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ITEM: DA0511/2025 - 52 Frankland Street, Launceston - Hospital Services - Construction of a 3-storey building and associated works for the Northern Mental Health Precinct and link bridge over Frankland Street to the Launceston General Hospital

FILE NO: DA0511/2025

AUTHOR: Duncan Payton, (Town Planner)

APPROVER: Dean Edsall (Acting Executive Leader Community Assets and Design)

ATTACHMENT ONE:

The purpose of the Community Purpose Zone is: 27.0.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities. 27.0.2 To encourage multi-purpose, flexible and adaptable social infrastructure.
Consistent The proposal is to develop and use the site for the Northern Mental Health Precinct and is consistent with the purpose of the zone to provide for community facilities and services, including health facilities.

27.3.1 Non-residential use

That non-residential use does not cause an unreasonable loss of amenity to residential zones.
Consistent
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must: (a) not operate between 9:00pm and 6:00am, excluding any security lighting; and (b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.
Relies on Performance Criteria The site is adjoined by land zoned General Residential and Inner Residential to the north and west, and performance criteria are relied upon. Land to the east is zoned Urban Mixed Use, whilst, to the south, the land is zoned Community Purpose.
P2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, within 50m of a General Residential Zone, Inner Residential Zone, and Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) distance to habitable rooms of an adjacent dwelling.
Complies Having regard to the prescribed matters, the external lighting associated with the use will not cause an unreasonable loss of amenity to the adjoining residential zones. (a) Given the 24 hour operation of the proposed hospital facility, it is not practicable to restrict the hours within which the external car parking or other areas may be illuminated. Nevertheless, the proponents advise that the lighting will be designed in accordance with the applicable Australian Standard, *AS 4282:2019 Control of the*

obtrusive effects of outdoor lighting, and AS/NZS 1158 Series: Lighting for roads and public places, to minimise any off-site impact. Compliance with this Australian Standard is included as a permit condition.

(b) The distance to habitable buildings from the likely source of external lighting will vary from dwellings at the western end of Balfour Place located quite closely to the adjoining site boundary to dwellings on Balfour Street presenting their rear yards and 15m or more separation from the northern boundary of the site. There are limited windows on the closest residential buildings and a standard condition requiring lighting to comply with the applicable Australian Standard, thus limiting off-site impact, is proposed.

Existing fencing, vegetation and window placement will also contribute to minimising any adverse lighting impact.

Given the above, the performance criteria are considered to be satisfied.

27.4.1 Building height

That building height:
(a) is compatible with the streetscape; and
(b) does not cause an unreasonable loss of amenity to adjoining residential properties.

Consistent

A1 Building height must be not more than 10m.

Relies on Performance Criteria

The proposed building has a maximum height of 17.5m and performance criteria are relied upon.

P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:
(a) the topography of the site;
(b) the height, bulk and form of existing buildings on the site and adjacent properties;
(c) the bulk and form of proposed buildings;
(d) the apparent height when viewed from the road and public places;
(e) any overshadowing of adjoining properties or public places; and
(f) the need to locate the building on the site.

Complies

Having regard to the prescribed matters, the height of the proposed building at up to 17.5m, is considered to be compatible with the streetscape and character of established properties in the area.

(a) the topography of the site;

Currently the site rises from Frankland Street by around 6m to a high point some 35m and then falls around 6m over the 65m to the rear boundary. The proposal is to excavate up around 5.2m of that elevated portion and thus locate the building much closer to the Frankland Street level. The reduction in height will have the effect of reducing the apparent height of the building to that of the previous two storey building on the site.

(b) the height, bulk and form of existing buildings on the site and adjacent properties;

The site is surrounded to the east, north and south by dwellings, many of which are single storey, with some being two storey. To the south of the site, over Frankland Street, is the LGH building which dominates the Frankland Streetscape with a multi-faceted and multi-storey facade.

(c) the bulk and form of proposed buildings

It is proposed to construct a three storey building to a maximum height of 17.5m. Due to excavation, the building will be set lower, and the design incorporates angled roof lines with a level internal section to reduce visibility of plant, and a multi angled facade to Frankland Street.
The sloping roof lines and various angles in the facade, combined with the overall height reduction following site excavation, will lead to a significant reduction in apparent bulk and scale when viewed from adjoining properties. The side setbacks of 7.2m and 11m, east and west respectively plus 42m setback from the northern boundary, and the inclusion of various windows and courtyards, will also serve to lessen any sense of imposing bulk to those adjoining properties.

(d) the apparent height when viewed from the road and public places;
The sloping roof lines and various angles in the facade, plus the increasing setback and the proposed bridge over Frankland Street to the LGH, combine to reduce the apparent height of the building when viewed from the street.

(e) any overshadowing of adjoining properties or public places;
The accompanying shadow diagrams demonstrate that the combined effect of the site's orientation, proposed building setbacks and sloping roof lines will minimise the overshadowing impact to adjoining properties.
Frankland Street is located to the south of the site. It experiences overshadowing from buildings along the northern side of the road throughout the day, particularly during winter. The proposal will not significantly increase the overshadowing of the road.

(f) the need to locate the building on the site
The location and scale of the building reflect the contemporary range of mental health care and services it will provide and presents the opportunity for a close, secure and private link for patients with services at the LGH. The proposal is consistent with the Master Planning of the overall LGH and the proposal addresses the identified need for improved mental health services.

The performance criteria are thus considered to be met.

27.4.2 Setback

That building setback: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.
Consistent
A1 Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.
Relies on Performance Criteria Whilst part of the faceted facade is setback only 4.5m, it remains within the range of the maximum and minimum setbacks of the buildings on the adjoining properties and satisfies A1(b). However, the proposal includes a link bridge over Frankland Street and requires assessment under the performance criteria.
P1 Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to: (a) the topography of the site;

(b) the setbacks of buildings on adjacent properties; (c) the height, bulk and form of existing and proposed buildings; and (d) the safety of road users.
Complies By its very nature, the link bridge extends over Frankland Street and is a one of a kind within the streetscape. Having regard to the prescribed matters, the link bridge is not considered to be incompatible with the existing streetscape, dominated by the LGH buildings multi-storey boundary facades. (a) the topography of the site Effectively, Frankland Street is level between the two sites and falls from east to west. The link bridge will extend from a non-public corridor at Level 1 of the proposed NMHP, above ground level at the front part of the site. It will provide a secure linkage with the Emergency Department, connecting directly with the ICU lift core at LGH Level 4 (b) the setbacks of buildings on adjacent properties The adjoining buildings to the east and west of the 52 Frankland Street site have setbacks of 5.5m and 3.5m respectively, whilst the LGH buildings are effectively built to the boundary. (c) the height, bulk and form of existing and proposed buildings The buildings to which the link bridge will join both extend above the bridge structure. The LGH is a substantial hospital building and the proposed mental health building, whilst smaller, is also substantial in its own right. The proposed link bridge, whilst prominent because of its nature and required location, is of itself a relatively small structure. (d) the safety of road users The proposed link bridge will maintain a minimum clearance of 5.4m from the Frankland Street road reserve and is not considered to present any safety concerns for road users. Given the above, and considering the function of the proposed link bridge and its association with relatively substantial hospital buildings, the proposal will be compatible with the streetscape and the performance criteria are satisfied.
A2 Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.
Complies The proposed building is setback some 42m to the General Residential zoned land to the north and 11m to the General Residential zoned land to the west. With a building height of some 13m addressing the western boundary, a setback of only 6.5m is required to satisfy A2(b), with a setback of 11m, the acceptable solution is met.
A3 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone1.
Complies Such services will not be located within 10m of land zoned General Residential or Inner Residential.

C1.0 Signs Code

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity. C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area. C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.
Consistent The proposal includes a number of signs, most of which are not visible, or intended to be visible, from public places off-site, and are therefore not subject to the provisions of the code pursuant to clause C1.4.2. The code applies to the proposed Blade and Transom signs, both located and clearly intended to attract public attention to both the site and the public access to the building.

C1.6.1 Design and siting of signs

That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.
Consistent
A1 A sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution: (i) roof sign; (ii) sky sign; and (iii) billboard.
Relies on Performance Criteria Both the Blade sign and the Transom sign are allowable signs within the Community Purpose Zone. Whilst the proposal plans and planning report indicate that the Transom sign will satisfy the prescribed standards, the proposed Blade sign is described as 3.6m high x 1.3m wide, which exceeds the prescribed width by 0.1m and relies upon performance criteria.
P1.1 A sign must: (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.
Complies (a) The sign is an allowable sign type in the Community Purpose Zone. (b) Having regard to the prescribed matters, the proposed Blade sign is considered to be compatible with the streetscape. (i) At 3.6m x 1.3m, the proposed Blade sign is only 0.1m wider than the prescribed width. (ii) The Blade sign is proposed to be located on the frontage of the site with the proposed 3-storey hospital building behind it.

(iii) The amenity of the surrounding properties will not be impacted by the proposed sign, located 13m to the west of the adjoining property boundary. (iv) There is only one Blade sign proposed, and repetition of message is not considered applicable. (v) There are only two applicable signs proposed for the site that will be visible from off-site. (vi) The proposed signage advises patrons of the location of the site and access and will have no adverse impact on the safe movement of vehicles or pedestrians. Given the scale of the sign and surrounding buildings, the small increase in size above the prescribed width is considered negligible, and the performance criteria are considered to be met.
A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.
Complies The signs are separated from any of the prescribed zones by more than 2m.
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) name plate; and (ii) temporary sign.
Complies Only one Blade sign and one Transom sign are proposed.

C1.6.2 Illuminated signs

That: (a) illuminated signs are compatible with the streetscape; (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.
Consistent
A1 No Acceptable Solution.
Relies on Performance Criteria
P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and

(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.
Complies The Blade sign will be illuminated and having regard to the prescribed matters, this will not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of the road and will be compatible with the streetscape. (a) the location of the sign The Blade sign will be located at the front of the site adjacent to Frankland Street and the pedestrian access to the site. It will be some 13m west of the closest adjoining site. (b) the size of the sign The Blade sign is proposed to be 3.6m high and 1.3m wide. (c) the intensity of the lighting The intensity of the lighting will be conditioned not to exceed 1200 nits. (d) the hours of operation of the sign As the hospital operates 24 hours per day, and there is no direct impact upon any adjoining property, no limitation on the hours of illumination is proposed. (e) the purpose of the sign The sign is designed to identify the building and advise patrons of the services provided. (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity This section of Frankland Street is dominated by the LGH and the proposed sign will not impact on views or residential amenity. (g) the intended purpose of the changing message Not applicable - the sign is static. (h) the percentage of the sign that is illuminated with changing messages Not applicable - the sign is static. (i) proposed dwell time Not applicable -the sign is static (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device Not applicable - there are no nearby electronic traffic control devices. The performance criteria are considered to be met.
A2 An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.
Complies The sign is static and does not create the impression of flashing, animation or movement.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

P1 A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to: (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water; and (e) any advice from a State authority.
Consistent
A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must: (a) be not more than 0.2m²; (b) not be an illuminated sign; and (c) there must be not more than 1 sign per site.
Relies on Performance Criteria The proposed Blade sign is greater than 0.2m^2 and is illuminated.
P1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to: (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct; (c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance; (e) using fixtures that do not and are not likely to damage building fabric; (f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and (g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.
Complies The proposed sign is to be located at the front of the site and is not considered to have any impact on the remnant historic heritage values of the site represented by the lot size and the row of Oak trees at the rear of the site.

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is: C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development. C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas. C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate. C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area. C2.1.5 To ensure that parking spaces and accesses meet appropriate standards. C2.1.6 To provide for parking precincts and pedestrian priority streets.
Consistent

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use
Consistent
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.
Complies The TIA provides an assessment of the number of car parking spaces required by Table C2.1 and concludes that 58 car parking spaces are required. The proposal provides 35 car parking spaces at the rear of the site and a further 25 car parking spaces at the ground floor level within the building footprint. Giving a total of 60 car parking spaces, two more than required by Table C2.1.

C2.5.2 Bicycle parking numbers

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Consistent
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.
Complies The use class is Hospital Services and Table C2.1 requires the provision of 3 bicycle parking spaces for every 10 beds. There are 30 beds proposed, requiring 3 bicycle parking spaces. The proposal includes provision for 16 bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

That the appropriate level of motorcycle parking is provided to meet the needs of the use.
Consistent
A1 The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and

(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.
Complies Table C2.4 requires the provision of 2 motorcycle parking spaces. The proposal includes the provision of 3 motorcycle parking spaces.

C2.5.4 Loading Bays

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.
Consistent
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
Complies The proposed car parking, access and manoeuvring areas will be sealed and drained to the public stormwater system.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Consistent
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*.
Complies The proposed parking, access and manoeuvring areas have been assessed in the TIA to comply with the prescribed requirements: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

All driveways and ramps are shown to have gradients less than the maximum allowances defined within AS/NZS 2890.1(2004) Parking facilities, Part 1: Off-street car parking.

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces
Vehicles are able to turn on site and enter and leave in a forward direction.

(iii) have an access width not less than the requirements in Table C2.2.
Table C2.2 requires an access width of 5.5m and this is provided.

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3
The TIA advises that car parking spaces are designed in accordance with the State Planning Provisions requirements or AS/NZS 2890.1(2004) Parking facilities, Part 1: Off-street car parking to provide comfortable parking for all vehicle types. All car parking spaces have been designed to have either:
- minimum length of 5.4 m, OR
- minimum length of 4.9 m with end space overhang compliant with AS2890.1

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces
The access aisles are compliant with the requirements of Table C2.3.

(vi) have a vertical clearance of not less than 2.1m above the parking surface level
The vertical clearance for the under building and external parking exceeds the specified 2.1m.

(vii) be delineated by line marking or other clear physical means
All parking will be appropriately line marked.

Or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.
As noted above, where a provision in (a) is not satisfied, it is compliant with the Australian Standard.

The acceptable solution is thus met.

A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:
(a) be located as close as practicable to the main entry point to the building;
(b) be incorporated into the overall car park design; and
(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS *2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.

Complies
The proposal includes the provision of an accessible parking space, which is:
(a) located adjacent to the marked pedestrian crossing and as close as practicable to the main entrance.
(b) incorporated into the design of the carparking located under the proposed building.
(c) confirmed by the TIA, to be designed in accordance with AS2890.6

and satisfies the acceptable solution.

C2.6.3 Number of accesses for vehicles

That:
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Consistent
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Complies The site currently has one vehicular access to Frankland Street and no additional accesses are proposed. Whilst the site currently has one access to Balfour Place and no new accesses are proposed, it is intended to effectively close this access.

C2.6.5 Pedestrian access

That pedestrian access within parking areas is provided in a safe and convenient manner.
Consistent
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.
Complies The proposal complies with the acceptable solution and the TIA advises: The proposed development provides separated footpaths with a minimum width of 1.5 m. These paved footpaths are designed to provide access to the campus building and/or carpark. The footpath ramps with a maximum gradient of one (1) in 20 comply with the acceptable solution C2.6.5-A12. The footpaths and marked crossings provide safe passage for pedestrians between the main building entry and on-site car parking spaces. There is also an overhead pedestrian link bridge linked to the existing Launceston General Hospital providing an alternative pedestrian path for staff and patient transfers between the two campuses.
A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.
Complies The accessible car parking space is provided within the car park under the proposed building and has a marked pedestrian crossing and footpath to the main entrance of the building with a minimum width of 1.5m and a gradient less than 1:4.

C2.6.6 Loading bays

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.
Consistent
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities,* for the type of vehicles likely to use the site.
Complies

Whilst a loading bay is not required by the scheme, the proposal includes a loading bay and the TIA confirms that the loading bay area satisfies AS2890 for the type of vehicles expected by the Department of Health to use the site.
A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS 2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.*
Complies The TIA confirms that the types of commercial vehicles expected to use the site will be able to enter and leave in a forward direction.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.
Consistent
A1 Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.
Complies Bicycle parking is provided on the site with six publicly available spaces, readily accessible from the driveway and adjacent to the main entrance, plus a further 10 spaces in the back of house area, available for staff.
A2 Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking*.
Complies A condition is proposed to ensure bicycle parking is designed and installed in accordance with the applicable Australian Standard.

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is: C3.1.1To protect the safety and efficiency of the road and railway networks; and C3.1.2To reduce conflicts between sensitive uses and major roads and the rail network.
Consistent

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Consistent

A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.
Relies on Performance Criteria Table C3.1 envisages an increase of up to 20% or 40 vehicle movements, whichever is the greater. The TIA has estimated that the current average daily average number of vehicle movements is 264 and that this will increase to 423 and rely upon performance criteria.
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.
Complies Vehicles will be able to enter and leave the site in a forward direction.
P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
Complies Having regard to the prescribed matters, it is considered that the vehicular traffic to and from the site will have minimal impact on the safety of the vehicle crossing or the safety and efficiency of the road network. (a) any increase in traffic caused by the use The TIA anticipates around 149 additional vehicle movements per day and up to 14 additional movements in the afternoon peak hour and expects that this will be readily absorbed by the surrounding road network. (b) the nature of the traffic generated by the use; The traffic generated by the proposed use will be mainly light passenger vehicles and some small commercial vehicles, including ambulances and waste collection. (c) the nature of the road; Frankland Street is a local road providing a link between Wellington Street and Charles Street and providing access to LGH facilities as well as local residences and businesses. (d) the speed limit and traffic flow of the road; Frankland Street is a 50kph street. The TIA suggests that future consideration should be given to reducing this to 40kph. (e) any alternative access to a road; It is considered that reliance on the Frankland Street access, rather than continuing to use the Balfour Place access, provides a greater community benefit and improved outcome for adjoining residents in Balfour Place. (f) the need for the use;

The need for the upgraded mental health facility has been identified by the Department of Health and included in the LGH Masterplan. (g) any traffic impact assessment; The TIA concludes that the proposal appropriately minimises any adverse impacts from the additional traffic movements. (h) any advice received from the rail or road authority Council is the road authority and council's Infrastructure officers are satisfied that there will be no unreasonable impacts from the increased traffic movements. Given the above, the performance criteria are considered to be satisfied.

C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is: C6.1.1 To recognise and protect: (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and (b) significant trees. C6.1.2 This code does not apply to Aboriginal heritage values.
Consistent Relevantly, the site remains on the Local Historic Heritage Code despite the buildings having been demolished recently, with the only potential significant features being retained being the size of the lot and the row of five Oak trees.

C6.6.2 Site coverage

That site coverage is compatible with the local historic heritage significance of local heritage places.
Consistent
A1 No Acceptable Solution.
Relies on Performance Criteria
P1 The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.
Complies Relevantly, the heritage assessment presented to support the demolition of the previous heritage listed concluded that was not sufficient historic merit to warrant retention of the previous building. The proposed building has a site coverage of around 2000m2 or around 35% of the 7189m2 site. The site coverage does not adversely impact upon the remnant heritage values of the lot size and the Oak trees.

C6.6.3 Height and bulk of buildings

That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.
Consistent
A1 No Acceptable Solution

Relies on Performance Criteria
P1 The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place
Complies The proposed setback of the building and link bridge do not detract from the remnant heritage values represented by the lot size and row of Oak trees.

C6.6.4 Siting of buildings and structures

That the siting of buildings is compatible with the local historic heritage significance of local heritage places.
Consistent
A1 No Acceptable Solution
Relies on Performance Criteria
P1 The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.
Complies The proposed siting of the building and link bridge does not detract from the remnant heritage values represented by the lot size and row of Oak trees.

C6.6.6 Roof form and materials

That roof form and materials are compatible with the local historic heritage significance of local heritage places.
Consistent
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.
Relies on Performance Criteria The previous buildings have been demolished, and a new building is proposed.
P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.

Complies The proposed roof form and materials do not detract from the remnant heritage values represented by the lot size and row of Oak trees.

C6.6.9 Driveways and parking for non-residential purposes

That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.
Consistent
A1 Driveways and parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.
Relies on Performance Criteria The driveway is located in front of the proposed building.
P1 Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the loss of any building fabric; (c) the removal of gardens or vegetated areas; (d) parking availability in the surrounding area; (e) vehicle and pedestrian traffic safety; and (f) the streetscape.
Complies Relevantly, the proposed driveway is located in front of the building and accessed from Frankland Street, as was the previous driveway. Parking remains behind the building line. The proposed driveway location does not detract from the remnant heritage values represented by the lot size and row of Oak trees.

C6.9.1 Significant Trees

That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.
Consistent
A1 No Acceptable Solution
Relies on Performance Criteria
P1 Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree and be supported by a written statement to that effect prepared by a suitably qualified person.
Complies The proposed permit is appropriately conditioned to ensure compliance with the applicable Australian Standard to protect the row of Oak trees existing on the site.

C15.0 Landslip Hazard Code

The purpose of the Landslip Hazard Code is: C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.
Consistent Hospital Services are considered to be a critical use and the use provisions apply. The proposal is exempt from the development provisions pursuant to clause C15.4.1 as building approval will be required and regard is given to landslip through the engineering design at that stage.

C15.5.1 Use within a landslip hazard area

That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.
Consistent Hospital Services are considered to be a critical use.
A1 No Acceptable Solution.
Relies on Performance Criteria
P1.1 A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to: (a) the type, form and duration of the use; and (b) a landslip hazard report that demonstrates that: (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use.
Complies The Landslip Hazard Report, prepared by suitably qualified persons, concludes that there is a tolerable risk to the proposed use.
A2 No Acceptable Solution.
Relies on Performance Criteria
P2 In addition to the requirements in clause C15.5.1 P1.1, a critical use within a landslip hazard area must achieve and maintain a tolerable risk from landslip, having regard to: (a) the impact on the ability of the use to respond to a landslip event; (b) the impact on ability of the use to function and maintain service during the landslip and recovery period; (c) any interruption to the operation of the critical use in locations external to the immediate impact of the landslip event; (d) the creation of risk to the health or safety of people from damage or disruption to: (i) a water supply service; (ii) an energy supply; or (iii) the drainage and treatment of waste water; (e) any advice contained in a landslip hazard report; and (f) any advice from a State authority, regulated entity or a council.
Complies The Landslip Hazard Report, prepared by suitably qualified persons, concludes that there is a tolerable risk to the proposed use.

C16.0 Safeguarding of Airports Code

The purpose of the Safeguarding of Airports Code is: C16.1.1 To safeguard the operation of airports from incompatible use or development. C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.
Consistent The proposal has an AHD of 44.4m which is below the prescribed 316m height prescribed in the code and the proposal is thus exempt from the provisions of the code pursuant to clause C16.4.1.

