subdivision of the land defined by lot 1, the following works would be undertaken:

Storm water
Storm water from the existing dwelling, which is connected to a storm water drain running through the Door of Hope car park, would be terminated and redirected to the existing combined sewer/stormwater main to the satisfaction of TasWater.

Sewer
The existing dwelling is currently connected to the combined sewer/stormwater main as shown. The continued connection would be to the satisfaction of TasWater.

Water
Water is currently provided to the dwelling from a water connection serving the light industrial buildings. This connection would be terminated and a new connection made to the existing water main on the opposite side of Heather Street with an RPZD as necessary to TasWater's requirements.

On completion of this work to the satisfaction of TasWater and the Council, a title for the proposed lot 1 would be severed from the existing strata arrangement in accordance with the requirements of the Strata Titles Act 1998.

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA0049/2019 & SF6903
Date advertised: 08/08/2020
Planning Administration: *Sackland*

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PLANNING ENDORSED DOCUMENT
This document is one of the documents relevant to the issued Planning Permit as identified by
Permit No. DA 0049/2019
Date: 23/07/2020
Director Development Services

PLAN OF SUBDIVISION

Owners
MARK TREVOR GILPIN
LEIGH THOMAS RODMAN
SHELLEY JEAN RODMAN

Title References
FR 142453/0, FR 142453/1
FR 142453/3

Address
31-51 Thistle St South Launceston,
TAS 7249

Council
Launceston City Council

Planning scheme
Launceston Interim Planning Scheme 2015

Zone
24.0 Light Industrial

Schedule of Easements
As shown

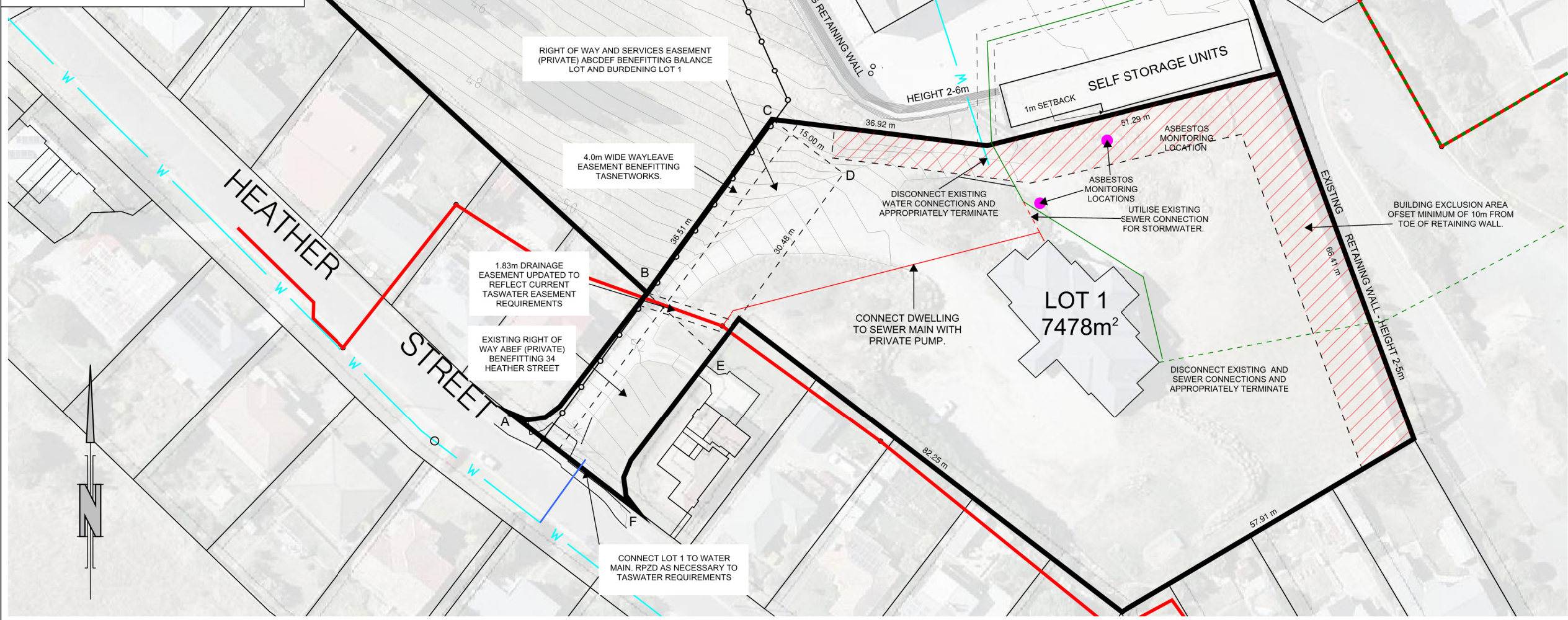
LEGEND

- Title/Proposed boundary
- Existing sewer main
- Existing combined sewer and stormwater main.
- Contours 2m interval
- Existing water line
- Proposed water connection
- Overhead power line
- Proposed sewer line
- Proposed storm water line
- Redundant stormwater connection

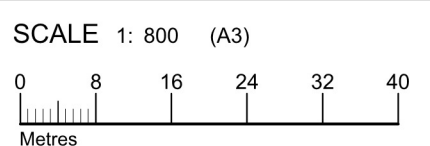
NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Building exclusion area



E			
D			
C			
B	ADJUST PROPOSAL FOR ALTERNATIVE DRAINAGE ARRANGEMENT	TR	29/08/19
A	ADJUST PROPOSAL FOR 1 LOT AND BALANCE ONLY	TR	02/04/19
REV	AMENDMENTS	DRAWN	DATE



DRAWN	CHECKED
CC	JWD
DATE	21 DEC 2018

PLAN OF SUBDIVISION
31-51 THISTLE ST SOUTH LAUNCESTON, TAS 7249
MARK TREVOR GILPIN
& LEIGH THOMAS RODMAN, SHELLEY JEAN RODMAN
FR 142453/0, FR 142453/1, FR 142453/3

PDA Surveyors
Surveying, Engineering & Planning
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L18023-P01A	