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Rev	Date	Revision	By	Chk.
A	14/11/2025	DEVELOPMENT APPLICATION	BLP	
B	11/02/2026	ISSUE FOR APPROVAL		

ARTAS x BLP Architects

PROJECT NAME:

TAS - North Mental Health Precinct - Launceston(V2)

PROJECT ADDRESS:

52 Frankland Street, Launceston, TAS, AU, 7250

Job No: 241046 Date: 20251114
Drawing No: NMHP-AR000-0001-DA [B]



DRAWING LIST - DA

Sheet No.	Sheet Name	Revision	Date
AR000-0001-DA	COVER SHEET	B	11/02/2026
AR001-0003-DA	PLAN - SITE CONTEXT PLAN - PROPOSED	C	11/02/2026
AR001-0002-DA	PLAN - SITE DEMO - STAGE 2	C	11/02/2026
AR002-0001-DA	ELEVATIONS - SITE CONTEXT	C	11/02/2026
AR003-0006-DA	SITE PLAN - ROOF	C	11/02/2026
AR003-0005-DA	SITE PLAN - GROUND	C	11/02/2026
AR003-0001-DA	SITE PLAN - SHADOW DIAGRAM (DECEMBER)	C	11/02/2026
AR003-0004-DA	SITE PLAN - SHADOW DIAGRAM (JULY)	C	11/02/2026
AR003-0002-DA	SITE PLAN - SHADOW DIAGRAM (MARCH)	C	11/02/2026
AR003-0003-DA	SITE PLAN - SHADOW DIAGRAM (JUNE)	C	11/02/2026
AR100-0001-DA	PLAN - GENERAL ARRANGEMENT - GROUND LEVEL	C	11/02/2026
AR100-0002-DA	PLAN - GENERAL ARRANGEMENT - LEVEL 1	C	11/02/2026
AR100-0003-DA	PLAN - GENERAL ARRANGEMENT - LEVEL 2	C	11/02/2026
AR100-0004-DA	PLAN - GENERAL ARRANGEMENT - ROOF	C	11/02/2026
AR200-0001-DA	ELEVATIONS - GENERAL ARRANGEMENT - NORTH & SOUTH	C	11/02/2026
AR200-0002-DA	ELEVATIONS - GENERAL ARRANGEMENT - EAST & WEST	C	11/02/2026
AR210-0001-DA	SECTIONS 1 TO 3 - GENERAL ARRANGEMENT	C	11/02/2026
AR210-0002-DA	SECTIONS 4 TO 7 - GENERAL ARRANGEMENT	C	11/02/2026
AR320-0001-DA	LINK BRIDGE - PLANS	C	11/02/2026
AR320-0002-DA	LINK BRIDGE - LONG ELEVATIONS	C	11/02/2026
AR320-0003-DA	LINK BRIDGE - SHORT ELEVATIONS	B	14/11/2025
AR320-0010-DA	LINK BRIDGE - 3D VIEWS	C	11/02/2026

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

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Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
COVER SHEET

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
@B1	BL	GO

FOR INFORMATION

Drawing No. NWMHP-AR000-0001-DA Rev. [B]

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Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

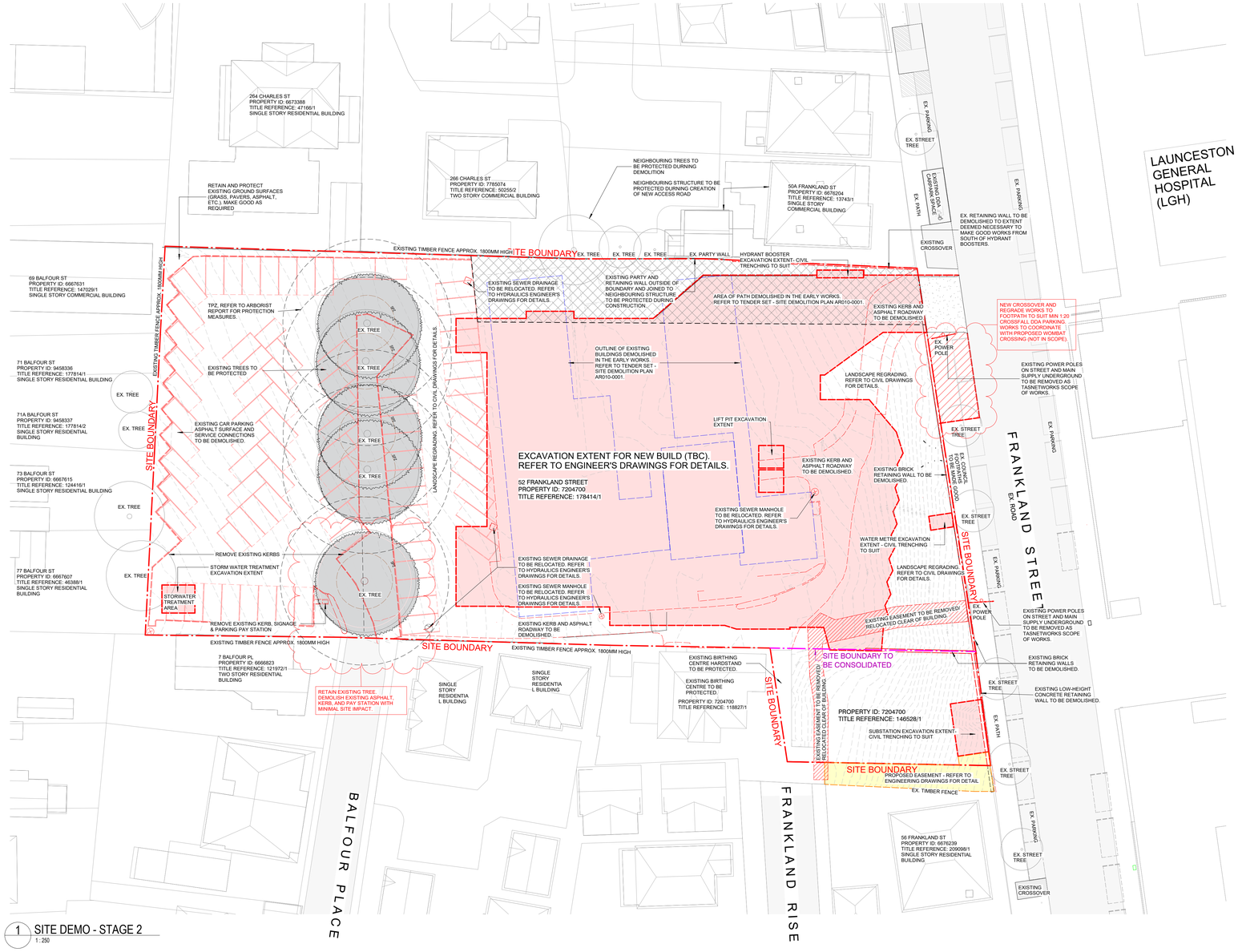
GENERAL NOTES - DEMOLITION PLANS

- **DRAWINGS ARE FOR INTENT PURPOSES ONLY**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION DOCUMENTS, AND ALL OTHER CONSULTANTS DOCUMENTS.
2. RED DASHED LINES INDICATE EXTENT OF DEMOLITION WORKS.
3. ALL EXISTING SERVICES & UTILITIES TO BE DISCONNECTED IN ACCORDANCE WITH RELEVANT AUTHORITY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH LESSOR PRIOR TO UNDERTAKING DISCONNECTION WORKS.
4. ALL SERVICES & UTILITIES TO BE CAPPED OFF AS CONFIRMED ON ALS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS.
5. CONTRACTOR TO DO SITE REVIEW PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS TO VERIFY EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS ARE TO IMMEDIATELY BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING.

DEMOLITION PLAN - LEGEND

- DEMOLITION ZONE
- WALLS TO BE DEMOLISHED
- NEW CROSSOVER REGRADE WORKS
- PATHWAYS, EASEMENTS, AND CAR PARKING LINES TO BE DEMOLISHED.
- SITE BOUNDARY
- SITE BOUNDARY TO BE CONSOLIDATED
- PATH DEMOLISHED IN EARLY WORKS
- PROPOSED EASEMENT - REFER TO ENGINEERING DRAWINGS FOR DETAIL



1 SITE DEMO - STAGE 2
1 : 250

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - SITE DEMO - STAGE 2

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
As indicated @B1	TW	GO

PRELIMINARY

Drawing No.	Rev.
NMHP-AR001-0002-DA	[C]

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Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

GENERAL NOTES - PROPOSED SITE CONTEXT

- DRAWINGS ARE FOR INTENT PURPOSES ONLY
- FRANKLAND STREET WORKS ARE NOT IN SCOPE

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, DOCUMENTS, AND ALL OTHER CONSULTANT DOCUMENTATION.
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR EXCAVATION DETAILS.

SITE CONTEXT - PROPOSED - LEGEND

- PROPOSED BUILDING ENVELOPE
- PROPOSED CAR PARKING & DRIVEWAY
- EXISTING ROAD
- KEEP CLEAR ZONE
- PROPOSED ROOFING
- EXISTING ROOFING
- FUTURE NHC WORKS - NOT IN SCOPE
- PROPOSED LANDSCAPING - REFER TO LANDSCAPE ARCHITECT DWG FOR DETAILS
- EXISTING TREES TO BE PROTECTED & RETAINED
- PROPOSED SCREEN PLANTING ALONG BOUNDARY FENCE
- EXISTING TREES - NO WORKS
- SITE BOUNDARY
- SITE BOUNDARY TO BE CONSOLIDATED

1 SITE CONTEXT - PROPOSED
1 : 250

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - SITE CONTEXT PLAN - PROPOSED

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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PRELIMINARY

Drawing No. NMHP-AR001-0003-DA Rev. [C]

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Thursday 30 April 2026

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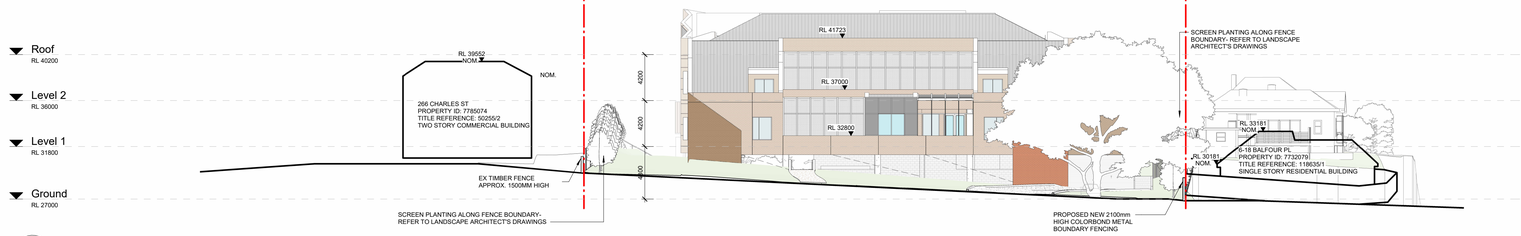
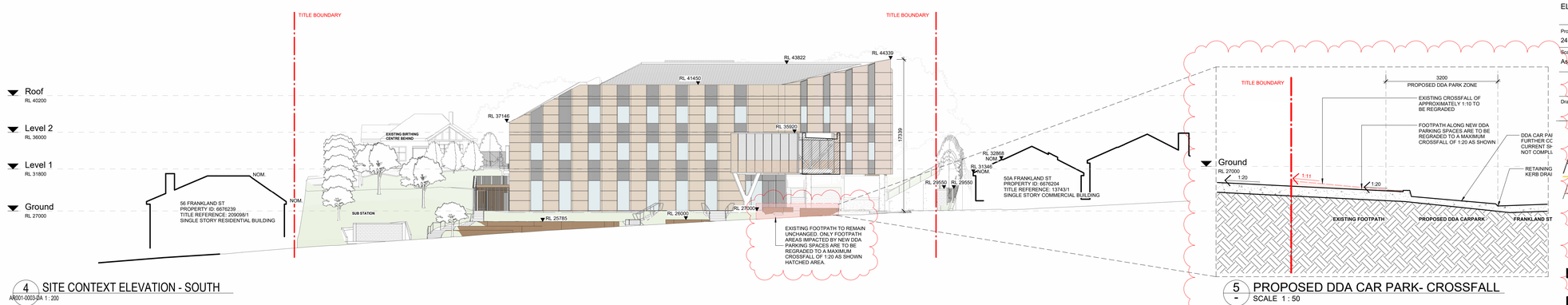
1 ELEVATION - EAST
AR001-0003-DA 1 : 200



2 SITE CONTEXT ELEVATION - WEST
AR001-0003-DA 1 : 200



3 ELEVATION - NORTH
AR001-0003-DA 1 : 200



4 SITE CONTEXT ELEVATION - SOUTH
AR001-0003-DA 1 : 200

5 PROPOSED DDA CAR PARK- CROSSFALL
SCALE 1 : 50

Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

GENERAL NOTES

- **DRAWINGS ARE FOR INTENT PURPOSES ONLY**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION DOCUMENTS, AND ALL OTHER CONSULTANT DOCUMENTATION.
2. REFER TO AR200 ELEVATIONS FOR FACADE TYPES AND FINISHES LEGEND.

CONTEXT ELEVATIONS - LEGEND

NATURAL GRADE LINE
10M ABOVE NATURAL GRADE LINE
SITE BOUNDARY

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
ELEVATIONS - SITE CONTEXT

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
As indicated @B1	TW	GO

PRELIMINARY

Drawing No. NMHP-AR002-0001-DA Rev. [C]

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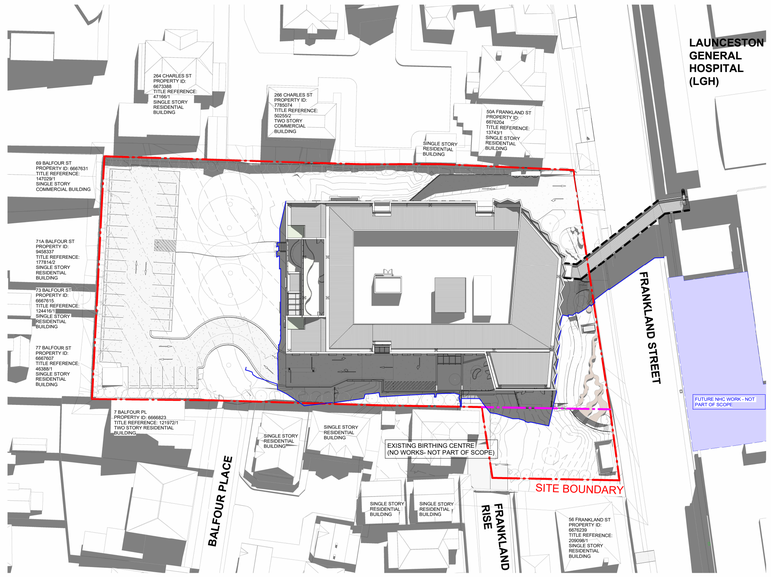
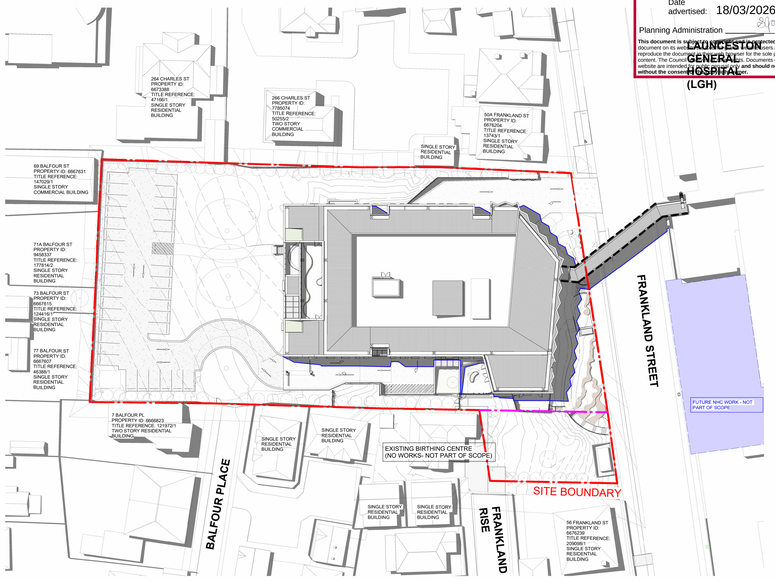
Document Set ID: 5389088
Version: 2, Version Date: 28/04/2026



1 - SHADOW DIAGRAM (22 DEC - 9AM)
SCALE 1 : 500



2 - SHADOW DIAGRAM (22 DEC - 12PM)
SCALE 1 : 500

3 - SHADOW DIAGRAM (22 DEC - 3PM)
SCALE 1 : 500

Document Set ID: 5389088
Version: 2, Version Date: 28/08/2026

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Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - SHADOW DIAGRAM (DECEMBER)

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
1 : 500 @B1	TW	GO

PRELIMINARY

Drawing No. NMHP-AR003-0001-DA Rev. [C]

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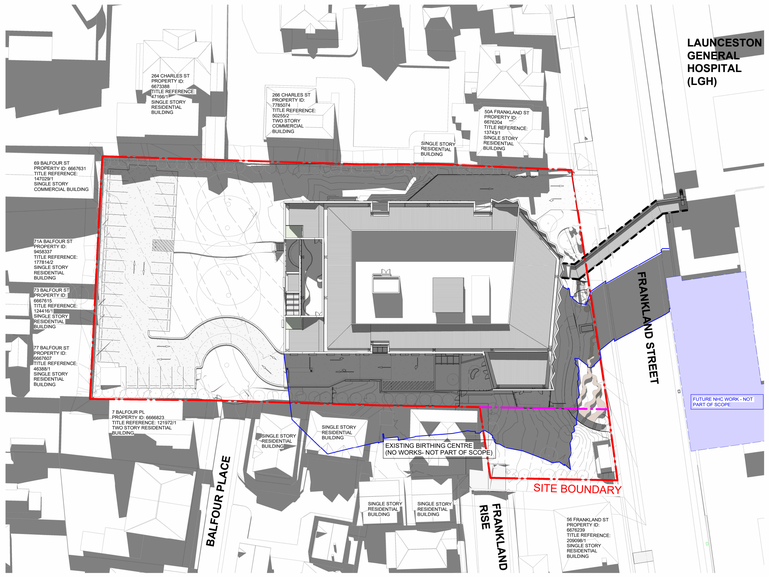
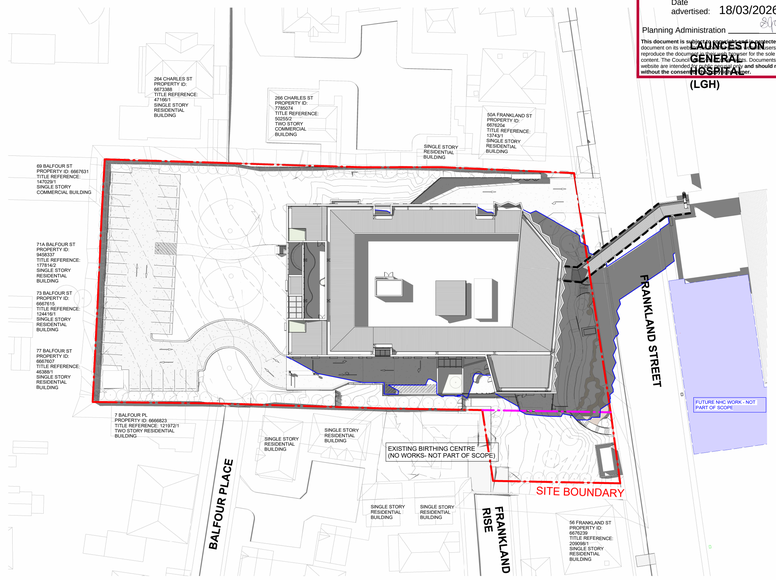
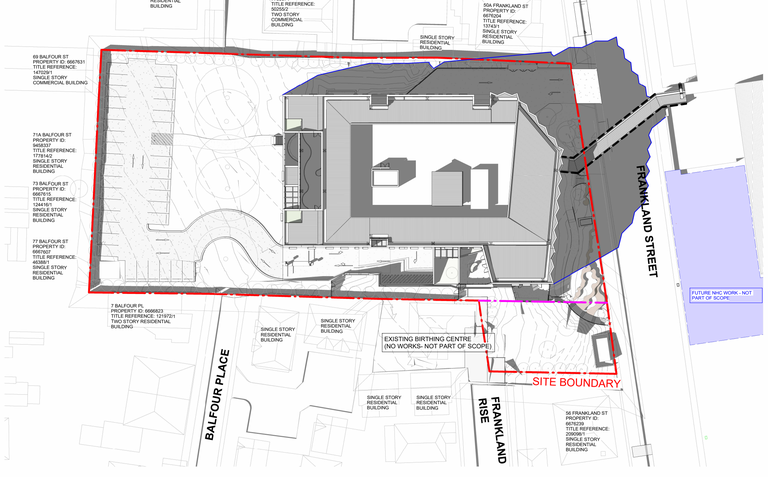


2 - SHADOW DIAGRAM (21 MARCH - 9AM)
SCALE 1 : 500



3 - SHADOW DIAGRAM (21 MARCH - 12PM)
SCALE 1 : 500



1 - SHADOW DIAGRAM (21 MARCH - 3PM)
SCALE 1 : 500

Document Set ID: 5389088
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A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - SHADOW DIAGRAM (MARCH)

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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Drawing No. NMHP-AR003-0002-DA Rev. [C]

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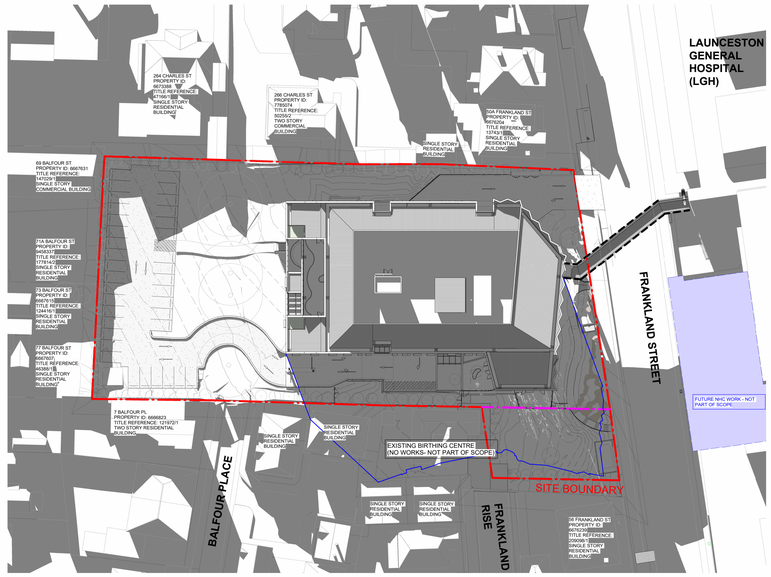
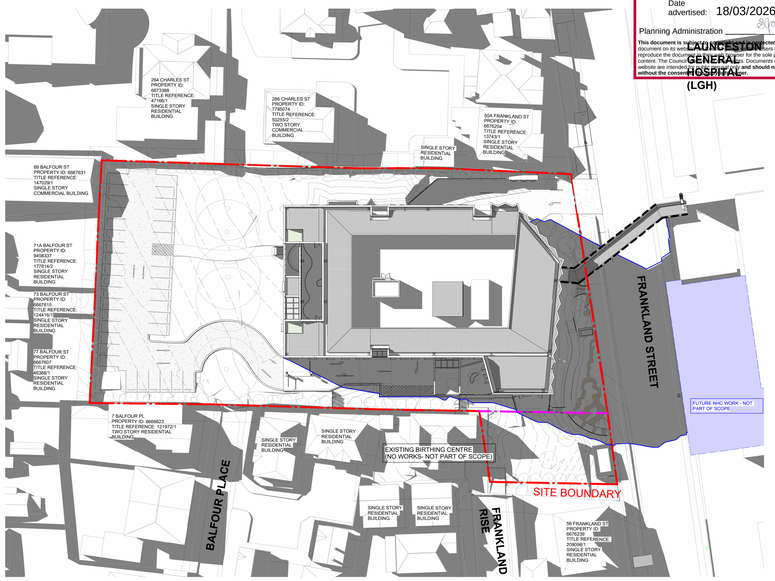


1 - SHADOW DIAGRAM (21 JUNE - 9AM)
SCALE 1 : 500



2 - SHADOW DIAGRAM (21 JUNE - 12PM)
SCALE 1 : 500



3 - SHADOW DIAGRAM (21 JUNE - 3PM)
SCALE 1 : 500

Document Set ID: 5389283
Version: 2, Version Date: 23/03/2026

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Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - SHADOW DIAGRAM (JUNE)

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
1 : 500 @B1	TW	GO

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Drawing No. NMHP-AR003-0003-DA Rev. [C]

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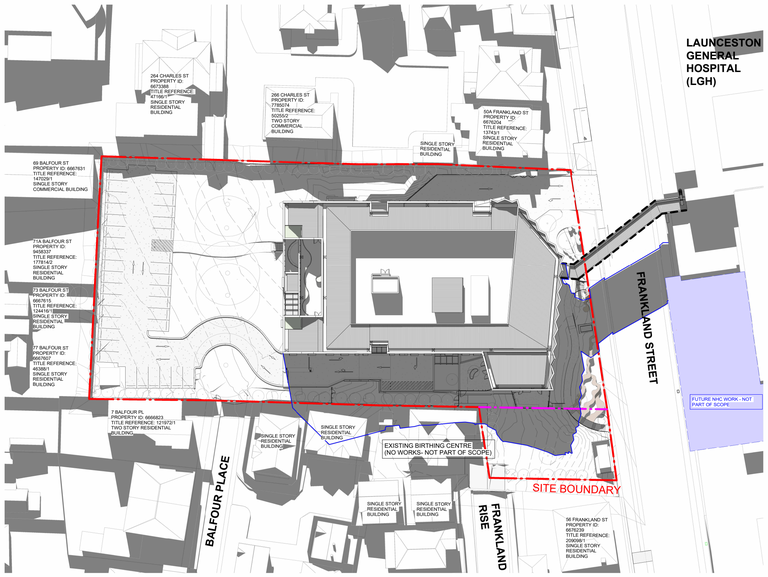
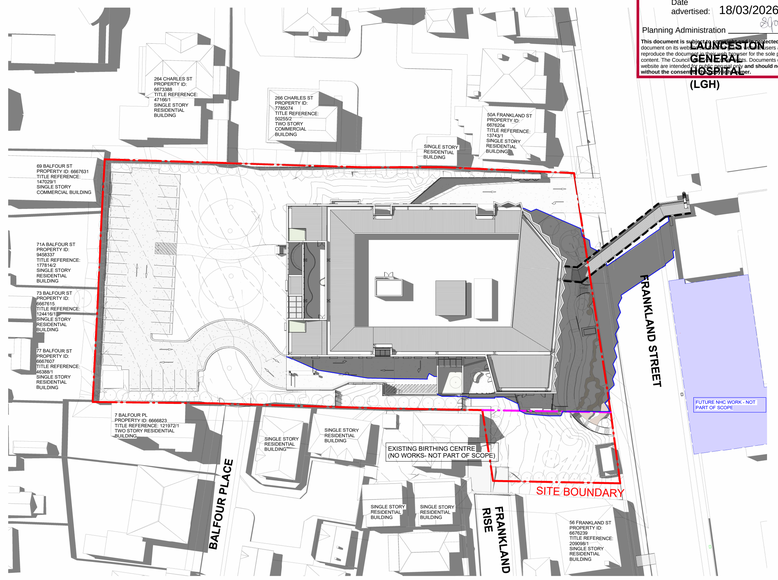


1 - SHADOW DIAGRAM (23 SEPT - 9AM)
SCALE 1 : 500



2 - SHADOW DIAGRAM (23 SEPT - 12PM)
SCALE 1 : 500



3 - SHADOW DIAGRAM (23 SEPT - 3PM)
SCALE 1 : 500

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Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - SHADOW DIAGRAM (JULY)

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
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Drawing No. NMHP-AR003-0004-DA Rev. [C]

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Version: 2, Version Date: 23/02/2026

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Rev	Date	Revision
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B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

GENERAL NOTES - SITE PLAN

- **DRAWINGS ARE FOR INTENT PURPOSES ONLY**
- **FRANKLAND STREET WORKS ARE NOT IN SCOPE (IN SCOPE OF NORTHERN HEART CENTRE)**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION DOCUMENTS, AND ALL OTHER CONSULTANT DOCUMENTATION.

SITE PLAN - LEGEND

- PROPOSED GROUND FLOOR PLAN REFER TO AR100-001 DA
- PROPOSED CAR PARKING & DRIVEWAY
- EXISTING ROAD
- KEEP CLEAR ZONE
- PROPOSED PEDESTRIAN CROSSING
- TGI PROPOSED TACTILE INDICATOR
- BOL PROPOSED BOLLARD
- PROPOSED COLUMNS REFER TO STRUCT ENG. DWG FOR DETAIL
- PROPOSED ROOFING
- EXISTING ROOFING
- FUTURE NHC WORKS - NOT IN SCOPE
- PROPOSED PAVING - REFER TO LANDSCAPE ARCHITECT DWG FOR DETAILS
- PROPOSED LANDSCAPING - REFER TO LANDSCAPE ARCHITECT DWG FOR DETAILS
- Ex. EXISTING TREES TO BE PROTECTED & RETAINED
- PROPOSED SCREEN PLANTING ALONG BOUNDARY FENCE
- Ex. EXISTING TREES - NO WORKS
- SITE BOUNDARY
- SITE BOUNDARY TO BE CONSOLIDATED
- BUILDING OVERHEAD
- PROPOSED EASEMENT - REFER TO ENGINEERING DRAWINGS FOR DETAIL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - GROUND

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
As indicated @B1	TW	CH

PRELIMINARY

Drawing No. NMHP-AR003-0005-DA Rev. [C]

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1 - SITE PLAN - GROUND
SCALE 1 : 200

Document Set ID: 5389288
Version: 2, Version Date: 28/08/2026

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1 SITE PLAN - ROOF
SCALE 1 : 200

Document Set ID: 5389288
Version: 2, Version Date: 28/08/2026

Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

GENERAL NOTES - SITE PLAN - ROOF

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SITE PLAN - ROOF - LEGEND

- PROPOSED GROUND FLOOR PLAN REFER TO AR100-001 DA
- PROPOSED CAR PARKING & DRIVEWAY
- EXISTING ROAD
- KEEP CLEAR ZONE
- PROPOSED PEDESTRIAN CROSSING
- TGI: PROPOSED TACTILE INDICATOR
- BOL: PROPOSED BOLLARD
- KB: PROPOSED KERB
- PROPOSED COLUMNS REFER TO STRUCT ENG. DWG FOR DETAIL
- PROPOSED ROOFING
- EXISTING ROOFING
- FUTURE NHC WORKS - NOT IN SCOPE
- PROPOSED PAVING - REFER TO LANDSCAPE ARCHITECT DWG FOR DETAILS
- PROPOSED LANDSCAPING - REFER TO LANDSCAPE ARCHITECT DWG FOR DETAILS
- Ex. EXISTING TREES TO BE PROTECTED & RETAINED
- PROPOSED SCREEN PLANTING ALONG BOUNDARY FENCE
- Ex. EXISTING TREES - NO WORKS
- SITE BOUNDARY
- SITE BOUNDARY TO BE CONSOLIDATED
- BUILDING OVERHEAD
- PROPOSED EASEMENT - REFER TO ENGINEERING DRAWINGS FOR DETAIL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SITE PLAN - ROOF

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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PRELIMINARY

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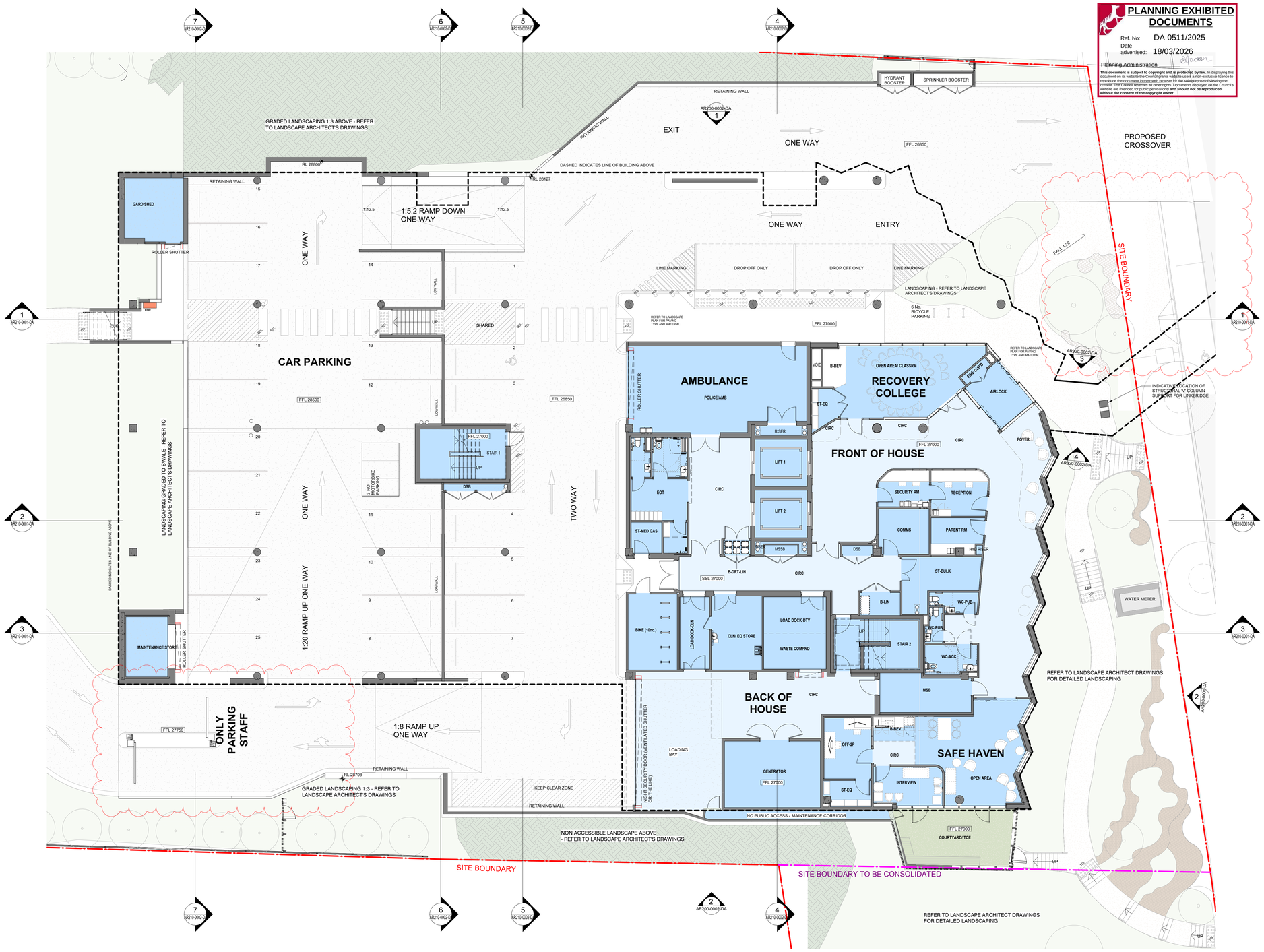
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL



1 - GENERAL ARRANGEMENT - PROPOSED - GROUND - DA
SCALE 1 : 100

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - GENERAL ARRANGEMENT - GROUND LEVEL

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
1 : 100 @B1	TW	CH

PRELIMINARY

Drawing No. NMHP-AR100-0001-DA Rev. [C]

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B	14/11/2025	DEVELOPMENT APPLICATION
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GENERAL ARRANGEMENT - PROPOSED - LEVEL 1 - DA
SCALE 1 : 100

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - GENERAL ARRANGEMENT - LEVEL 1

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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PRELIMINARY

Drawing No. NMHP-AR100-0002-DA Rev. [C]

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C	11/02/2026	ISSUE FOR APPROVAL



GENERAL ARRANGEMENT - PROPOSED - LEVEL 2 - DA
1 / - SCALE 1 : 100

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - GENERAL ARRANGEMENT - LEVEL 2

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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Drawing No. NMHP-AR100-0003-DA Rev. [C]

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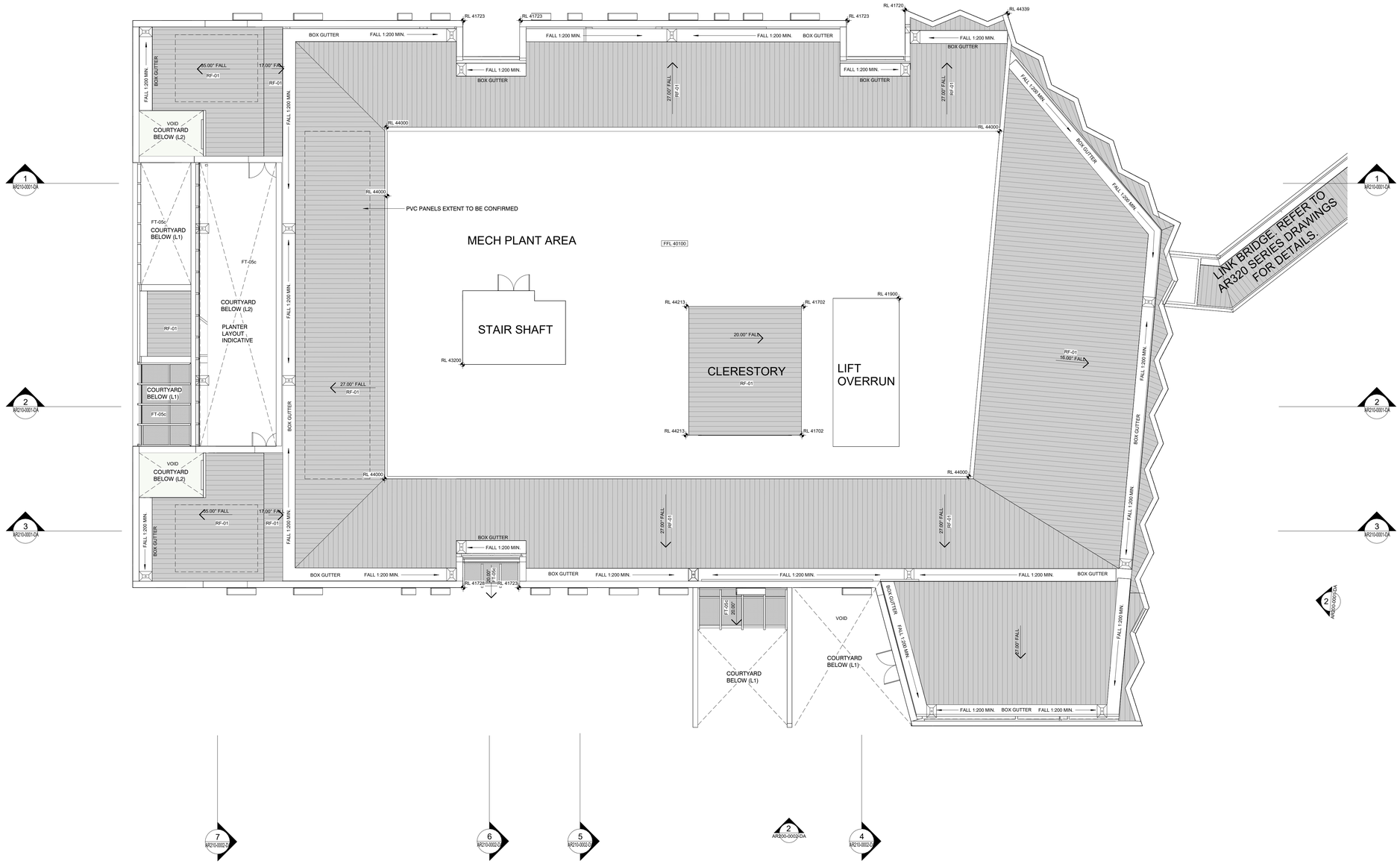

GENERAL ARRANGEMENT - PROPOSED - ROOF - DA
SCALE 1 : 100

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
PLAN - GENERAL ARRANGEMENT - ROOF

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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Drawing No. NMHP-AR100-0004-DA Rev. [C]

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Version: 2, Version Date: 23/03/2026

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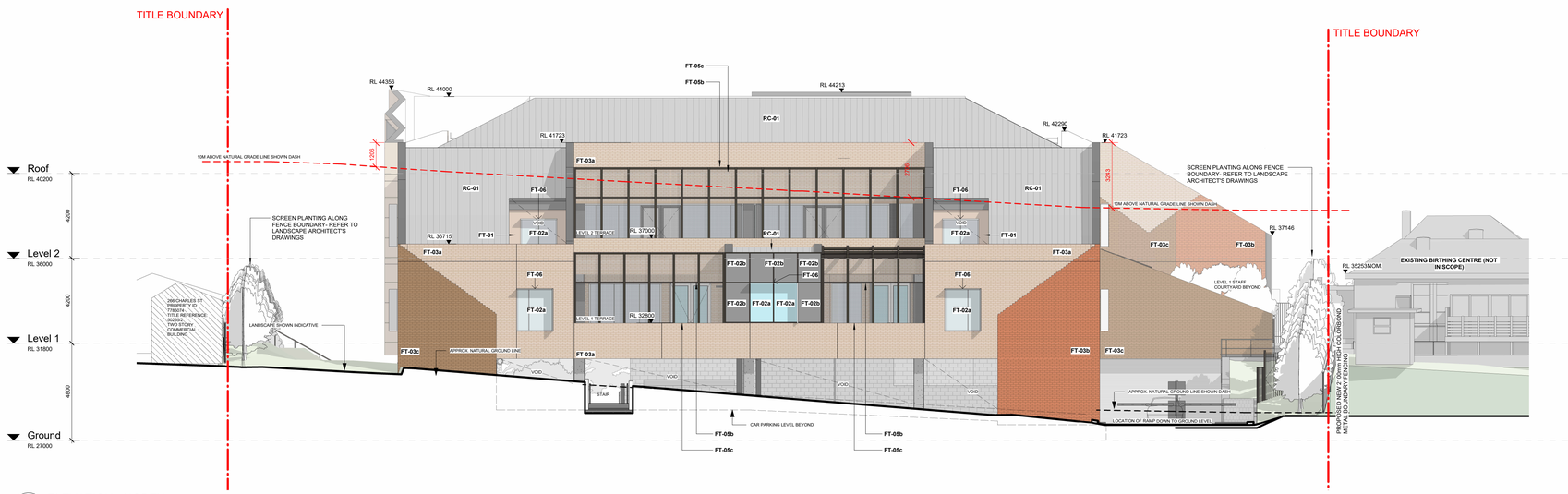

1 ELEVATION - NORTH
AR002-0001 1 : 100



2 ELEVATION - SOUTH
AR002-0001 1 : 100

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A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
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ELEVATION & SECTION LEGEND

NOTE ALL MATERIALS, COLOURS AND PROFILES TO BE FURTHER RESOLVED.

- **FT-01** *ALUMINIUM CLADDING - TBC*
- **FT-02a** *GLAZED VISION PANEL*
- **FT-02b** *SHADOWBOX / SPANDREL PANELS*
- **FT-03a** *BRICKWORK - CREAM*
- **FT-03b** *BRICKWORK - RED*
- **FT-03c** *BRICKWORK - BROWN*
- **FT-04** *GLAZING - FULL HEIGHT VISION GLASS*
- **FT-05a** *COURTYARD SCREEN - GLASS*
- **FT-05b** *COURTYARD SCREEN - FRAME*
- **FT-05c** *SAFETY MESH*
- **FT-06** WINDOW SUN SHADING - ALUMINIUM BRONZE COLOUR FINISH
- **RC-01** PROFILED METAL ROOF SHEETING - BEIGE COLOUR
- **SC-01** ALUMINIUM CLADDING SOFFIT
- 10M HIGH ABOVE NATURAL GRADE LINE
- NATURAL GRADE LINE
- SITE BOUNDARY

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
ELEVATIONS - GENERAL ARRANGEMENT - NORTH & SOUTH

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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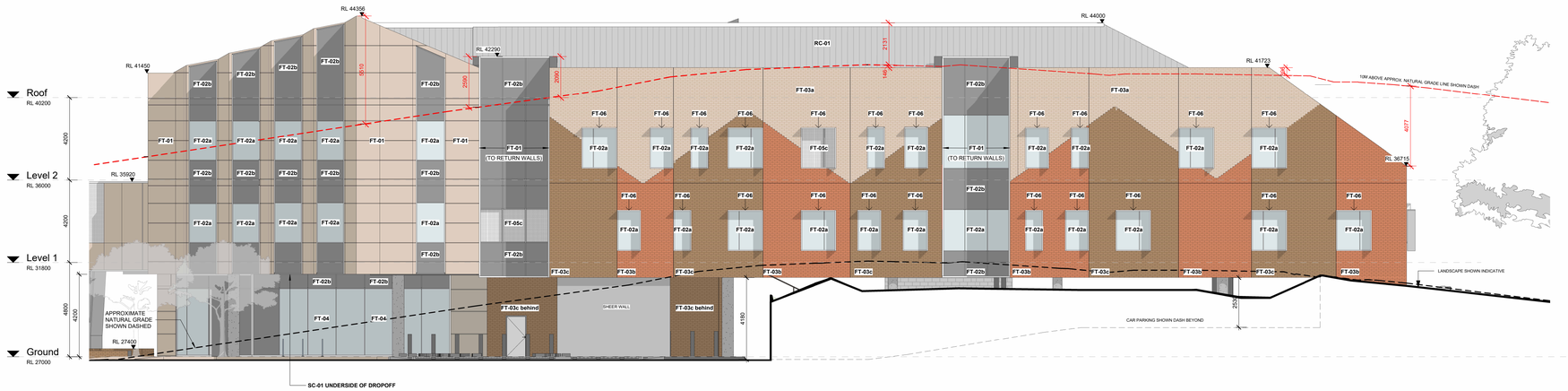
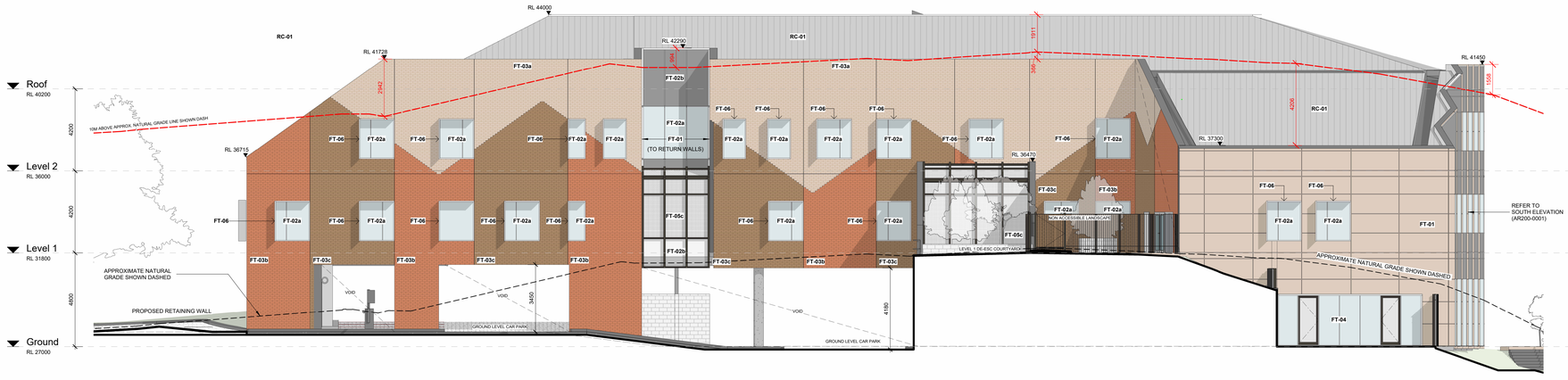


1 ELEVATION - EAST
AR002-0007 1 : 100



2 ELEVATION - WEST
AR002-0007 1 : 100

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A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
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ELEVATION & SECTION LEGEND

NOTE ALL MATERIALS, COLOURS AND PROFILES TO BE FURTHER RESOLVED.

- **FT-01** *ALUMINIUM CLADDING - TBC*
- **FT-02a** *GLAZED VISION PANEL*
- **FT-02b** *SHADOWBOX / SPANDREL PANELS*
- **FT-03a** *BRICKWORK - CREAM*
- **FT-03b** *BRICKWORK - RED*
- **FT-03c** *BRICKWORK - BROWN*
- **FT-04** *GLAZING - FULL HEIGHT VISION GLASS*
- **FT-05a** *COURTYARD SCREEN - GLASS*
- **FT-05b** *COURTYARD SCREEN - FRAME*
- **FT-05c** *SAFETY MESH*
- **FT-06** WINDOW SUN SHADING - ALUMINIUM BRONZE COLOUR FINISH
- **RC-01** PROFILED METAL ROOF SHEETING - BEIGE COLOUR
- **SC-01** ALUMINIUM CLADDING SOFFIT
- 10M HIGH ABOVE NATURAL GRADE LINE
- NATURAL GRADE LINE
- SITE BOUNDARY

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
ELEVATIONS - GENERAL ARRANGEMENT - EAST & WEST

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
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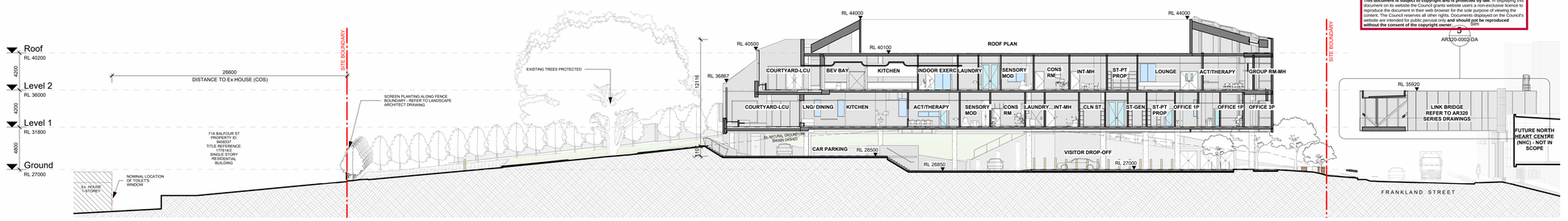
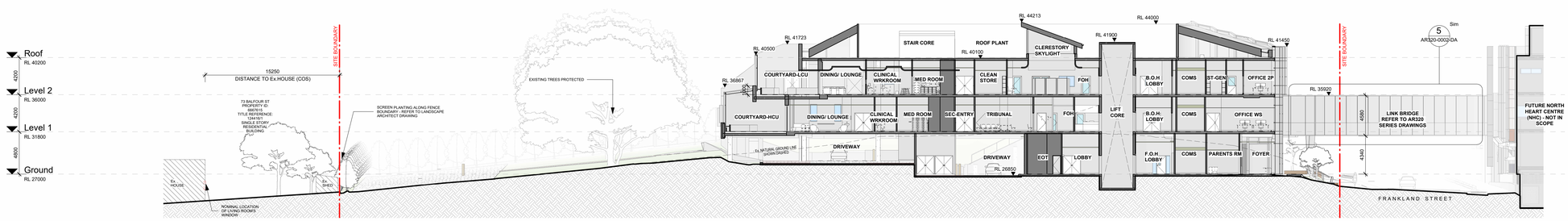
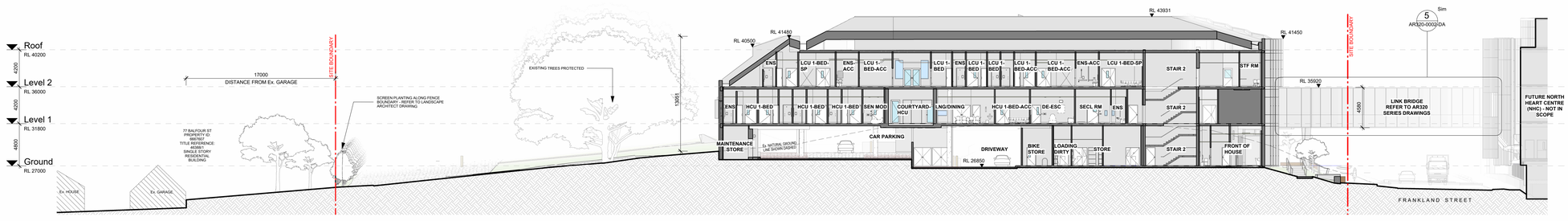


1 PROPOSED SECTION 2 - DA
AR100-0001-DA 1 : 200



2 PROPOSED SECTION 1 - DA
AR100-0001-DA 1 : 200



3 PROPOSED SECTION 3 - DA
AR100-0001-DA 1 : 200

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A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
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Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SECTIONS 1 TO 3 - GENERAL ARRANGEMENT

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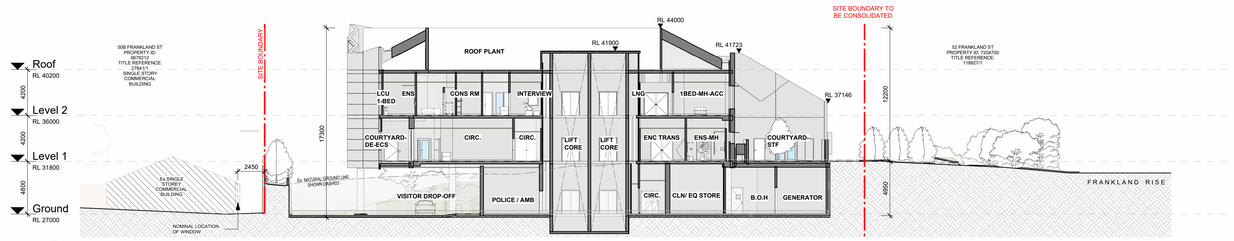
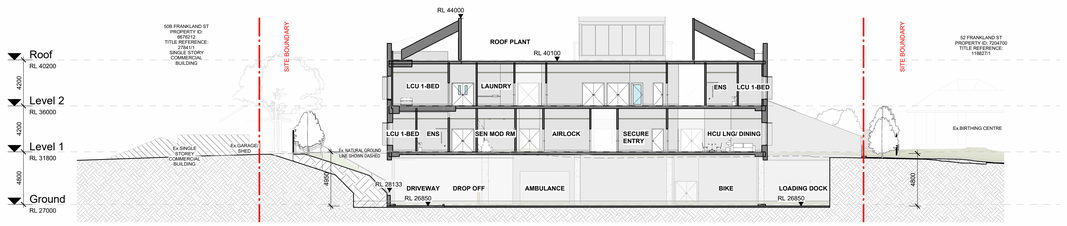
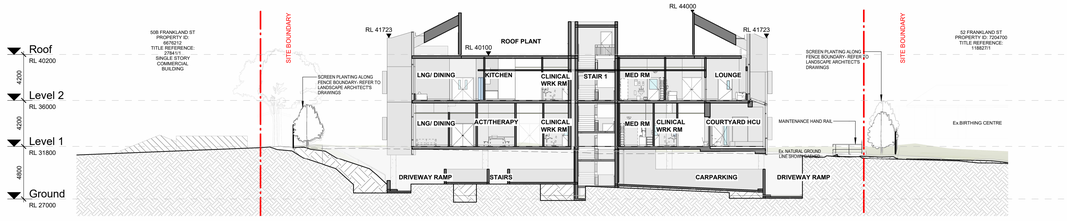
Rev	Date	Revision
A	7/11/2025	PRELIMINARY
B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL



4 PROPOSED SECTION 5 - DA
AR100-0001-DA 1 : 200



5 PROPOSED SECTION 7 - DA
AR100-0001-DA 1 : 200



6 PROPOSED SECTION 4 - DA
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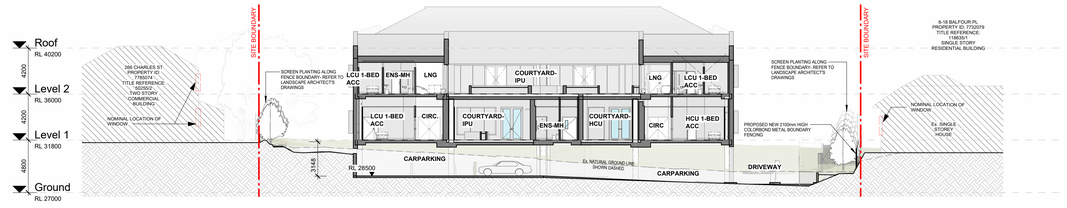

7 PROPOSED SECTION 6 - DA
AR100-0001-DA 1 : 200

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
SECTIONS 4 TO 7 - GENERAL ARRANGEMENT

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
1 : 200 @B1	TW	Checker

FOR INFORMATION

Drawing No. NMHP-AR210-0002-DA Rev. [C]

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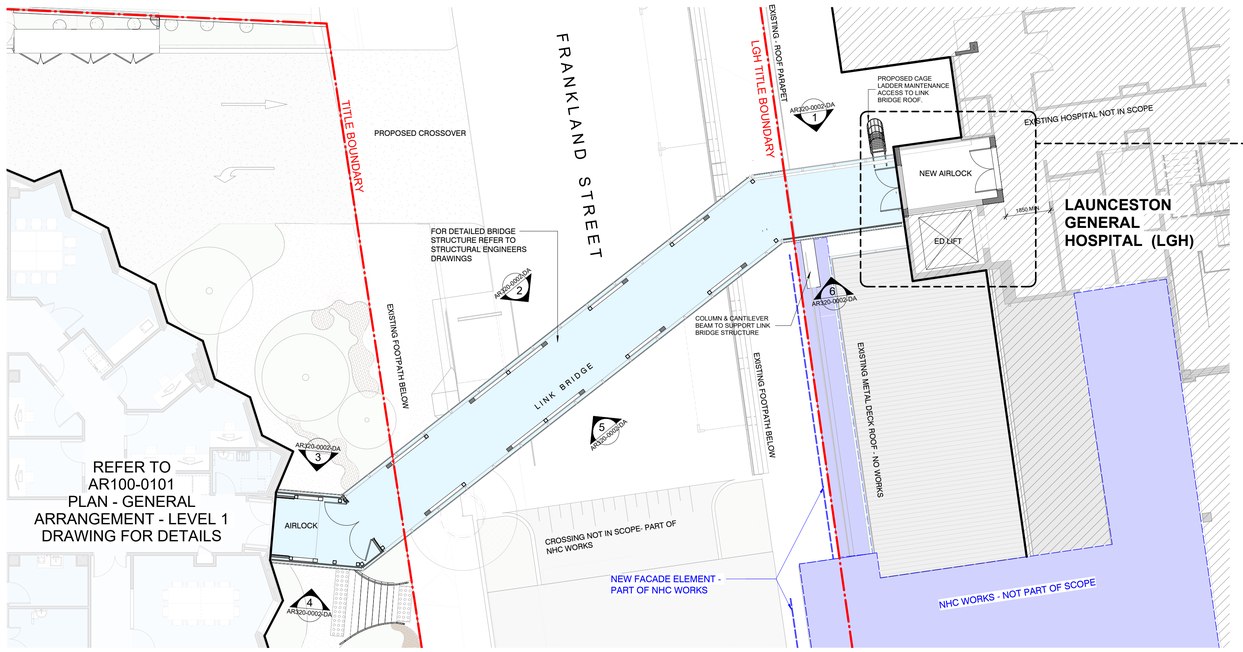
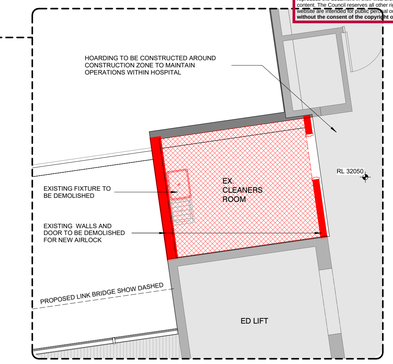
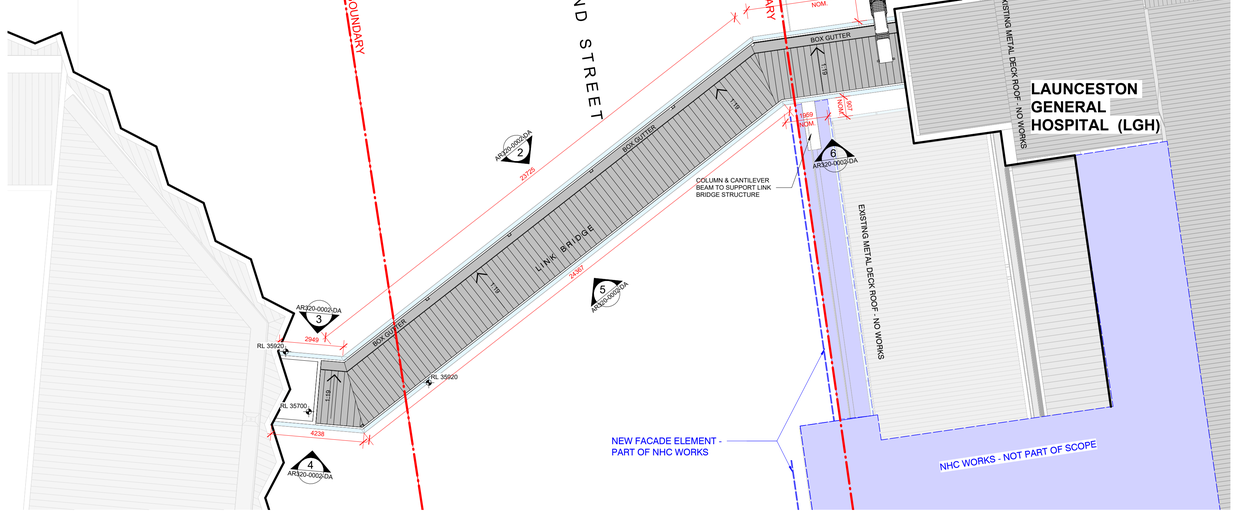
Version: 2, Version Date: 23/02/2026



1 - PROPOSED - LINK BRIDGE - LEVEL 1 - DA
SCALE 1 : 100



3 - LGH L4 DEMOLITION PLAN
SCALE 1 : 50



2 - PROPOSED - LINK BRIDGE - ROOF - DA
SCALE 1 : 100

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GENERAL NOTES - PROPOSED LINK BRIDGE

- **DRAWINGS ARE FOR INTENT PURPOSES ONLY**
- **FRANKLAND STREET WORKS ARE NOT IN SCOPE**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION DOCUMENTS, AND ALL OTHER CONSULTANT DOCUMENTATION.
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR EXCAVATION DETAILS.

LINK BRIDGE - PROPOSED - LEGEND

- PROPOSED LINK BRIDGE
- AREA OF EXISTING HOSPITAL (LGH)
- EXISTING ROOFING
- FUTURE NHC WORKS - NOT IN SCOPE
- SITE BOUNDARY

GENERAL NOTES - DEMOLITION PLANS

- **DRAWINGS ARE FOR INTENT PURPOSES ONLY**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION DOCUMENTS, AND ALL OTHER CONSULTANT DOCUMENTATION.
2. REFER TO CIVIL ENGINEERS FOR EXTENT OF DEMOLITION WORKS.
3. ALL EXISTING SERVICES & UTILITIES TO BE DISCONNECTED IN ACCORDANCE WITH SERVICE/UTILITY PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH LESSOR PRIOR TO UNDERTAKING DISCONNECTION WORKS.
4. ALL SERVICE LOCATIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS.

DEMOLITION PLAN - LEGEND

- DEMOLITION ZONE
- WALL TO BE DEMOLISHED
- EXISTING WALL TO BE RETAINED
- FIXTURES TO BE REMOVED

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
LINK BRIDGE - PLANS

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
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PRELIMINARY

Drawing No. NMHP-AR320-0001-DA Rev. [C]

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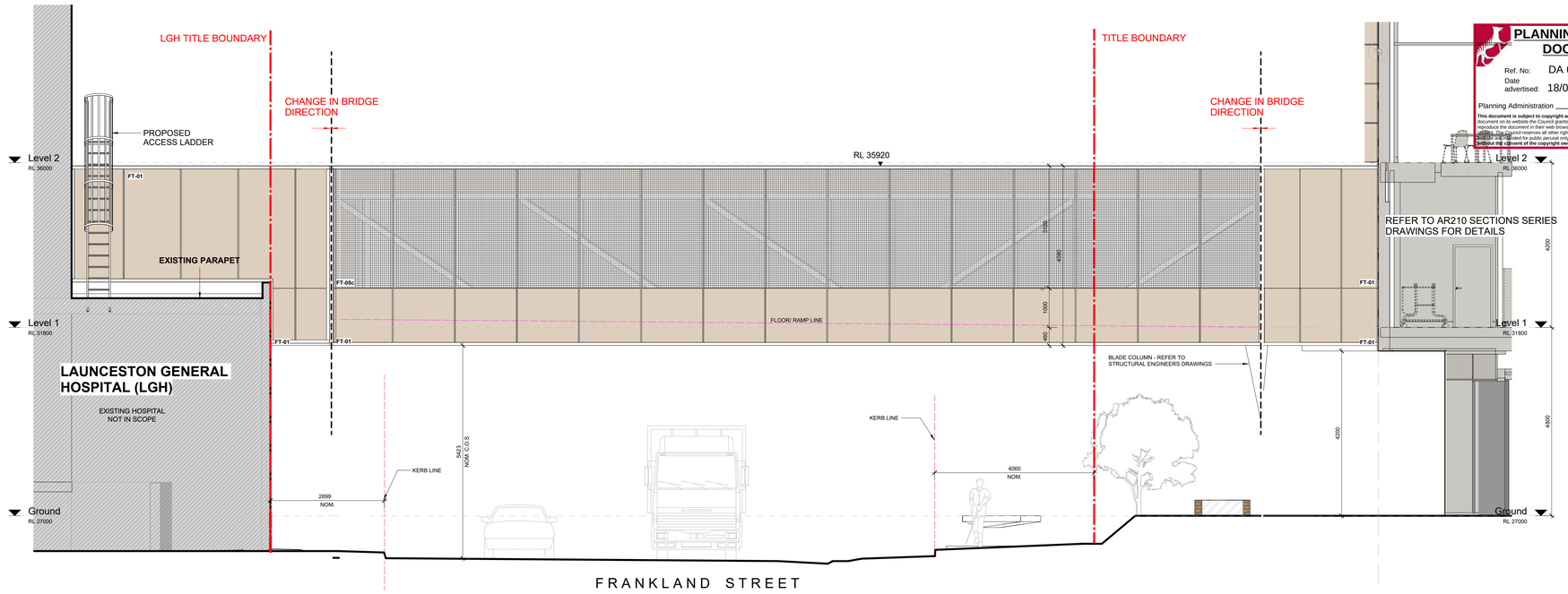
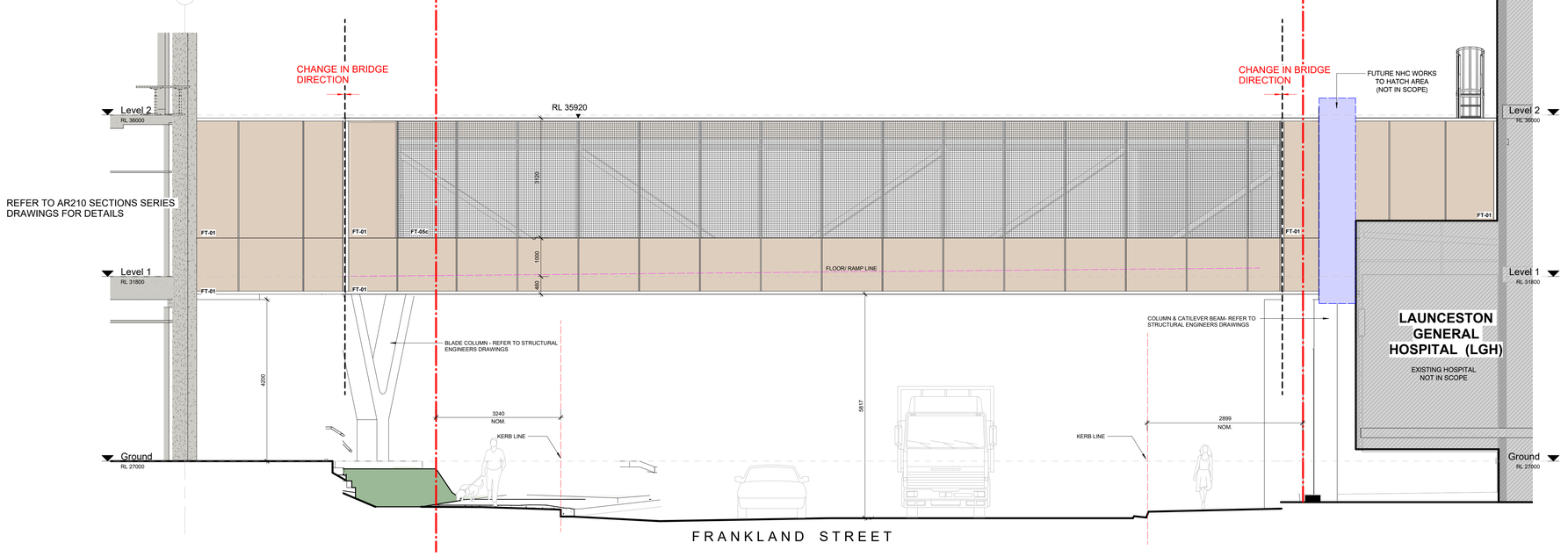


1 LINK BRIDGE - NORTH ELEVATION 1 - DA
AR002-0001 1 : 50

2 LINK BRIDGE - NORTH ELEVATION 2 - DA
AR002-0001 1 : 50

3 LINK BRIDGE - NORTH ELEVATION 3 - DA
AR002-0001 1 : 50



4 LINK BRIDGE - SOUTH ELEVATION 1 - DA
AR002-0001 1 : 50

5 LINK BRIDGE - SOUTH ELEVATION 2 - DA
AR002-0001 1 : 50

6 LINK BRIDGE - SOUTH ELEVATION 3 - DA
AR002-0001 1 : 50

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Version: 2, Version Date: 23/03/2026

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ELEVATION & SECTION LEGEND

NOTE ALL MATERIALS, COLOURS AND PROFILES TO BE FURTHER RESOLVED.

- **FT-01** *ALUMINIUM CLADDING - TBC*
- **FT-02a** *GLAZED VISION PANEL*
- **FT-02b** *SHADOWBOX / SPANDREL PANELS*
- **FT-03a** *BRICKWORK - CREAM*
- **FT-03b** *BRICKWORK - RED*
- **FT-03c** *BRICKWORK - BROWN*
- **FT-04** *GLAZING - FULL HEIGHT VISION GLASS*
- **FT-05a** *COURTYARD SCREEN - GLASS*
- **FT-05b** *COURTYARD SCREEN - FRAME*
- **FT-05c** *SAFETY MESH*
- **FT-06** WINDOW SUN SHADING - ALUMINIUM BRONZE COLOUR FINISH
- **RC-01** PROFILED METAL ROOF SHEETING - BEIGE COLOUR
- **SC-01** ALUMINIUM CLADDING SOFFIT
- 10M HIGH ABOVE NATURAL GRADE LINE
- NATURAL GRADE LINE
- SITE BOUNDARY

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
LINK BRIDGE - LONG ELEVATIONS

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	**Drawn by**	**Checked by**
As indicated @B1	BL	GO

PRELIMINARY

Drawing No. NMHP-AR320-0002-DA Rev. [C]

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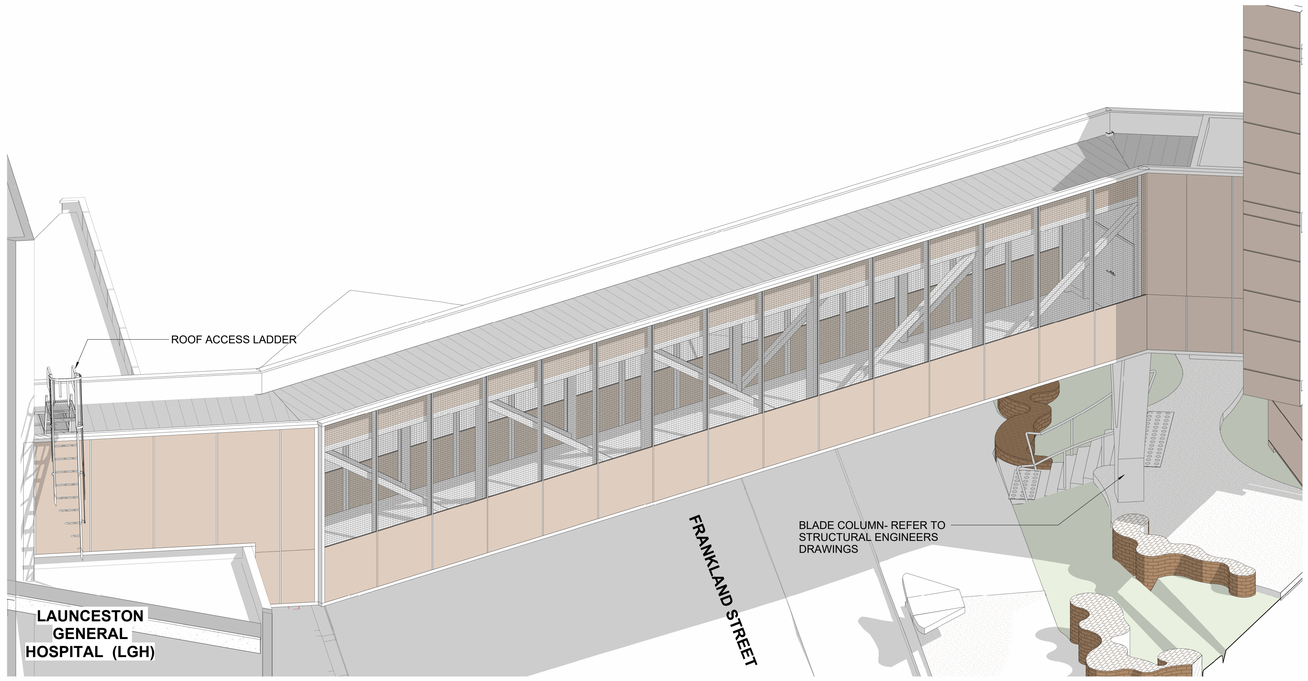
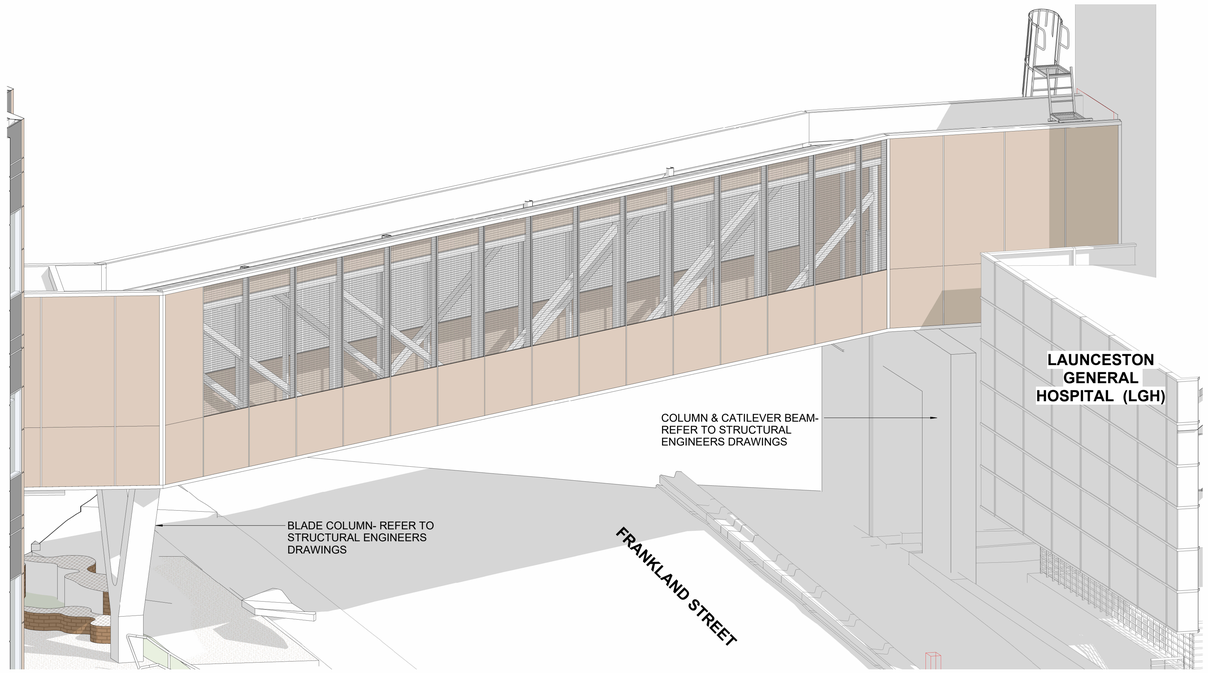


1 - LINK BRIDGE - EAST 3D VIEW
SCALE



2 - LINK BRIDGE - WEST 3D VIEW
SCALE

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Version: 2, Version Date: 28/08/2026

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B	14/11/2025	DEVELOPMENT APPLICATION
C	11/02/2026	ISSUE FOR APPROVAL

Client
DEPARTMENT OF HEALTH
Tasmanian Government | Department of Health

Project Name
TAS - North Mental Health Precinct - Launceston(V2)

Drawing Name
LINK BRIDGE - 3D VIEWS

Project No	Contract No	Revision Date
241046	IS-697	11/02/2026
Scale	Drawn by	Checked by
@B1	Author	Checker

FOR INFORMATION

Drawing No. NMHP-AR320-0010-DA Rev. [C]

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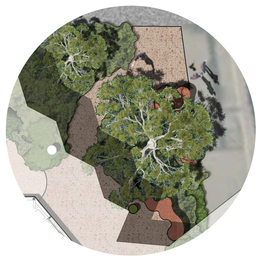
NORTHERN MENTAL HEALTH PRECINCT | **LANDSCAPE DEVELOPMENT APPLICATION PACKAGE**







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PLAY /ST.



DRAWING KEY

1. Overhead bridge link to LGH
2. Vehicle entry and exit from Frankland Street
3. Staff vehicle exit only to Balfour Place
4. Passenger drop-off area protected under building
5. Accessible pathway to main entry
6. Primary stair egress to main entry
7. Secondary steps and path egress to entry
8. Terraced seating edges and soft landscaping. Brick terracing incorporating salvaged heritage bricks from demolition of existing building, with supplementary new brick where required.
9. Densely planted embankment
10. TasNetworks substation location
11. Fire services cabinets
12. Undercroft carparking area
13. Screening planting to adjoining properties
14. Water meter assembly and cage
15. Asphalt carparking
16. Existing mature trees retained x4
17. Mass planted bulbs and groundcovers to tree protection zone of existing trees
18. Tall retaining wall
19. Secure courtyard to Safe Haven, semi-enclosed by retaining wall
20. Planted embankment providing green periphery to undercover carpark.
21. Concrete path connections and terracing incorporating salvaged brick as aggregate where bricks have been broken during demolition of existing building.

NORTHERN MENTAL HEALTH PRECINCT | **LANDSCAPE SCHEMATIC DESIGN - GROUND FLOOR**

52 FRANKLAND STREET
LAUNCESTON, TAS

1:200 @ A1
DEVELOPMENT APPLICATION

REVISION 2
NOV 2025

Document Set ID: 5389983
Version: 2, Version Date: 28/03/2026

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DRAWING KEY

1. Bridge link to LGH
2. Secure fencing line concealed within planting - preventing unwanted access to tall retaining area
3. Open to carpark and driveway below
4. Boundary screening and feature trees
5. Sheltered staff terrace and emergency egress zone to Frankland Rise
6. De-escalation courtyard.
7. High care consumer courtyard
8. On-grade emergency egress via Birthing Centre to Frankland Rise
9. Fence and access-controlled gate location
10. Screening planting to adjoining properties
11. Screening planting to prevent overlooking to Save Haven courtyard
12. Low care consumer courtyard
13. No-access landscape zone providing outlook to de-escalation courtyard.

NORTHERN MENTAL HEALTH PRECINCT | **LANDSCAPE SCHEMATIC DESIGN - FIRST FLOOR**

52 FRANKLAND STREET
LAUNCESTON, TAS

1:200 @ A1
DEVELOPMENT APPLICATION

REVISION 2
NOV 2025

Document Set ID: 5389280
Version: 2, Version Date: 28/08/2026

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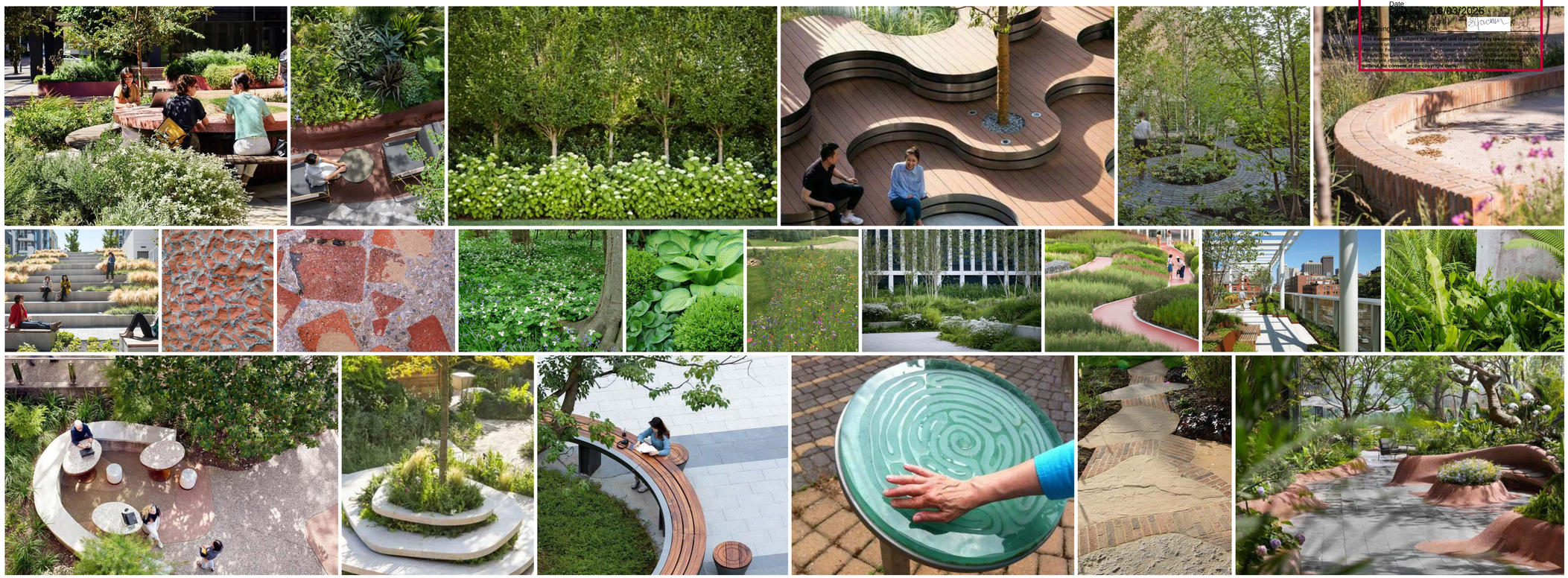
LANDSCAPE LOOK AND FEEL PRECEDENTS



PLANTING PALETTE

	TREES					SHRUBS & LARGER PERENNIALS							GRASSES, CLIMBERS & GROUNDCOVERS																	
Image #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Latin name	*Azara microphylla*	*Corymbia citriodora* 'Baby Citro'	Dicksonia antarctica	*Lagerstroemia indica* 'Natchez'	*Pyrus calleryana* 'Capital'	*Syzigium paniculatum* 'Backyard Bliss'	*Acacia cognata* 'Limelight'	*Adenanthos sericeus* 'Platinum'	*Convolvulus cneorum*	*Pachystegia insignis*	*Salvia leucantha* 'Velour White'	*Westringia fruiticosa* 'Smokey'	*Ajuja reptans* 'Snow White'	*Arthropodium cirratum*	*Austrostipa stipoides*	*Bergenia cordifolia* 'Bressingham White'	*Calamagrostis x acutiflora* 'Karl Foerster'	*Casuarina glauca* 'Cousin It'	*Dichondra argentea* 'Silver Falls'	*Disphyma crassifolium* 'White Wash'	*Ficinia nodosa*	*Gomphrena globosa*	*Hakonechloa macra*	*Lomandra longifolia* 'Tanika'	*Miscanthus sinensis* 'Adagio'	*Myoporum parvifolium*	*Narcissus cv.*	*Scleranthus biflorus*	*Stachys byzantina*	*Thymus serpyllum*
Common name	Vanilla tree	Dwarf lemon-scented gum	Manfern	Crepe Myrtle	Capital pear	Lily pilly	Willow myrtle	Woolley bush	Silver bush	Marlborough rock daisy	Mexican bush sage	Native rosemary	Bugleflower	Renga lily	Coastal spear grass	Pigsqueak	Feather reed grass	Swamp sheoak	Silver ponysfoot	Small-leaved pigface	Knobby clubrush	Globe amaranth	Japanese forest grass	Matt rush	Dwarf miscanthus	Creeping boobialla	Daffodil	Canberra grass	Lamb's ears	Creeping thyme
Mature size (H x W)	8 x 5	6 x 6	2.5 x 2	5 x 3	6 x 1.5	4 x 1	1 x 1	2 x 1.3	.6 x 1	.6 x 1	1 x 1	1.2 x 1.2	.2 x .5	.8 x 1	.6 x .6	.3 x .3	1.8 x .4	.3 x 1.5	.1 x .5	.1 x 1.5	.3 x .5	.4 x .6	.4 x .5	.5 x .5	1 x 1	.2 x 2	.3 x .1	.1 x .4	.3 x 1	.1 x .5
Notes	Exotic species	Australian cultivar	Tasmanian species	Exotic cultivar	Exotic cultivar	Australian cultivar	Australian cultivar	Australian cultivar	Australian cultivar	Exotic species	Exotic cultivar	Australian cultivar	Exotic cultivar	Exotic species	Tasmanian species	Exotic species	Tasmanian species	Australian cultivar	Exotic cultivar	Tasmanian cultivar	Tasmanian species	Exotic species	Exotic species	Australian cultivar	Exotic cultivar	Tasmanian species	Exotic cultivar	Tasmanian species	Exotic species	Exotic species



NORTHERN MENTAL HEALTH PRECINCT | **PRECEDENTS & PLANTING PALETTES**

52 FRANKLAND STREET
LAUNCESTON, TAS

NA @ A1
DEVELOPMENT APPLICATION

REVISION 2
NOV 2025

Document Set ID: 5389743
Version: 2, Version Date: 23/03/2026

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Launceston General Hospital, **North Mental Health Precinct Wayfinding and Signage** Schematic Design

Prepared by: Daniel Zika & Lucky Huynh, Futago
Date: 07 October 2025
Version: 3.0

Document Set ID: 5389708
Version: 1, Version Date: 18/03/2026

North Mental Health Precinct
Wayfinding Signage Schematic Design

PROJECT
Launceston General Hospital, North Mental Health Precinct Wayfinding

DATE: 07/10/2025

PAGE: 1 OF 48

SCALE: N/A

DRAWING
Schematic Design

NOTES
SCHEMATIC DESIGN ONLY DETAILS NOT FINALISED

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Sign types

EXTERNAL

DESIGN INDICATIVE ONLY

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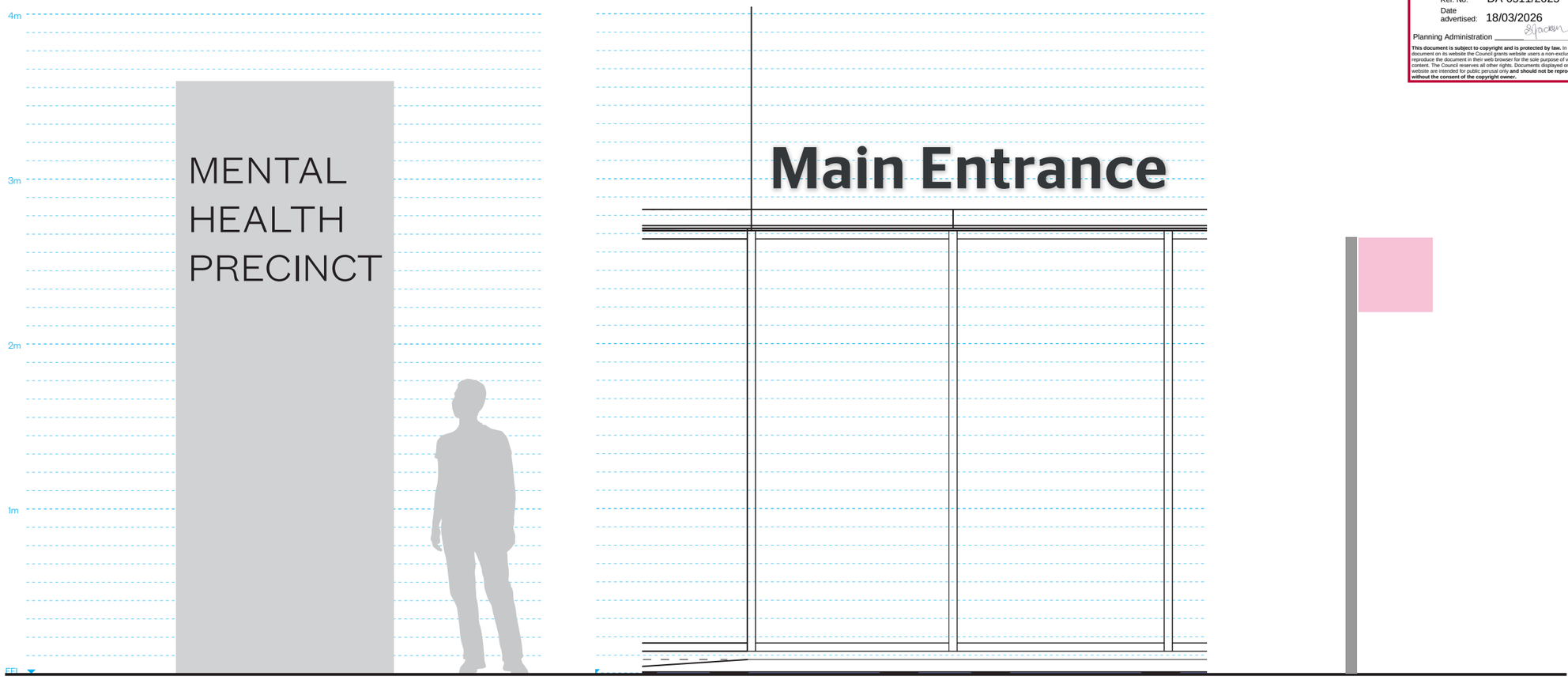

IDE1 Site Marker Totem

Large-scale freestanding signage that identifies a building or precinct at site entries, acting as a landmark and orientation point for visitors.

IDE2 Entry Identification

Signage that clearly marks the main public entry points of a building (e.g. drop-off, main lobby, skybridge), confirming arrival and distinguishing them from secondary or service entrances.

IDE3 Pick up / Drop off (TBC)

Identify the pick-up and drop off zone at drop-off bays.

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Launceston General Hospital — North Mental Health Precinct

Sign allocation – External

Site plan



Signtypes

- **IDE1** Site Marker Totem
- **IDE3** Pick-up & Drop-off zone

Key

- Main entry
- Accessible path
- Non-accessible path

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Planning Report

Northern Mental Health Precinct

52 Frankland Street, Launceston



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Document Control				
Report Title:	Planning Report			
Project Number:	23.242	**Project Name:**	Northern Mental Health Precinct – 52 Frankland Street, Launceston	
Client:	ARTAS Architects		**Client Contact:**	Caillen Van Hassall

Revision:	**Date:**	**Revision details:**	**Prepared by:**	**Reviewed by:**
0	7/05/2025	Draft A	Ashley Brook	
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1. Introduction

6ty° has been engaged by **ARTAS Architects** to provide town planning services in relation to the Northern Mental Health Precinct (NMHP) proposed by the Department of Health (DoH) on land within 52 Frankland Street, adjacent to the Launceston General Hospital (LGH).

The development of a mental health precinct forms part of the *Launceston General Hospital Precinct Masterplan* ("Masterplan"). The proposed NMHP will deliver contemporary mental health care and services, providing immediate support, brief interventions, education, and assistance for the community to navigate services in a home-like environment. It will include a 30-bed Inpatient Unit, a Recovery College, Safe Haven, a link bridge connecting with the LGH, and associated vehicle parking.

1.1 Purpose of the Report

This Planning Report has been prepared to accompany a planning permit application (the "application") to City of Launceston (the "Council"), as the Planning Authority, for the proposed NMHP. It provides a description of the proposal and a consideration of the provisions and standards in the *Tasmanian Planning Scheme – Launceston* (the "Planning Scheme").

1.2 Planning Overview

The matters summarised in Table 1 are described in greater detail throughout this Planning Report.

Table 1 – Overview of the Site and Applicable Planning Scheme Controls

Property Address:	52 Frankland Street, Launceston	
Property Identification Number (PID):	PID 7204700	
Certificate of Title (CT) References:	**Volume**	**Folio**
	178414 146528	1 1
Owner:	The Crown (administered by the Department of Health)	
Area:	6678 m^2	
Planning Instrument:	*Tasmanian Planning Scheme - Launceston*	
Use Class:	Hospital Services	
Proposed Development:	Construction of a building and associated development and works	
Zone:	Community Purpose	
Overlays:	Local Heritage Place Landslip Hazard Area Airport Obstacle Limitation Area	
Applicable Codes:	Signs Parking and Sustainable Transport Road and Railway Assets Local Historic Heritage Landslip Hazard	
Application Status:	Discretionary	

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1.3 Accompanying Plans and Documents

The Planning Report considers the proposal plans and other relevant documents, including supporting assessments, accompanying the application, as listed in Tables 2 and 3. It should be read in conjunction with these accompanying plans and documents.

Table 2 – Current Proposal Plans

Drawing Title	Project Number	Drawing Number	Revision/ Issue	Date
Architectural Drawings by ARTAS Architects & Billard Leece Partnership (BLP)				
Cover Sheet	241046	NMHP-AR000-0001-DA	A	14/11/2025
Plan – Site Demo – Stage 2	241046	NMHP-AR001-0002-DA	B	14/11/2025
Plan – Site Context – Proposed	241046	NMHP-AR001-0003-DA	B	14/11/2025
Elevations – Site Context	241046	NMHP-AR002-0001-DA	B	14/11/2025
Site Plan – Shadow Diagram (December)	241046	NMHP-AR003-0001-DA	B	14/11/2025
Site Plan – Shadow Diagram (March)	241046	NMHP-AR003-0002-DA	B	14/11/2025
Site Plan – Shadow Diagram (June)	241046	NMHP-AR003-0003-DA	B	14/11/2025
Site Plan – Shadow Diagram (July)	241046	NMHP-AR003-0004-DA	B	14/11/2025
Site Plan – Ground	241046	NMHP-AR003-0005-DA	B	14/11/2025
Site Plan – Roof	241046	NMHP-AR003-0006-DA	B	14/11/2025
Plan – General Arrangement – Ground Level	241046	NMHP-AR100-0001-DA	B	14/11/2025
Plan – General Arrangement – Level 1	241046	NMHP-AR100-0002-DA	B	14/11/2025
Plan – General Arrangement – Level 2	241046	NMHP-AR100-0003-DA	B	14/11/2025
Plan – General Arrangement – Roof	241046	NMHP-AR100-0004-DA	B	14/11/2025
Elevations – General Arrangement – North & South	241046	NMHP-AR200-0001-DA	B	14/11/2025
Elevations – General Arrangement – East & West	241046	NMHP-AR200-0002-DA	B	14/11/2025
Sections 1 to 3 – General Arrangement	241046	NMHP-AR210-0001-DA	B	14/11/2025
Sections 4 to 7 – General Arrangement	241046	NMHP-AR210-0002-DA	B	14/11/2025
Link Bridge – Plans	241046	NMHP-AR320-0001-DA	B	14/11/2025
Link Bridge – Long Elevations	241046	NMHP-AR320-0002-DA	B	14/11/2025
Link Bridge – 3D Views	241046	NMHP-AR320-0010-DA	B	14/112025
Architectural Renders				

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Drawing Title	Project Number	Drawing Number	Revision/ Issue	Date
Civil Services Drawings by CES				
Bulk Earthworks Plan	246236	C11	P8	13/10/2025
Cut/Fill Analysis	246236	C12	P8	13/10/2025
Hydraulic Services Drawings by CES				
Site Plan	246236	H-Sk01	P7	17/10/2025
Electrical Services Drawings by CES				
Site Plan	246236	E-Sk01	P8	17/10/2025

Table 3 – Accompanying Documents

Document Title	Consultant	Project Number	Revision/ Issue	Date
DA Submission – Architects Statement – Northern Mental Health Precinct	ARTAS Architects / BLP			
Landscape Development Application Package	Playstreet		2	November 2025
Wayfinding Signage Schematic Design	Futago		3.0	7/10/2025
Arborist Report	Australian Tree Care - TAS			23/03/2025
Traffic Impact Assessment	GHD	12655712	3	13/11/2025
Waste Management Plan	GHD	12655712	0	13/11/2025
Preliminary Cranage Report	Becket Industrial		B	10/10/2025
Design Development Overlay	PDA	51279	A	23/09/2024
Statement of Historic Heritage Significance	Praxis Environment		V3	December 2024
Environmental Sampling Report	pitt&sherry	P.22.0282	00	14/04/2022
Landslip Hazard Report				

1.4 Background

1.4.1 Launceston General Hospital Precinct Masterplan

Released in 2021, the *Launceston General Hospital Precinct Masterplan*[2] provides a framework for the ongoing, staged redevelopment of the hospital and surrounding facilities to meet the future health needs of the communities in northern Tasmania.

[2] Department of Health, October 2021.

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Since its release, the development needs of the precinct and the health requirements of the communities served by the LGH have continued to evolve. In response, the *Draft Launceston General Hospital Precinct Masterplan Revision 2025*[3] (the "Masterplan Revision") has recently been prepared.

The Masterplan Revision retains the principles and key elements of the original Masterplan and aligns with the clinical demands and priorities identified in the *Long-Term Plan for Healthcare in Tasmania 2040*[4] and the Tasmanian Health Service – North and North West Clinical Services Profiles[5].

The Masterplan identifies a new, purpose-built mental health precinct to support the delivery of safe, therapeutic, and recovery-orientated care. The originally identified location for the facility was the site of the former Anne O'Byrne Centre; however, as outlined in the Masterplan Revision, the proposed location is now 52 Frankland Street – the site initially intended for a co-located private hospital. The new facility will replace and expand upon the existing acute mental health unit (Northside), which currently accommodates 20 beds on the main campus.

A temporary on-grade car park is currently being constructed on the site of the former Anne O'Byrne Centre in Howick Street. Ultimately, the Masterplan Revision identifies this site for a new Subacute and Ambulatory Care Centre. The temporary car park is intended to provide parking for LGH visitors and patients during construction of the approved multistorey car park over the existing on-grade parking area at the corner of Charles and Howick Streets.

As expanded subacute and ambulatory care services were originally planned on the northern side of the main campus, the Masterplan Revision identifies that the new project in Howick Street will enable opportunities for other facilities within a new tower on the Northside site (Northern Health Complex). This will be facilitated by the relocation of the existing mental health unit from this location. The Masterplan revision also highlights opportunities for public–private partnerships within the new tower, including the potential for a co-located private hospital.

1.4.2 Approved Demolition

Demolition and associated works at 52 Frankland Street are being undertaken under Planning Permit DA0339/2024, issued by Council's Planning Authority on 23 January 2025, to create a brownfield site for the proposed Northern Mental Health Precinct. The works include demolition of the original residence on the property and its later additions. The planning permit requires that any salvageable materials are to be retained or recycled for future reuse. It also required that a Heritage Interpretation Plan (HIP) be prepared.

1.4.3 Approved Northern Heart Centre

A new cardiac care and treatment facility has been approved for development on the main campus of the LGH, on southern side of Frankland Street, under Planning Permit DA0231/2025, issued on 28 August 2025. The Northern Heart Centre (NHC) will be located directly opposite the proposed NMHP. As outlined in the Masterplan Revision, it represents a significant upgrade of a projected identified in the original Masterplan. The NHC will include a pedestrian crossing in Frankland Street, complementing the proposed NMHP link bridge, which will provide a secure connection with the LGH main campus for acute patient transfers and daily meal delivery.

1.4.4 Approved Multistorey Car Park

The multistorey car park to be developed at the corner and Charles and Howick Streets was approved under Planning Permit DA0248/2024, issued on 26 September 2024. It will contain 475 car parking spaces, including 10 accessible spaces for persons with a disability, as well as bicycle and motorcycle parking. As outlined in the Masterplan Revision, construction of the multistorey car park has been prioritised to address the parking shortfall generated by the ongoing hospital redevelopment program.

[3] Department of Health, September 2025.
[4] Department of Health, June 2023.
[5] Department of Health, June 2023.

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2. Location

2.1 Site Details

The site, which is shown in Figure 1, comprises two of the lots associated with the property located at 52 Frankland Street (PID 7204700). These lots are contained in CTs 178414/1 and 146528/1, with a combined area of 6678 m^2. The property also includes a third lot, CT 118827/1 (507 m^2). All three lots are owned by The Crown and are administered by the Department of Health.

Figure 1 – Aerial Image of the Site[8]



The two lots comprising the site are in the process of being consolidated into a single title for the purpose of accommodating the proposed Northern Mental Health Precinct. The site has a 72.17-metre frontage to Frankland Street to the south, and a 6.7-metre frontage to Balfour Place to the west.

[8] Source: Base image and data from TheLIST, https://maps.thelist.tas.gov.au/listmap/app/list/map, State of Tasmania.

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2.1.1 Other Land Involved

Frankland Street Road Reservation

The development of the proposed NMHP will involve land within the road reservation of Frankland Street. This is required to accommodate works associated with the provision of service infrastructure, including widening of the vehicle crossing in Frankland Street and changes to adjacent on-street car parking. In addition, the proposed link bridge will span over the road, and traffic management measures will also be required during the construction phase.

Frankland Street is a public road administered by Council in accordance with the *Local Government (Highways) Act 1982*. The associated road reservation is vested in Council and managed through maintenance, control and care as a local highway.

LGH Main Campus

The link bridge will be supported on a concrete wall located within the main campus of the Launceston General Hospital, to the south of Frankland Street. This land is therefore also included in the application. It is contained in CT 164790/1, owned by The Crown, and administered by the DoH.

2.2 Site Characteristics

2.2.1 Existing Land Use

The site contains an original two-storey residence constructed in around 1861, which was extensively repaired following a fire in 1883, and includes later single-storey additions. The overall building was previously used for nurse training purposes and, from 1990, as part of mental health services provided by the LGH. The additions to the original building include a nurses training room from 1953, and an amenities block, linkway and training rooms from the 1960s. The site also includes a modern garden shed.

The overall building, and its associated garden shed, is approved for demolition under Planning Permit DA0339/2024.

The site includes an existing on-grade parking area at the rear, providing 88 staff car parking spaces associated with the LGH. The parking area, which has an asphalt surface, surrounds an avenue of five oak trees. An additional five (5) car parking spaces are located in the southern half of the site.

The land in the southwest corner of the site is relatively steep ground and contains existing vegetation, which is approved for removal under Planning Permit DA0339/2024.

The lot contained in CT 118827/1 contains a 1917 cottage occupied by the Launceston Birth Centre, which will be retained as part of the development of the proposed NMHP. This lot has frontage to Frankland Rise and is accessed via a vehicle crossing at this location. It also has a narrow frontage to Frankland Street.

2.2.2 Topography

The site includes a steep embankment rising from the Frankland Street frontage. The land above, including the location of the original residence and 1917 cottage, forms a crest reaching an elevation of approximately 32 metres AHD (Australian Height Datum). The main vehicle crossing providing access to the site is located adjacent to the eastern boundary, at the high point along the Frankland Street frontage (approximately 26.8 metres AHD). The existing driveway rises diagonally in a westerly direction above the embankment.

The land to the north of the original building, including the rear parking area, slopes by up to 11% towards the northwest corner of the site, lowering to an elevation of approximately 24m AHD.

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2.2.3 Natural Assets

The site comprises developed land within a central city area and has therefore been cleared of native vegetation, resulting in highly modified environment. The maps forming part of the *Launceston Local Provisions Schedule* (LPS) of the Planning Scheme do not identify any overlays relating to natural assets within the site.

2.2.4 Natural Hazards

The Launceston LPS maps identify that parts of the site are subject to a Landslip Hazard Area overlay. As shown in Figure 2, this includes both low and medium hazard bands. The medium landslip hazard band corresponds to the relatively steeper areas, including most of the land between existing buildings and the Frankland Street frontage.

Figure 2 – Landslip Hazard Area Overlay[9]



Areas not shown within a landslip hazard band, including most of the northern part of the site, are not subject to a Landslip Hazard Area.

[9] Source: Base image and data from TheLIST, https://maps.thelist.tas.gov.au/listmap/app/list/map, State of Tasmania.

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2.2.5 Heritage

Local Heritage

The site is associated with a Local Heritage Place identified in the Launceston LPS. The reference number for the listing of 52 Frankland Street is LAU-C6.1.707, and the place is described as “Nurses’ Home”. It is noted, however, that the Nurses’ Home buildings are actually located within a different property at 34-40 Howick Street.

State Heritage

The site was formerly entered on the Tasmanian Heritage Register (THR) under ID Number 4233. In 2015, it was removed from the THR by the Tasmanian Heritage Council (THC) in accordance with the relevant provisions in the *Historic Cultural Heritage Act 1995*.

Statement of Historic Heritage Significance

The accompanying Statement of Historic Heritage Significance (SHHS), prepared by Praxis Environment, concludes that the place does not strongly exhibit historic heritage significance against any criterion, even at a local level. This assessment is based on substantial modifications to the original residence resulting from the 1883 fire and subsequent modifications since 1950, a lack of demonstrative association with any prominent persons or cultural activities, and because of the historical associations are unremarkable and do not demonstrate anything considered ‘out of the ordinary’ for the period.

The only identified matters that may be ascribed possible significance are reproduced below.

- *The large allotment represents the earlier townscape development pattern of Launceston, as part of the hilltop development fringing the city utilised for larger c19th residences overlooking the city*.
- *The avenue of trees may have some significance as part of the wider city-fringe landscape and representing part of an earlier large garden setting – although these are not a prominent element in the townscape*.
- *The outward shell and location of the building exhibits some characteristics of an important class of place, however the extensive modification of the building, and consideration of other more intact and legible examples of such buildings in the locality means that those values are not high*.

The SHHS was included in the application for the demolition of the original residence and its later additions, which was approved by Planning Permit DA0339/2024. This planning permit includes the following condition:

> ***2. LOCAL HERITAGE***
>
> *Prior to the commencement of work a detailed recording of the site and buildings to be demolished be undertaken and a copy provided to the Senior Leader City Development (i.e. a Photographic Archival Recording).*
>
> *That any salvageable original materials (i.e. bricks, timbers, fireplaces, ceiling roses etc.) from the site are to be retained or recycled for future reuse in accordance with the Waste management Plan.*
>
> *That a Heritage Interpretation Plan for the site be incorporated into any future development of the site.*

Heritage Tasmania has provided advice to the DoH on materials associated with the original building with the potential to be salvaged. This includes roof sheeting, door leaf and frame, skirting, window cases and sashes, roof framing, flooring, bricks and stone.

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Landscape Heritage Interpretation Strategy

As described in the accompanying Architects Statement, the schematic design process for the proposed NMHP has defined key strategies for incorporation of heritage elements identified for salvage and recovery, including:

- Reusing foundation stones as landscape retaining walls (pending review of recovered items).
- Salvaging and reusing bricks for sensory paths, paving, seating, fences or retaining walls.
- Broken bricks can be used for aggregate (pending engineering feedback) or crushed for mulch where appropriate.
- Timber can be reused as a place-making strategy for decorative markers, edging, landscape dividers, furniture or sensory pathways (pending review of recovered items).

2.2.6 Service Infrastructure

Vehicle Access

The site is serviced by existing vehicle crossings in Frankland Street and Balfour Place.

The vehicle crossing in Frankland Street currently provides entry movements only to the site. Under Planning Permit DA0339/2024, it is approved to be widened, enabling both entry and exit movements to support the approved demolition activities.

The existing driveway extending from Frankland Street, located to the south and west of the existing buildings, provides access to the on-grade parking area in the northern (rear) part of the site. The Balfour Place access currently accommodates exit movements only from this part of the site.

Frankland Street is a local collector road, while Balfour Place is a local road. Both are configured as two-way roads with sealed public footpaths and are administered by Council's road authority. Frankland Street extends from Wellington Street to the west and connects to Charles Street to the east, with on-street parking provided on both sides. Balfour Place extends southward from Balfour Street.

Hydraulic Services

The site is serviced by reticulated water supply, sewerage, and stormwater infrastructure. It is located within an area with a combined drainage system operated by TasWater.

Other Utilities

The site has connections to electricity and communications infrastructure.

2.3 Site Context

2.3.1 Health Precinct

The properties administered by the DoH within the broader health precinct, other than the site, are identified below:

- Main campus of the LGH (280 Charles Street) – includes a single lot also encompassing the Northern Integrated Care Service (NICS) at 41 Frankland Street. The LGH provides a wide range of health care services, including acute care, maternity services, outpatient clinics, community, and sub-acute services. It is largest employer in the region, with approximately 2,000 staff. The Northern Heart Centre is approved to be developed on the main campus directly opposite the proposed NMHP.

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- 34-40 Howick Street – includes the Nurses Homes' buildings, Holman Clinic Patient & Student Accommodation, Gardner's Cottage and Clinic 34. This property also includes the site of the former Anne O'Byrne Centre, which has recently been demolished for future hospital-related development, including a temporary on-grade car park currently under construction and a future Subacute and Ambulatory Care Centre.
- Administration and Learning Hub (39 Frankland Street) – located to the east of Charles Street on land adjoining the abovementioned Nurses' Home buildings. The fit out of the existing building for this facility has been undertaken under the Masterplan.
- 33-39 Howick Street – includes the Allambi Building, John L Grove Rehabilitation Centre, and Northern Dental Centre.
- Nalumi Flats (19 Pedder Street) – located further south along Mulgrave Street.

In addition, there are privately owned sites in the surrounding area associated with the provision of health services.

2.3.2 Surrounding Area

The surrounding area comprises a mix of uses and buildings of varying sizes, ranging from the former general hospital (now the Mantra Charles Hotel) and the adjacent 39 Frankland Street to single dwellings and associated outbuildings.

A zoning map encompassing adjacent properties and land slightly further afield is provided in Figure 3.

The site is located adjacent to the main campus of the LGH, situated on the opposite side of Frankland Street, which is also within a Community Purpose Zone. The main campus contains relatively substantial hospital buildings, some of which are built to Frankland Street frontage, including the Emergency Department (ED) and the NICS building.

The adjacent land to the east, extending to Charles Street, is zoned Urban Mixed Use. The adjoining properties in this location include a single level cottage to the southeast, fronting Frankland Street, used by a provider of residential support services. A veterinary centre fronting Charles Street occupies two buildings with a single main level is located to the northeast.

Other adjacent properties to the east include a cottage containing a medical centre, a café, accommodation associated with the LGH for patients and their families (Spurr Wing), an eye hospital to the northeast, and a restaurant on the corner with Balfour Street.

Land to the southeast, on the opposite side of Charles Street, contains the Administration and Learning Hub at 39 Frankland Street. The Charles Complex, located further south in the redeveloped former general hospital, includes the Mantra Charles Hotel and commercial office space.

Land to the north and west, extending to Balfour Street and Wellington Street, is predominantly zoned for residential purposes and contains a mix of detached and conjoined dwellings of one to two storeys.

The land to the west of the LGH main campus is zoned Commercial and includes a recently developed eye clinic at 231 Wellington Street and the Launceston Health Hub (LHH) on 237–241 and 243–247 Wellington Street. The LHH is planning to develop a private hospital on 213–215 and 217–229 Wellington Street. As outlined in the Masterplan Revision, Stage 1 of this private hospital will include 20 non-acute beds, which will be staffed and operated as a ward of the LGH, easing pressure and bolstering patient flow.

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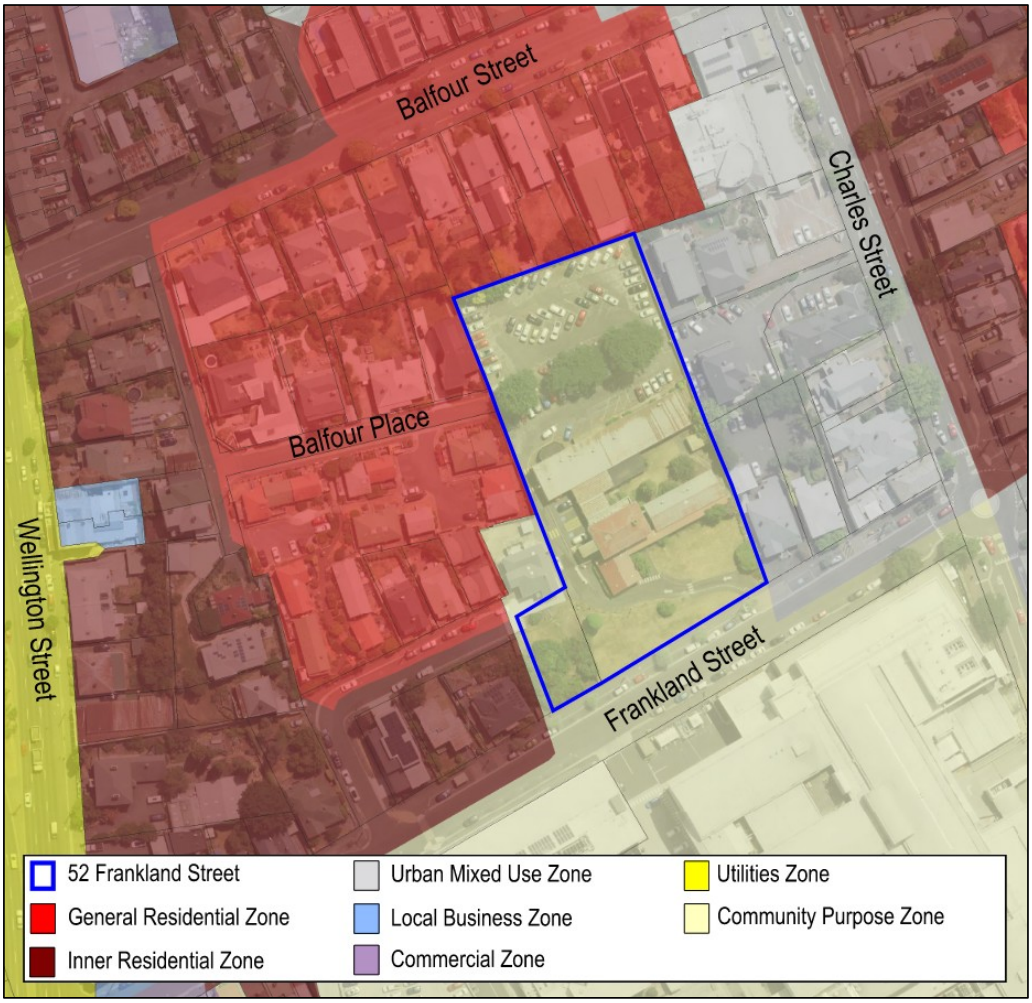
Figure 3 – Zoning Map Encompassing the Surrounding Area[10]



2.3.3 Launceston Airport

The site, along with much of the Launceston urban area, is located within an Airport Obstacle Limitation Area as shown on the Launceston LPS overlay maps. This overlay is associated with the operation of the Launceston Airport, which is located 10 kilometres to the south of the site. The AHD height specified for the overlay in relation to the site is 316 metres.

The LGH helipad currently does not currently have an associated Airport Obstacle Limitation Area; however, it is understood that a proposed amendment to the Launceston LPS is in the process of being prepared to include such an overlay.

The proposed NMHP location is clear of the helipad flight path shown on the Design Development Overlay (DDO), prepared by PDA, which accompanies the current application. The DDO defines the horizontal and vertical extent of airspace that must be protected against incursions by governing authorities to ensure the safe movement of helicopters into and out of the hospital.

[10] Source: Base image and data from TheLIST, https://maps.thelist.tas.gov.au/listmap/app/list/map, State of Tasmania.

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3. Proposal

3.1 Proposed Use

The proposed Northern Mental Health Precinct will provide recovery-orientated inpatient and outpatient care and services. Recovery-oriented practice is based on values and principles of person orientation and active consumer involvement.

3.1.1 Inpatient Unit

The NMHP's Inpatient Unit (IPU) will primarily support adult consumers aged 18–64 years, under voluntary or involuntary care in accordance with the *Mental Health Act 2013*, along with older persons aged 65 years and over. While child and adolescent mental health services will be provided at another facility, persons aged 15–17 years may be accommodated from time to time

Other vulnerable groups may include, but are not limited to, mothers and babies, LGBTQIA+ persons, and people with disabilities.

It is anticipated that most consumers will be transferred from the LGH Emergency Department or referred directly from the community. The IPU will provide short- to medium-term assessment and treatment services for people experiencing acute episodes of mental illness who cannot be safely cared for in a less restrictive environment.

The IPU will comprise 30 beds, including a high care unit with five beds within two clusters, and an additional swing bed with flexibility to operate in low or high care mode. The new facility will replace, and expand upon, the existing Northside unit, which contains 20 beds.

It will be able to accommodate a mix of needs – from perinatal to older persons – through the ability to close off bed clusters to provide a greater sense of safety and protection for vulnerable groups. The capacity to isolate patients will also assist in the management of infectious outbreaks.

The IPU will operate 24 hours per day, seven days per week, with maximum staffing levels at of seven (7) doctors and 43 other employees at any one time.

3.1.2 Safe Haven

The Safe Haven will provide support for people in crisis and assistance in determining the most appropriate service or pathway to meet their needs. The service will be accessible to persons aged 15 years and over, with access will primarily via self-referral. Its main purpose is to divert presentations to the ED from the general public.

Hours of operation will be 8:00 am to 10:30 pm, seven days per week, with maximum staffing levels of two (2) practitioners at any one time.

3.1.3 Recovery College

The Recovery College will provide educational courses for people of all ages – including consumers, family and friends, staff, and the general public – to support mental health, wellbeing, and personal recovery. It will operate during business hours when booked, and will involve one (1) educator and up to ten (10) learning participants.

3.1.4 Staff Areas

The facility will include dedicated staff areas encompassing a gross internal area of 355 m^2, predominantly comprising office space capable of accommodating up to 29 staff at any one time.

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3.2 Proposed Development

The development of the proposed NMHP will include the construction of a building and associated works, comprising a link bridge connecting with the LGH, earthworks and the provision of retaining walls, vehicle access, parking, signage, and service infrastructure.

3.2.1 Construction of a Building

Building Layout

The footprint encompassing the proposed building and associated retaining walls has an approximate area of 2,600 m^2. The building will be developed over a ground floor and two upper internal levels, with a gross internal area of 3,218 m^2.

The ground floor, with a gross internal area of 431 m^2, will accommodate front- and back-of-house areas, as well as the Safe Haven (111 m^2) and Recovery College (66 m^2). The public entry will also be located on this level, which will be open between 8:00 am to 10:00 pm. After-hours access may be granted via video intercom directly to staff in the 24-hour zone. The public entry will include a foyer and concierge/reception service to guide visitors to the various internal sub-entries, some of which will be access-controlled.

A secure and private entry point will be provided for admissions to the Inpatient Unit via a non-public corridor, enabling transfers from emergency and private vehicles where a discreet and dignified arrival point is required.

The link bridge will extend from Level 1 of the facility, spanning over Frankland Street to connect directly with the Intensive Care Unit (ICU) lift core at LGH Level 4, in a location clear of the approved Northern Heart Centre. It will comprise a steel box truss structure supported on concrete columns located within the property boundaries of both the site and the adjacent LGH. The bridge will have a minimum clearance of 5.3 metres above the road carriageway. Its exterior will incorporate stainless steel security mesh to each side, with aluminium cladding extending to safety-rail height.

Level 1 of the NMHP will contain part of the IPU, across a gross internal area of 1,260 m^2, comprising 14 beds (including the high care unit beds) along with communal areas for daily living, such as lounge and dining, activity rooms, therapy, sensory and de-escalation spaces, and interview and consult rooms. Level 2 (1,172 m^2) will comprise 16 beds and similar associated spaces. The dedicated staff areas will be distributed across both levels.

The proposed building will also include several external landscaped courtyards on each level, serving various functions such as breakout, de-escalation, and staff respite. Courtyards facing the General Residential-zoned land to the west and north will be screened with mesh for privacy. The northern courtyard, associated with the IPU, will cascade across Levels 1 and 2, providing solar amenity to adjoining internal spaces and visual connection to other outdoor spaces, including the established avenue of trees.

The ground floor level will include a generator, while an external, pad-mounted substation will be located in the southwest corner of the site. The substation will be subject to a separate design and approval process involving TasNetworks.

An external mechanical plant area will be located within a recessed space at the roof level of the building. The main roof form to the south, east, and west will extend a minimum of 3.8 metres above the surface level in this area. This space will also include a clerestory associated with a light well extending to level 2, below roof height. Additionally, it will include the top of a stairwell providing access to the southern part of the mechanical plant area, and a lift overrun – both of which will also be concealed by the roof form.

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Excavations and Retaining Walls

The development will involve excavations into the slope to accommodate proposed building and associated parking area. The excavations will reach a maximum depth of 5.168 metres and involve a total volume of 11,727 m^3. These will be supported by new retaining walls. Part of the external parking area to the rear of the building will constructed on fill, with a maximum depth of 1.4m and a total volume of 453 m^3.

In addition, the existing retaining and brick walls along the Frankland Street frontage will be demolished and the existing embankment extending up to the new building footprint will be regraded.

The ground floor level in the southern part of the proposed building will be situated at 27 metres AHD, consistent with the elevation of Frankland Street to the southeast of the site. The parking within the building footprint will be provided over two levels, at 26.85 metres and 28.5 metres AHD. Ramps along sections of the internal driveways will facilitate transition between these levels, and to the external car parking beyond the footprint to the rear.

The upper part of the Frankland Street façade will reach a maximum elevation of 44.4 metres AHD. This is approximately 15.51 metres above the existing ground level directly below and therefore represents the maximum building height[12], as defined in the Planning Scheme.

Building Form and Siting

The design of the proposed building responds to contemporary standards for mental health facilities and the surrounding site context.

The Frankland Street façade will be orientated towards the southeast and southwest. The public entry at ground floor level will be located near the frontage, where the building will have a minimum setback of 5.9 metres. The setback will increase towards each side boundary. At ground floor level, the façade will include extensive glazing extending to the southwest adjacent to the Safey Haven, creating transparency and visual connection with the therapeutic landscape.

Above the ground floor, the façade will incorporate vertical aluminium and glazing panels, with frontage setbacks ranging from 4.5 to 13.3 metres. These surfaces will be faceted to create a sculptural form that responds dynamically to changing light and shadow. The aluminium cladding will feature earthy tones. The façade design draws inspiration from nature, including dolerite rock formations at Cataract Gorge. Vertically orientated windows will frame distant views and the terraced landscaping area within the frontage setback.

The increasing frontage setbacks and downward-sloping roof form will reduce the apparent bulk of the building when viewed from both the west along Frankland Street and east from Charles Street.

The landscaped area within the frontage setback will incorporate therapeutic gardens adjacent to the public entry and internal ground floor spaces, including the Safe Haven and Recovery College. The landscaping will create an entry experience that is legible, welcoming and calming, and will also provide terraced seating adjacent to the frontage. Screening will be provided for the new TasNetworks substation located in the southwest corner of the site.

The east and west facing walls will be setback a minimum of 7.2 metres and 11 metres respectively from the side boundaries, while the avenue of trees to the rear will define the northerly building extent.

The roof form will comprise profiled metal sheet cladding that slopes downward towards the frontage, side, and rear, reduce perceived height and scale. This includes the southern (front) portion of the building, which will further lower towards the west. The side walls will feature a dynamic pattern of brickwork in varying sandstone tones, providing texture and visual interest, and will be articulated with vertical recesses and picture windows.

[12] Table 3.1 of the Planning Scheme defines building height as the vertical distance from existing ground level at any point to the uppermost part of a building directly above that point, excluding protrusions such as aerials, antennae, solar panels, chimneys and vents.

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The building will be setback a minimum of 4.8 metres from the boundary shared with CT 118827/1 (Launceston Birth Centre). At Level 1, the staff courtyard and a garden bed adjoining a de-escalation courtyard, located to the east of the building, will be setback a minimum of 3.6 metres from this boundary. A 2.1-metre-high fence will extend along the shared boundary as part of a non-accessible landscaped zone situated above a retaining wall adjacent to a section of driveway.

Existing boundary fencing along the side and rear boundaries of the site will be replaced on a like-for-like basis, where required, generally to a height of 1.8 metres and not exceeding 2.1 metres. This type of fencing is subject to a relevant exemption under Clause 4.6.4(b) of the Planning Scheme. Additionally, internal security fencing is proposed to prevent access to areas adjacent to high retaining walls.

Screen planting will be established along the side and boundaries, as well as other landscaped areas throughout the site, to offer privacy, enhance the visual appearance of the development, and provide outlook from within the building.

The overall design of the building, including the interior, seeks to avoid an institutional character and instead create a welcoming, therapeutic environment. The arrangement of spaces promotes openness and visibility, while materials and colours will be selected to support wellbeing. The design also emphasises a strong connection to nature, incorporating access to natural light and views of landscaped areas to enhance the therapeutic experience for consumers, visitors, and staff. Biophilic design principles are central to the design philosophy, fostering visual and physical connectivity between indoor and outdoor spaces.

3.2.2 Vehicle Access and Parking

The development will include a parking area extending from within the building footprint to the rear of the site, providing 61 car parking spaces in total – 25 within the building footprint and 36 at the rear – replacing the existing on-grade parking area proposed to be demolished.

A new driveway will extend along part of the eastern side boundary from a further widened vehicle crossing in Frankland Street, enabling two-way entry and exit movements. It will continue to the rear near part of the western side boundary. The existing Balfour Place access remain a staff-only exit, controlled by a boom gate.

The driveway alignment to the rear, near the Balfour Place access, necessitates the removal of the westernmost oak within the avenue of trees. The remaining four oaks will be retained to assist in screening the building from the north, with a replacement tree to be planted adjacent to the driveway to assist with screening from the north-west.

Construction works in proximity to the retained oak trees will be undertaken in accordance with the accompanying Arborist Report, which provides tree protection advice consistent with *Australian Standard AS4970-2009: Protection of trees on development sites*. The report includes recommendations relating to excavation works and for the cultivation of a garden around the trees, which are currently surrounded by asphalt. The Tree Protection Zones are shown on the proposal plans.

Within the building footprint, the parking area will include one (1) accessible space for persons with a disability. An additional on-street accessible space is proposed in Frankland Street to the west of the site's vehicle crossing, replacing two regular on-street spaces (an existing accessible space is located to the east). The on-site parking area will also provide a drop-off zone for at least two cars (adjacent to the public entry), three (3) motorcycle spaces, 16 bicycle spaces, an enclosed ambulance bay, and a loading dock.

A footpath will extend into the site from three points along Frankland Street, continuing through the parking area within the building footprint and the avenue of trees to the external spaces at the rear. Internal footpath ramps will have a maximum gradient of 1:20.

Undercover parking will be lit in accordance with the *AS/NZS 1680 Series: Interior and Workplace Lighting*, and the external parking will comply with *AS/NZS 1158 Series: Lighting for roads and public places*. Security lighting will be installed along the building perimeter and around the substation.



3.2.3 Signage

The proposed development includes the following signage to assist with identifying the NMHP:

- Blade sign located adjacent to the Frankland Street frontage, on the western side of the new driveway near a footpath entry into the site. It will measure 3.6 metres in height and 1.3 metres in width.
- Transom sign positioned above the public entry to identify this location, approximately 500 mm high and up to 3.5 metres wide, exempt in accordance with Clause C1.4.1 of the Planning Scheme, as identified in Section 4.4.
- Wall sign located east of the public entry to identify this location, with approximate dimensions of 3.3 metres in height and 1.5 metres in width.

The signs are intended to be illuminated, subject to confirmation, and have been assessed on the basis that they are illuminated.

In addition:

- Two potential locations have been identified for a wall mural associated with future commissioned art installations.
- Sculptural installations are also intended within the frontage setback and are subject to a relevant exemption for public art under Clause 4.2.7.

Other signage, internal to the building or site, will be limited wayfinding, traffic management, and compliance with the National Construction Code, and is exempt under Clauses C1.4.1 and/or C1.4.1.

3.2.4 Other Service Infrastructure

The proposed development will serviced by existing or upgraded site connections to reticulated water supply, sewerage, and stormwater infrastructure, including modifications to the water connection and the provision of a new fire booster assembly. The site stormwater system will incorporate below-ground pollutant treatment and detention, located outside the building footprint, serving the northwestern connection point.

As the existing electricity infrastructure is not suitable for the proposed NMHP, a new substation will be provided as part of the development. Modifications to electricity infrastructure easements affecting the site will also be required.

Communications infrastructure servicing the site will be upgraded with optical fibre cables. Minor communications infrastructure is exempt under Cause 4.2.6 of the Planning Scheme.

3.3 Waste Management

Waste during the construction phase, including from excavation, and operational phase of the proposed NMHP will be managed, transported and treated/disposed in accordance with the accompanying Waste Management Plan.

3.4 Other Construction Phase Activities

The construction of the proposed building will be supported by a tower crane, likely positioned centrally within the building footprint, as indicated in the accompanying Preliminary Cranage Report. Temporary loading zones will be established on-site to accommodate deliveries and movement of materials during the construction phase.

Traffic management within Frankland Street will also be required during the construction phase, including coordinating truck movements in and out of the site, and management of pedestrian access along the public footpath, and installing the link bridge.

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4. Planning Controls

4.1 Categorisation of Use

Clause 6.2 in the State Planning Provisions (SPPs) of the Planning Scheme requires that each use or development be categorised into one of the use classes that are in Table 6.2. Where a use or development is directly associated with, and subservient to, another on-site use, it is required to be categorised into the same use class as that primary use, in accordance with Clause 6.2.2.

The use class primarily applicable to the proposed NMHP is Hospital Services, the definition of which is reproduced below.

> ***Hospital Services***
>
> *use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.*

The proposed NMHP will provide both inpatient and outpatient mental health care and services. While the provision of health services to outpatients alone would ordinarily fall within the definition of a medical centre[13] and be subject to the Business and Professional Services use class, these services – including within the Safe Haven – will form part of an integrated facility and therefore fall within the Hospital Services use class. Similarly, the offices within the dedicated staff areas are classified under Hospital Services rather than Business and Professional Services.

The Recovery College will offer educational courses for consumers, family and friends, staff, and the general public, supporting mental health, wellbeing, and personal recovery in the local community. Occupying a single, relatively small space (66 m^2) within the NMHP, it will be staffed by one educator from a pool, depending on bookings, and accommodate up to ten participants. As it is directly associated with the NMHP, it also falls within Hospital Services use class rather than the Educational and Occasional Care use class, which ordinarily applies to standalone educational facilities.

4.2 General Provisions

There are no General Provisions in Clause 7.0 of the Planning Scheme that area applicable to the application.

4.3 Community Purpose Zone

4.3.1 Zone Purpose

The purpose statements for the Zone in Clause 27.1 in the SPPs of the Planning Scheme are reproduced below.

> *The purpose of the Community Purpose Zone is:*
>
> *27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.*
>
> *27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.*

[13] In accordance with the definition in Table 3.1, a medical centre means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.

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The zoning is applied because of the association of the site with the Launceston General Hospital, the major hospital for its primary catchment area of greater Launceston and Northern Tasmania, and the principal referral hospital for the North and North West. The LGH provides a broad range of health care services.

The scale of the proposed NMHP reflects the expanded and contemporary range of mental health care and services it will deliver in accordance with the *Launceston General Hospital Precinct Masterplan*. The NMHP will be an integrated facility that includes multi-purposes spaces. The Inpatient Unit will accommodate a mix of needs – from perinatal to older persons and other vulnerable groups – and will connect directly to the LGH via the proposed link bridge. The proposal represents flexibility and adaptability in the delivery of social and community infrastructure, consistent with the Zone Purpose.

4.3.2 Use Table

The Hospital Services use class is identified as **Permitted** in Clause 27.2 Use Table of the zone provisions in the Planning Scheme.

However, the assessment which follows identifies that the proposal relies on performance criteria to demonstrate compliance with applicable standards in the zone and code provisions. The application therefore seeks a **Discretionary** permit in accordance with Clause 6.8.1 of the Planning Scheme and Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

4.3.3 Use Standards

Standard		Assessment	Compliance
27.3.1 Non-residential use			
A1	*Hours of operation of a use, excluding Emergency Services, Hospital Services, Natural and Cultural Values Management, Passive Recreation or Utilities, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of:* *(a) 8.00am to 8.00pm Monday to Friday;* *(b) 9.00am to 6.00pm Saturday; and* *(c) 10.00am to 5.00pm Sunday and public holidays.*	The site is within 50m of adjoining land in a General Residential Zone to the west and north, and adjacent land in an Inner Residential Zone to the southwest. Notwithstanding this proximity, the standard is not applicable to a Hospital Services use.	Not Applicable
A2	*External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must:* *(a) not operate between 9:00pm and 6:00am, excluding any security lighting; and*	The new parking area associated with the proposed NMHP will include external lighting. Given the facility's operating hours, it is not proposed to limit the operating hours of this external lighting. Instead, the application relies on the associated performance criteria.	**Relies on Performance Criteria**

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Standard		Assessment	Compliance
27.3.1 Non-residential use			
	(b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.	The proposal includes security lighting along the building perimeter and around substation. This will be baffled to ensure that direct light does not extend beyond the site boundaries, in accordance with the relevant acceptable solution requirement.	
A3	*Flood lighting of Sports and Recreation facilities on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 9.00pm and 6.00am.*	The proposal does not involve a Sports and Recreation facility.	Not Applicable
A4	*Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Hospital Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of:* *(a) 7.00am to 6.00pm Monday to Friday; and* *(b) 9.00am to 5.00pm Saturday, Sunday and public holidays.*	The standard does not apply to a Hospital Services use.	Not Applicable

4.3.4 Development Standards for Buildings and Works

Standard		Assessment	Compliance
27.4.1 Building height			
A1	*Building height must be not more than 10m.*	The maximum building height associated with the proposed NMHP will be 15.51 metres, associated with the upper part of the Frankland Street façade.	**Relies on Performance Criteria**
27.4.2 Setback			
A1	*Buildings must have a setback from a frontage of:* *(a) not less than 5m; or*	The proposed building will be setback a minimum of 5.9 metres from the Frankland Street frontage at ground floor level. The faceted façade above this level will have a minimum frontage setback of 4.5 metres.	**Relies on Performance Criteria**

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Standard		Assessment	Compliance
27.4.2 Setback			
	(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, *whichever is the lesser.*	Consideration is required under matter (b) to the frontage setback of buildings on adjoining properties. Having regard to the Planning Scheme of 'adjoining'[14], the site share a common boundary with multiple neighbouring properties. This includes those in Balfour Place and Balfour Street, where there are buildings with frontage setbacks of less than 4 metres (but greater than 0 metres). In any event, the proposed link bridge will extend up to the frontage and span over Frankland Street to connect with the main campus of the LGH. Accordingly, the proposal relies on the associated performance criteria. It is noted that the LGH main campus contains, and adjoins, other properties with buildings constructed up to the frontage.	
A2	*Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:* *(a) 3m; or* *(b) half the wall height of the building,* *whichever is the greater.*	Part of the western boundary of the site adjoins land within a General Residential Zone. The west facing wall of the proposed building will have maximum height of approximately 12.94 metres, resulting in a minimum required setback of 6.5 metres (half the wall height). The proposed minimum setback of 11 metres from the zone boundary therefore exceeds the standard. While the building will be setback a minimum of 4.8 metres from the boundary shared with CT 118827/1 (Launceston Birth Centre), this adjoining lot is within a Community Purpose Zone, consistent with the zoning of the site. Accordingly, the standard does not apply to that shared boundary.	Complies with Acceptable Solution

[14] Means next to, or having a common boundary with, as defined in Table 3.1 of the Planning Scheme.

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Standard		Assessment	Compliance
27.4.2 Setback			
		Otherwise, the proposed building will be setback approximately 42 metres from the General Residential Zone to the rear of the site, and approximately 23 metres from the adjacent Inner Residential Zone to the southwest along Frankland Street. Both setbacks comfortably exceed the minimum requirement. The eastern boundary of the site does not adjoin land within a residential zone. Accordingly, the standard does not apply to that shared boundary.	
A3	*Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone.*	The building setbacks associated with the proposed NMHP ensure that mechanical services will not be situated within 10m of the adjoining General Residential Zone and adjacent Inner Residential Zone.	Complies with Acceptable Solution
27.4.3 Fencing			
A1	*No Acceptable Solution.*	The standard deals with fencing within 4.5 metres of a frontage. No such permanent fencing forms part of the proposed NMHP.	Not Applicable
27.4.4 Outdoor storage areas			
A1	*Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.*	The proposal does not involve the establishment of permanent outdoor storage areas.	Not Applicable

4.3.5 Development Standards for Subdivision

The standards do not apply because the application does not seek approval for a subdivision.

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4.4 Code Applicability Overview

The applicability of the codes in the Planning Scheme is considered below.

Clause	Code Application	Assessment	Applicability
C1.0	**Signs Code**		
C1.2.1	*Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:* *(a) C1.4.2; or* *(b) C1.4.3.*	The application seeks approval for a blade sign adjacent to the Frankland Street frontage and wall sign at the public entry to the proposed building, and identifies two potential locations for a wall mural. In relation to the other proposed signage, which will be internal to the building or site, Clause C1.4.2 provides an exemption for any sign that will not be able to be seen from outside the proposed building or the site.	**Applicable**
C1.4.1	*A sign listed in Table C1.4 is exempt from this code, provided it complies with the relevant requirements.*	Additionally, Table C1.4 lists the transom sign type, which is subject to the requirements reproduced below. *Must:* *(a) not extend more than 200mm beyond the wall or building alignment;* *(b) not extend beyond or below the level of the head of the doorway or window above which it is attached;* *(c) have a maximum vertical dimension of 500mm; and* *(d) have a maximum height above ground level of 3.6m.* The proposed transom sign at the public entry complies with these requirements and is therefore exempt. It will be located directly above the doorway with a vertical dimension of 500 mm and a height of less than 3.6 metres above existing ground level. The NMHP will also include regulatory signs, as required for traffic management purposes, and statutory signs as required in accordance with the National Construction Code. These sign types are listed in Table C1.4, with no associated requirements, and are therefore exempt.	Exempt

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Clause	Code Application	Assessment	Applicability
C2.0	**Parking and Sustainable Transport Code**		
C2.2.1	*Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.*	The Code requires consideration in relation to all types of use and development.	**Applicable**
C3.0	**Road and Railway Assets Code**		
C3.2.1	*This code applies to a use or development that:*		
	(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;	The accompanying Traffic Impact Assessment (TIA) identifies that the proposed NMHP will increase the amount of vehicular traffic associated with the site.	**Applicable**
	(b) will require a new vehicle crossing, junction or level crossing; or	The proposal will retain the existing vehicle crossings in Frankland Street and Balfour Place.	Not Applicable
	(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.	The site is not within a Road or Railway Attenuation Area.	Not Applicable
C4.0	**Electricity Transmission Infrastructure Protection Code**		
C4.2.1	The Code has applicability to specified developments within an Electricity Transmission Corridor, Communications Station Buffer Area or Substation Facility Buffer Area.	The site is not shown within an Electricity Transmission Corridor, Communications Station Buffer Area or Substation Facility Buffer Area on the Launceston LPS overlay maps.	Not Applicable
C5.0	**Telecommunications Code**		
C5.2.1	*Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.*	The proposal does not involve a telecommunications facility.	Not Applicable
C6.0	**Local Historic Heritage Code**		
C6.2.1	This code has applicability to development within a Local Heritage Place, Local Heritage Precinct, Local Historic Landscape Precinct, excavation within a Place or Precinct of Archaeological Potential or lopping, pruning, removal or destruction of a Significant Tree.	The site is associated with a Local Heritage Place identified in the Launceston LPS.	**Applicable**

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Clause	Code Application	Assessment	Applicability
C7.0	**Natural Assets Code**		
C7.2.1	*This code applies to development on land within the following areas:*		
	(a) a waterway and coastal protection area;	The site is not shown within a Waterway and Coastal Protection Area on the Launceston LPS overlay maps.	Not Applicable
	(b) a future coastal refugia area; and	The site is not shown within a Future Coastal Refugia Area overlay.	Not Applicable
	(c) a priority vegetation area only if within the following zones:	The site is not shown within an Priority Vegetation Area overlay.	Not Applicable
	(vii) Community Purpose Zone;		
C8.0	**Scenic Protection Code**		
C8.2.1	This code has applicability to development within a Scenic Protection Area or Scenic Road Corridor if within specified zones (excludes the Community Purpose Zone).	The site is not shown within a Scenic Protection Area or Scenic Road Corridor on the Launceston LPS overlay maps, and in any event is zoned Community Purpose.	Not Applicable
C9.0	**Attenuation Code**		
C9.2.1	*This code applies to:*		
	(a) activities listed in Tables C9.1 and C9.2;	The proposal is not for an activity listed in Tables C9.1 and C9.2.	Not Applicable
	(b) sensitive uses; and	While a hospital is a sensitive use[15], the site has not been identified as being within an attenuation area from an activity listed in Tables C9.1 and C9.2.	Not Applicable
	(c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.	The proposal does not include a subdivision.	Not Applicable
C10.0	**Coastal Erosion Hazard Code**		
C10.2.1	*This code applies to:*		
	(a) use and development of land within a coastal erosion hazard area; or	The site is not shown within a Coastal Erosion Hazard Area on the Launceston LPS overlay maps.	Not Applicable

[15] In accordance with the definition in Table 3.1, a sensitive use means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

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Clause	Code Application	Assessment	Applicability
C10.0	**Coastal Erosion Hazard Code**		
	(b) *development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.*	The site is not within the coastal zone.	Not Applicable
C11.0	**Coastal Inundation Hazard Code**		
C11.2.1	*This code applies to use and development of land within a coastal inundation hazard area.*	The site is not shown within a Coastal Inundation Hazard Area on the Launceston LPS overlay maps.	Not Applicable
C12.0	**Flood-Prone Areas Hazard Code**		
C12.2.1	*This code applies to development of land within a flood-prone hazard area.*	The site is not shown within a Flood-Prone Hazard Area on the Launceston LPS overlay maps.	Not Applicable
C13.0	**Bushfire-Prone Areas Code**		
C13.2.1	This code has applicability to subdivision or a vulnerable or hazardous use within a Bushfire-Prone Area.	The site is not shown within a Bushfire-Prone Area on the Launceston LPS overlay maps.	Not Applicable
C14.0	**Potentially Contaminated Land Code**		
C14.2.1	This code has applicability to specified uses, including a sensitive use or specified uses in the Passive Recreation and Sports and Recreation use classes, or development on potentially contaminated land.	The site is not known to have been used by a potentially contaminating activity listed in Table C14.2 of the Code. The accompanying Environmental Sampling Report, prepared for the previously proposed private hospital at the site, includes a high-level desktop risk assessment that did not identify any point sources of contamination. Any contamination is of a diffuse nature. A soil assessment identified that there was no exceedance of site use criteria for health of ecological purposes.	Not Applicable

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Clause	Code Application	Assessment	Applicability
C15.0	**Landslip Hazard Code**		
C15.2.1	This code has applicability to use or development within a Landslip Hazard Area.	Parts of the site are subject to a Landslip Hazard Area overlay, including low and medium hazard bands, as shown in Figure 2.	**Applicable**
C15.4.1	*The following use or development is exempt from this code:*		
	(a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;	The Hospital Services use class is identified in the Code as a critical use, and the relevant issues are considered in the accompanying Landslip Hazard Report.	
	(d) development (including subdivision) on land: *(i) within a low landslip hazard band, if for:* *a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work, or*	Sub-clauses C15.4.1(d)(i)(a) and (ii)(a) provide the same exemption for development on land within low and medium landslip hazard bands. The proposed development within both hazard bands incudes relevant works as defined in the *Building Act 2016*, along with related works such as provision of vehicle access, parking and service infrastructure. Accordingly, assessment against the Code's development standards is not required. The relevant issues will be further addressed though the building approval process.	Exempt
C16.0	**Safeguarding of Airports Code**		
C16.2.1	This code has applicability to sensitive use within an Airport Noise Exposure Area or development within an Airport Obstacle Limitation Area.	The site is not shown to be subject to an Airport Noise Exposure Area on the Launceston LPS overlay maps.	Not Applicable
C16.4.1	*The following use or development is exempt from this code:* *(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.*	The site is subject to an Airport Obstacle Limitation Area overlay associated with the Launceston Airport, which specifies a height of 316 metres AHD. The proposed building will reach a maximum elevation of 44.4 metres AHD, well below the specified limit, and is therefore exempt.	Exempt

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4.5 Signs Code

An assessment of the applicable standards in the Code is provided below.

4.5.1 Development Standards for Buildings and Works

Standard		Assessment	Compliance
C1.6.1 Design and siting of signs			
A1	*A sign must:* *(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and* *(b) meet the sign standards for the relevant sign type set out in Table C1.6,*	Table C1.6 identifies the Community Purpose Zone as an applicable zone for the blade, wall and wall mural sign types. **Blade sign** Table C1.6 specifies the following requirements for blade signs: • Maximum vertical dimension: 3.6 metres. • Maximum horizontal dimension: 1.2 metres. The proposed blade sign has a vertical dimension of 3.6 metres, which complies, but a horizontal dimension of 1.3 metres. As a result, it relies on the associated performance criteria. **Wall sign** Table C1.6 specifies that wall signs must: • Not extend beyond or above the wall to which they are attached. • Have a maximum area of 4.5m^2. • Occupy no more than 25% of the wall area. The proposed wall sign will not extend beyond or above the part of the ground floor façade to which it is installed and occupies less than 25% of the wall area. Its area (4.95 m^2) exceeds the maximum requirement and therefore relies on the associated performance criteria.	**Relies on Performance Criteria**

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Standard		Assessment	Compliance
C1.6.1 Design and siting of signs			
		Wall mural The identified potential wall mural locations comply with the requirements in Table C1.6, which stipulate that murals must not extend beyond or above the wall to which they are attached.	
	excluding for the following sign types, for which there is no Acceptable Solution: *(i) roof sign;* *(ii) sky sign; and* *(iii) billboard.*	The proposal does not include a roof sign, sky sign or billboard.	
A2	*A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.*	The signs will not be located within 2 metres of the adjoining General Residential Zone or adjacent Inner Residential Zone.	Complies with Acceptable Solution
A3	*The number of signs for each business or tenancy on a road frontage of a building must be no more than:*		
	(a) 1 of each sign type, unless otherwise stated in Table C1.6;	The application includes a single blade sign, a wall sign, and a wall mural on-site.	Complies with Acceptable Solution
	(b) 1 window sign for each window;	The application does not include window signs; window signage that is proposed is exempt under Clause C1.4.2).	Not Applicable
	(c) 3 if the street frontage is less than 20m in length; and	The length of the Frankland Street frontage is greater than 20 metres.	Not Applicable
	(d) 6 if the street frontage is 20m or more,	The application is limited to three signs adjacent to the Frankland Street frontage	Complies with Acceptable Solution
	excluding the following sign types, for which there is no limit: *(i) name plate; and* *(ii) temporary sign.*	The proposal does not include a name plate or temporary sign.	Not Applicable
C1.6.2 Illuminated signs			
A1	*No Acceptable Solution.*	The blade and wall signs are both intended to be illuminated.	**Relies on Performance Criteria**

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Standard		Assessment	Compliance
1.6.2 Illuminated signs			
A2	*An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.*	The signs' illumination will not include flashing, animation, or movement.	Complies with Acceptable Solution
C1.6.3 Third party sign			
A1	*No Acceptable Solution.*	The application does not seek approval for any third party sign.	Not Applicable
C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts			
A1	*A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:*	The application seeks approval for three signs not otherwise subject to an exemption from the Code.	**Relies on Performance Criteria**
	(a) be not more than 0.2m²;	The proposed blade and wall signs have areas of 4.68 m² and 4.95 m², respectively, and the wall mural will exceed 0.2 m². Accordingly, the application relies on the associated performance criteria.	
	(b) not be an illuminated sign; and	The blade and wall signs are both intended to be illuminated.	
	(c) there must be not more than 1 sign per site.	The application includes more than a single sign.	

4.6 Parking and Sustainable Transport Code

An assessment of the applicable standards in the Code is provided below.

4.6.1 Use Standards

Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
A1	*The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:*	The range of mental health care and services provided by the proposed NMHP, as an integrated facility, falls within the Hospital Services use class. Table C2.1 specifies the parking requirement for this use class as one (1) space per four (4) beds, one (1) space per doctor, and one (1) space per two (2) other employees.	Complies with Acceptable Solution

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Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
		With 30 beds, up to nine (9) doctors, and 73 other employees, the relevant requirement for the NMHP is 54 car parking spaces. The accompanying Traffic Impact Assessment applies the parking requirements for activities other than the Inpatient Unit, as if they were not classified under Hospital Services. This includes: • Application of the Business and Professional Services use class to the Safe Haven and offices within the dedicated staff areas; and • Application of the Educational and Occasional Care use class to the Recovery College. Based on these use classes, the TIA indicates 58 car parking spaces should be provided. While slightly above the statutory requirement, this is considered to better reflect the operational needs of the facility. In any event, the proposal includes 61 car parking spaces, satisfying both calculations. The following consideration of matters (a) to (d) identifies that they do not apply.	
	(a) *the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*	The site is within the area covered by the South Launceston Health Precinct Parking Implementation Plan (SLHPPIP), which has not been formally adopted by Council. Accordingly, this matter is therefore not applicable to the assessment. However, the SLHPPIP informed the approved multistorey car park on the main campus, which is expected to accommodate LGH staff parking displaced by the NMHP. During its construction, parking will be provided in the temporary car park on the former Anne O'Byrne Centre site.	Not Applicable

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Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
	(b) the site is contained within a parking precinct plan and subject to Clause C2.7.	The site is not shown within a parking precinct plan on the Launceston LPS overlay maps. Accordingly, it is not subject to the associated provisions in Clause C2.7.	Not Applicable
	(c) the site is subject to Clause C2.5.5; or	Clause C2.5.5 deals with the number of car parking spaces within the General Residential Zone and Inner Residential Zone. The proposal is not in either of these zones.	Not Applicable
	(d) it relates to an intensification of an existing use or development or a change of use where: *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C - B)* *N = Number of on-site car parking spaces required* *A = Number of existing on-site car parking spaces*	The proposal, whilst associated with the LGH, constitutes a new facility on the site.	Not Applicable

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Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
	B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 *C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*		
C2.5.2 Bicycle parking numbers			
A1	*Bicycle parking spaces must:* *(a) be provided on the site or within 50m of the site; and* *(b) be no less than the number specified in Table C2.1.*	Table C2.1 specifies the following requirement for a use categorised within the Hospital Services use class: *1 space per 10 beds.* The proposed NMHP will include a total of 30 beds. Accordingly, the relevant number specified in Table C2.1 for the proposal is 3 bicycle spaces. Based on application of the requirements for the Business and Professional Services and Educational and Occasional Care use classes – for the same reason identified in the assessment of Clause C2.5.1 A1 – the accompanying TIA indicates that 10 spaces should be provided. The proposal includes 16 bicycle parking spaces, satisfying both calculations.	Complies with Acceptable Solution
C2.5.3 Motorcycle parking numbers			
A1	*The number of on-site motorcycle parking spaces for all uses must:* *(a) be no less than the number specified in Table C2.4; and*	The number specified in Table C2.4 is based on the number of car parking spaces required for a use. For a use that requires between 41-60 parking spaces, the table specifies that two (2) motorcycle parking spaces are required. The proposal includes a parking area that will contain three (3) motorcycle spaces	Complies with Acceptable Solution

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Standard		Assessment	Compliance
C2.5.3 Motorcycle parking numbers			
	(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle numbers is maintained.	The proposal constitutes a new facility on the site.	Not Applicable
C2.5.4 Loading bays			
A1	*A loading bay must be provided for uses with a floor area of more than 1,000m² in a single occupancy.*	Clause C2.2.3 lists a limited range of use classes to which the standard applies. The Hospital Services use class is not listed. Therefore, the standard is not applicable to the proposal. However, a loading dock will be provided within the proposed NMHP.	Not Applicable

4.6.2 Development Standards for Buildings and Works

Standard		Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	*All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	The new parking area will be constructed with a durable, all-weather pavement, surfaced with a material that minimises abrasion, and drained to the stormwater system.	Complies with Acceptable Solution

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Standard		Assessment	Compliance
C2.6.2 Design and layout of parking areas			
A1.1	*Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:* *(i) have a gradient in accordance with Australian Standard AS 2890 – Parking facilities, Parts 1-6.* *(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;* *(iii) have an access with no less than the requirements in Table C2.2;* *(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;* *(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and* *(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or* *(b) comply with Australian Standard AS 2890 Parking facilities, Parts 1-6.*	The accompanying TIA demonstrates that the proposed parking and access layout on the site has been designed to satisfy the requirements specified in A1.1(a).	Complies with Acceptable Solution
A1.2	*Parking spaces provided for use by persons with a disability must satisfy the following:* *(a) be located as close as practicable to the main entry point to the building;* *(b) be incorporated into the overall car park design; and* *(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6: 2009 Parking facilities, Off-street parking for people with disabilities.*[16]	As identified in the TIA, based on car parking requirements for the proposed NMHP, the development requires a minimum one (1) accessible parking space in accordance with the National Construction Code. The proposed parking area includes an accessible space located in close proximity to the facility's public entry and integrated into the overall car park design. The TIA also demonstrates that this space complies with A1.2(c).	Complies with Acceptable Solution

[16] Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*.

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Standard		Assessment	Compliance
C2.6.2 Design and layout of parking areas			
		In addition, the application proposes an on-street accessible space in Frankland Street, to the western side of the site's vehicle crossing.	
C2.6.3 Number of accesses for vehicles			
A1	*The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses,* *whichever is the greater.*	The accompanying TIA confirms that the proposal complies with the acceptable solution. The number of existing vehicle accesses at each frontage – Frankland Street and Balfour Place – will remain unchanged.	Complies with Acceptable Solution
A2	*Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	The site is not within the Central Business District Zone and is not shown as being in a Pedestrian Priority Street on the Launceston LPS maps.	Not Applicable
C2.6.5 Pedestrian access			
A1.1	*Uses that require 10 or more car parking spaces must:* *(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:* *(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or* *(i) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and* *(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.*	The TIA demonstrates that the footpath, including associated marked crossings, within the proposed parking area complies with the acceptable solution requirements.	Complies with Acceptable Solution
A1.2	*In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.*	The TIA confirms that the footpath, including associated ramps, within the proposed parking area complies with the acceptable solution requirement.	Complies with Acceptable Solution

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Standard		Assessment	Compliance
C2.6.6 Loading Bays			
A1	*The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off--street commercial vehicle facilities, for the type of vehicles likely to use the site.*	The accompanying TIA demonstrates that loading dock and relevant part of the associated driveway will be able to be utilised by Small Rigid Vehicles (SRVs) and Veolia waste vehicles in accordance with the acceptable solution.	Complies with Acceptable Solution
A2	*The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.*	The TIA's swept path assessment for ambulance vehicles, SRVs, and waste collection vehicles demonstrates compliance with the acceptable solution, based on their use of the two-way section of the driveway connecting to Frankland Street.	Complies with Acceptable Solution

4.7 Road and Railway Assets Code

An assessment of the applicable standards in the Code is provided below.

4.7.1 Use Standards

Standard		Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.1	*For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:* *(a) a new junction;* *(b) a new vehicle crossing; or* *(c) a new level crossing.*	The proposal does not involve any access to a Category 1 Trunk Road as defined in the State Road Hierarchy or a limited access road declared under the *Roads and Jetties Act 1935*. Frankland Street is a local collector road and Balfour Place is a local road. Both are administered by Council's road authority.	Not Applicable
A1.2	*For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.*	The proposal does not include a new vehicle crossing, junction or level crossing.	Not Applicable
A1.3	*For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.*	The proposal does not involve the rail network.	Not Applicable

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Standard		Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	*Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:* *(a) the amounts in Table C3.1; or* *(b) allowed by a license issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.*	The accompanying TIA identifies that the increase in traffic associated with the site, due to the proposed NMHP, will be greater than the relevant amounts specified in Table C3.1. The application therefore relies on the associated performance criteria.	**Relies on Performance Criteria**
A1.5	*Vehicular traffic must be able to enter and leave a major road in a forward direction.*	The adjoining roads are not identified in the Launceston LPS as being Major Roads. In any event, the site layout ensures that vehicular traffic will be able to enter and leave the site in a forward direction.	Not Applicable

4.8 Local Historic Heritage Code

An assessment of the applicable standards in the Code is provided below.

4.8.1 Development Standards for Local Heritage Places

Standard		Assessment	Compliance
C6.6.1 Demolition			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration, and the proposal therefore relies on the associated performance criteria.	**Relies on Performance Criteria**
C6.6.2 Site coverage			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration.	**Relies on Performance Criteria**
C6.6.3 Height and bulk of buildings			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration.	**Relies on Performance Criteria**
C6.6.4 Siting of buildings and structures			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration.	**Relies on Performance Criteria**

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Standard		Assessment	Compliance
C6.6.5	**Fences**		
A1	*New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.*	The proposal includes new fencing and relies on the associated performance criteria.	**Relies on Performance Criteria**
C6.6.6	**Roof form and materials**		
A1	*Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.*	The proposal involves a new roof form and relies on the associated performance criteria.	**Relies on Performance Criteria**
C6.6.7	**Building alterations, excluding roof form and materials**		
A1	*No Acceptable Solution.*	The proposal involves the construction of a new building.	Not Applicable
C6.6.8	**Outbuildings and structures**		
A1	*Outbuildings and structures on local heritage places must:* *(a) not be located in the front setback;* *(b) not be visible from any road or public open space adjoining the site;* *(c) not have a side that is longer than 3m;* *(d) have a gross floor area less than 9m²;* *(e) have a combined total area of all outbuildings on the site of not more than 20m²;* *(f) have a maximum height less than 2.4m above existing ground level;* *(g) not have a maximum change of level as a result of cut or fill of more than 1m; and* *(h) not encroach on any service easement or be located within 1m of any underground service.*	The proposal involves a new building and associated structures and works.	Not Applicable

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Standard		Assessment	Compliance
C6.6.9 Driveways and parking for non-residential purposes			
A1	*Driveways and parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.*	The proposed parking area and associated driveways will be located behind the building line[17], associated with the Frankland Street frontage, noting that the proposed link bridge will extend up to the frontage.	Complies with Acceptable Solution
C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration.	**Relies on Performance Criteria**

4.9 Landslip Hazard Code

An assessment of the applicable standards in the Code is provided below.

4.9.1 Use Standards

Standard		Assessment	Compliance
C15.5.1 Use within a landslip hazard area			
A1	*No Acceptable Solution.*	The acceptable solution contains no requirement for consideration, and the proposal therefore relies on the associated performance criteria.	**Relies on Performance Criteria**
A2	*No Acceptable Solution.*	The acceptable solution is applicable to a critical use, as defined in Table C15.3.1 of the Code, which includes uses within the Hospital Services use class.	**Relies on Performance Criteria**

[17] In accordance with the definition in Table 3.1, a building line a line drawn parallel to a frontage along the front façade of a building or through the point of a building closest to the frontage, excluding protrusions.

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5. Performance Criteria Assessment

5.1 Community Purpose Zone

5.1.1 Clause 27.3.1 Non-Residential Use – Performance Criteria P2

27.3.1 Non-residential use	
Objective: *That non-residential use does not cause an unreasonable loss of amenity to residential zones.*	
Performance Criteria	**Assessment**
P2 *External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, within 50m of a General Residential Zone, Inner Residential Zone, and Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:*	The site is within 50 metres of adjoining land in a General Residential Zone to the west and north, and adjacent land in an Inner Residential Zone to the southwest. The new parking area associated with the proposed NMHP will include external lighting. Given the operating hours of the facility, it is not proposed to limit the operating hours of this external lighting.
(a) the level of illumination and duration of lighting; and	The external lighting will be designed to minimise spill lighting into adjoining properties and to ensure that the level and duration of illumination are appropriate for the intended use. Lighting will be designed in accordance with the relevant provisions of *AS 4282:2019 Control of the obtrusive effects of outdoor lighting*, and *AS/NZS 1158 Series: Lighting for roads and public places*. It will seek to avoid over-lighting the external part of the parking area while still providing suitable illumination for safety and functionality.
(b) distance to habitable rooms of an adjacent dwelling.	The dwellings on the adjoining residential properties share either a side or rear boundary with the site, while the adjacent residential properties are separated from the site by other land. Therefore, the distance to habitable rooms is variable. Matters (a) and (b) are not mandatory requirements, but considerations for assessment compliance with the overarching requirement in the performance criteria. Having regard to these matters, including the ability to ensure that external lighting is suitably designed, the proposal will not cause an unreasonable loss of amenity to the adjoining and adjacent residential zones. Accordingly, it complies with the performance criteria.

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5.1.2 Clause 27.4.1 Building Height – Performance Criteria P1

27.4.1 Building height	
Objective: *That building height:* *(a) is compatible with the streetscape; and* *(b) does not cause an unreasonable loss of amenity to adjoining residential properties.*	
Performance Criteria	**Assessment**
P1 *Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:*	The requirement for the building height to be compatible means that it must be in harmony or broad correspondence with the streetscape and character of established properties in the area.
(a) the topography of the site;	The land in the southern part of the site forms a crest, which will be excavated for the construction of the proposed building. The excavations will reach a maximum depth of 5.168 metres. The ground floor level of the building (27 metres AHD) will be at a similar elevation as Frankland Street to the southeast of the site. This will assist with the entry experience into the NMHP for pedestrians and vehicles. It will also lower the height of the building, as measured from existing ground level. The maximum building height of 15.51 metres relates to the upper part of the Frankland Street façade, noting that the existing ground levels fall towards the frontage.
(b) the height, bulk and form of existing buildings on the site and adjacent properties;	The site contains an original two-storey residence and later, single-storey additions. The adjacent properties on the northern side of Frankland Street are similarly one- to two-storeys. The main campus of the LGH, which is adjacent to the site on the southern side of Frankland Street, contains relatively more substantial buildings. The *Launceston General Hospital Precinct Masterplan* identifies that the cross-section of clinical zones on the main campus extends across 3 to 6 levels, with some plant being located at LGH Level 7.
(c) the bulk and form of proposed buildings;	The form of the proposed building has been designed to reduce its visual bulk. It incorporates sloping roof lines that lower towards the frontage, side, and rear boundaries. This includes the southern (front) portion of the building, which will further lower towards the west. Due to the site excavations, the building will appear as two storeys when viewed from the adjoining residential properties. The eastern and western side walls, setback 7.2 metres and 11 metres respectively from the side boundaries, will feature a patterned exterior with vertical recesses and picture windows.

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Performance Criteria	Assessment
	The northern elevation, setback approximately 42 metres from the rear boundary, will feature cascading courtyards and will be screened by the avenue of trees to be retained. The faceted façade will contribute to the building's articulation, in addition to supporting the biophilic design response. It will have a minimum frontage setback of 4.5 metres, increasing to 13.3 metres. The spaces within frontage, side, and rear setbacks will be landscaped, further softening the building's appearance and reducing its visual impact.
(d) the apparent height when viewed from the road and public places;	The increasing frontage setbacks with associated landscaping and downward-sloping roof form will reduce the apparent building height on the approaches from the west along Frankland Street and east from Charles Street.
(e) any overshadowing of adjoining properties or public places; and	The accompanying shadow diagrams demonstrate that the combined effect of the site's orientation, proposed building setbacks and sloping roof lines will minimise the overshadowing impact to adjoining properties. Frankland Street is located to the south of the site. It experiences overshadowing from buildings along the northern side of the road across the day, particularly during winter. The proposal will not significantly increase the overshadowing of the road.
(f) the need to locate the building on the site.	The location and scale of the building reflect the contemporary range of mental health care and services it will provide. The NMHP will support the implementation of the Masterplan for the broader health precinct, including the recent Masterplan Revision. Other planned projects, such as the approved Northern Heart Centre on the opposite side of Frankland Street, will also contribute to the ongoing expansion of the precinct's built form. Matters (a) to (f) are not mandatory requirements, but considerations for assessment compliance with the overarching requirement in the performance criteria. Having regard to these matters, including the proximity of the site to relatively substantial buildings within the LGH main campus and the design measures incorporated to reduce the building's visual bulk, the proposal is compatible with the streetscape and character of development existing on established properties in the area. Accordingly, it complies with the performance criteria.

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5.1.3 Clause 27.4.2 Setback – Performance Criteria P1 and P2

27.4.2 Setback	
Objective: *That building setback:* *(a) is compatible with the streetscape; and* *(b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.*	
Performance Criteria	**Assessment**
P1 *Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to:*	The proposed link bridge will extend up to the frontage and span over Frankland Street frontage to connect with the LGH main campus.
(a) the topography of the site;	It will extend from a non-public corridor at Level 1 of the proposed NMHP, above ground level at the front part of the site. It will provide a secure linkage with the Emergency Department, connecting directly with the ICU lift core at LGH Level 4.
(b) the setbacks of buildings on adjacent properties;	The main campus contains and is adjoined by other properties containing buildings constructed up to the frontage These include the ED and the NICS building (41 Frankland Street). The NICS building contains an existing façade screen that projects into the road reservation, a feature also incorporated into the approved Northern Heart Centre.
(c) the height, bulk and form of existing and proposed buildings; and	The link bridge will be associated with relatively substantial buildings, including the proposed NMHP and those within the main campus. It will be at a single building level directly above the road, while the buildings it links to include additional levels further above.
(d) the safety of road users.	The link bridge will have clearance of at least 5.3 metres above the road carriageway, and 4.2 metres above the public footpaths. It is intended that installation will be carried out by a tower and mobile cranes, in accordance with appropriate traffic management arrangements. The bridge will be designed to support future maintenance. Impacts on the safety of road users will therefore be appropriately considered and managed. Matters (a) to (d) are not mandatory requirements, but considerations for assessment compliance with the overarching requirement in the performance criteria. Having regard to these matters, including the function of the proposed link bridge and its association with relatively substantial hospital buildings, the proposal will be compatible with the streetscape. Accordingly, it complies with the performance criteria.

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5.2 Signs Code

5.2.1 Clause C1.6.1 Design And Siting Of Signs – Performance Criteria P1.1

C1.6.1 Design and siting of signs	
Objective: *That:* *(a) signage is well designed and sited; and* *(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.*	
Performance Criteria	**Assessment**
P1.1 *A sign must:*	The application seeks approval for a blade sign adjacent to the Frankland Street frontage and wall sign at the public entry to the proposed building, which rely on the performance criteria.
(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and	The Community Purpose Zone is an allowable zone for the blade and wall sign types, as set out in Table C1.6.
(b) be compatible with the streetscape or landscape, having regard to:	
(i) the size and dimensions of the sign;	The size and dimensions of the proposed blade and wall signs are appropriate for their purpose of clearly identifying the NMHP.
(ii) the size and scale of the building upon which the sign is proposed;	The proposed wall sign, located in a covered are at ground floor level below Level 1, is appropriate to the size and scale of the proposed building.
(iii) the amenity of surrounding properties;	The surrounding area contains a mix of uses, including adjoining and adjacent residential dwellings to the west and north, commercial uses within an Urban Mixed Use Zone to the east, and the LGH main campus on the opposite side of Frankland Street to the south. The signs will be positioned in the site's southeast corner near the main access. Given their scale, location, and separation from residential properties, they will not cause any unreasonable loss of amenity.
(iv) the repetition of messages or information;	The proposed signs, which will assist in identifying the NMHP, will not result in any unreasonable repetition of messages or information.
(v) the number and density of signs on the site and on adjacent properties; and	The proposed signs will not result in an excessive number and density of signs on the site or within the area.
(vi) the impact on the safe and efficient movement of vehicles and pedestrians.	The proposed signs will be located within the site boundaries, adjacent to but clear of the new driveway and an internal footpath leading to the public entry. Their siting ensures they will not impact the safe or efficient movement of vehicles and pedestrians.

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Performance Criteria	Assessment
	As identified, the proposal complies with requirement (a) in the performance criteria. Having regard to matters (i) to (vi) in requirement P1.1(b) , including the siting, size, and scale of the proposed signs in particular, they will be compatible with the streetscape. Accordingly, the proposal complies with requirement (b).

5.2.2 Clause C1.6.2 Illuminated Signs – Performance Criteria P1

C1.6.2 Illuminated signs	
Objective: *That:* *(a) illuminated signs are compatible with the streetscape;* *(b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and* *(c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.*	
Performance Criteria	**Assessment**
P1 *An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:*	The proposed blade and wall signs intended to be illuminated.
(a) the location of the sign;	The illuminated signs will be positioned in the southeast corner of the site near the main Frankland Street access. Land to the east is zoned Urban Mixed Use and is predominantly non-residential, while the land to the south forms part of the LGH main campus.
(b) the size of the sign;	The size of the illuminated signs is appropriate to their purpose of identifying a community facility and is proportionate to the scale of the proposed building.
(c) the intensity of the lighting;	The signs will be designed to minimise spill lighting beyond the site boundaries in accordance with the relevant provisions of *AS 4282:2019 – Control of the obtrusive effects of outdoor lighting*.
(d) the hours of operation of the sign;	No restriction on the operating hours of the illuminated signs is proposed due to the separation from residential properties, association with the LGH, and the ability to suitably control light intensity.
(e) the purpose of the sign;	The illuminated signs will assist with identifying the NMHP. While the public entry will close at 10:00 pm, the facility's Inpatient Unit will operate 24 hours with after-hours access via a video intercom.

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Performance Criteria	Assessment
(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;	The signs will be located in the southeast corner of the site. Adjoining General Residential-zoned properties are to the west and north, while Inner Residential-zoned land is further west along Frankland Street. The location ensures minimal impact on residential amenity, view corridors, or the natural environment.
(g) the intended purpose of the changing message of the sign;	The illuminated signs will not contain changing messages.
(h) the percentage of the sign that is illuminated with changing messages;	The illuminated signs will not contain changing messages.
(i) proposed dwell time; and	The illuminated signs will not contain changing messages.
(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.	The illuminated signs will be visible from Frankland Street, but their purpose of identifying the facility will be clear and will not conflict with any traffic control devices. No traffic lights are in close proximity. Matters (a) to (j) are not mandatory requirements, but considerations for assessment compliance with the overarching requirement in the performance criteria. Having regard to these matters, including the separation of the proposed illuminated signs from adjacent residential properties, their association with the LGH, and ability to be suitably designed, the proposal will be compatible with the streetscape. Accordingly, it complies with the performance criteria.

5.2.3 Clause C1.6.4 Signs on Local Heritage Places and in Local Heritage Precincts and Local Historic Landscape Precincts – Performance Criteria P1

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts	
Objective: *That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.*	
Performance Criteria	**Assessment**
P1 *A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local*	The site retains a Local Heritage Place listing. However, as identified in the accompanying Statement of Historic Heritage Significance, the place does not strongly exhibit historic heritage significance against any criterion, even at a local

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Performance Criteria	Assessment
historic heritage significance of the place or precinct, having regard to: *(a) placement to allow the architectural details of the building to remain prominent; and* *(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;* *(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;* *(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;* *(e) using fixtures that do not and are not likely to damage building fabric;* *(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and* *(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.*	level. This assessment formed the basis for the approved demolition of the original residence, its later additions and a garden shed, under the terms of Planning Permit DA0339/2024. Accordingly, irrespective of matters (a) to (h), the proposed blade sign, wall sign, and wall mural will not result in an unacceptable impact on any local historic heritage significance.

5.3 Road and Railway Assets Code

5.3.1 Clause C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction – Performance Criteria P1

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
Objective: *To minimise any adverse effects on the safety and efficiency of the road and rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.*	
Performance Criteria	**Assessment**
P1 *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:* *(a) any increase in traffic caused by the use;* *(b) the nature of the traffic generated by the use;*	The accompanying Traffic Impact Assessment includes a consideration of the performance criteria and demonstrates that the proposal complies. A summary of this assessment is provided below however the TIA should be reviewed in detail.

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Performance Criteria	Assessment
(c) the nature of the road; *(d) the speed limit and traffic flow of the road;* *(e) any alternative access to a road;* *(f) the need for the use;* *(g) any traffic impact assessment; and* *(h) any advice received from the rail or road authority.*	It is expected that the increase in traffic due to the proposed NMHP will be readily absorbed, as identified within the SIDRA intersection modelling forming part of the TIA. This indicates that the proposal will not significantly impact the safety and efficiency of the road network in the vicinity of the site. The traffic associated with the facility will predominantly be light passenger vehicles (cars) in addition to service/emergency vehicles (e.g. routine waste collection, ambulances). This is not dissimilar to the existing nature of traffic using the site. The proposed development will involve further widening the existing vehicle crossing in Frankland Street to accommodate two-way (entry and exit) movements. The Balfour Place access will continue to provide exit movements, for staff only, from the rear part of the site. It will be controlled by a boom gate. Given the number of staff car parking spaces provided on-site will be less than the existing number of LGH staff spaces, it is not expected that traffic on Balfour Place will increase. The TIA identifies that introducing a raised line-marked pedestrian crossing, or “wombat crossing”, immediately to the west of the Frankland Street vehicle crossing should be considered together with the associated removal of on-street car parking in this location. This is intended to address pedestrian safety and sight lines associated with the vehicle crossing. It is noted that the provision of a pedestrian crossing in this location forms part of the approved Northern Heart Centre. The TIA also identifies that consideration should be given to implementing a 40km/hr speed limit in Frankland Street, between Wellington Street and Charles Street, in the future.

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5.4 Local Historic Heritage Code

5.4.1 Clause C6.6.1 Demolition – Performance Criteria P1

C6.6.1 Demolition	
Objective: *That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to:* *(a) the physical condition of the local heritage place;* *(b) the extent and rate of deterioration of the building or structure;* *(c) the safety of the building or structure;* *(d) the streetscape or setting in which the building or structure is located;* *(e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; and*	The site retains a local heritage place listing. However, as identified in the accompanying Statement of Historic Heritage Significance, the place does not strongly exhibit historic heritage significance against any criterion, even at a local level. This assessment formed the basis for the approved demolition of the original residence, its later additions and a garden shed, under the terms of Planning Permit DA0339/2024. This planning permit originally approved the demolition of the existing retaining and brick walls along the Frankland Street frontage. To defer the significant changes to the associated embankment that will be involved, and the need to occupy on-street parking temporarily during the demolition phase, these works are now proposed as part of the construction of the NMHP. The only exception is the removal a 3-metre section of the retaining / brick wall to form a vehicle access channel along the eastern side boundary during the current demolition phase. Other demolition works are proposed, including the existing on-grade parking at the rear of the site. Accordingly, irrespective of matters (a) to (e), the additional demolition works required for the NMHP will not result in an unacceptable impact on any local historic heritage significance.

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5.4.2 Clause C6.6.2 Site Coverage – Performance Criteria P1

C6.6.2 Site coverage	
Objective: *That site coverage is compatible with the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:* *(a) the topography of the site; and* *(b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.*	The existing buildings on the site will be demolished under the terms of Planning Permit DA0339/2024 in order to allow the development of the proposed NMHP. Accordingly, the site coverage associated with the proposal will not result in an unreasonable impact on any local historic heritage significance. The large allotment associated with 52 Frankland Street is one of a small number of matters which may be ascribed possible significance according to the accompanying SHHS. This will be retained by the proposal, noting that the two lots comprising the site are in the process of being consolidated into a single title.

5.4.3 Clause C6.6.3 Height and Bulk of Buildings – Performance Criteria P1

C6.6.3 Height and bulk of buildings	
Objective: *That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;* *(b) the character and appearance of the existing building or place;* *(c) the height and bulk of other buildings in the surrounding area; and* *(d) the setting of the local heritage place.*	The existing buildings on the site will be demolished under the terms of Planning Permit DA0339/2024 in order to allow the development of the proposed NMHP. Accordingly, the height and bulk of the proposed building will not result in an impact on any local historic heritage significance.

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5.4.4 Clause C6.6.4 Siting of Buildings and Structures – Performance Criteria P1

C6.6.4 Siting of buildings and structures	
Objective: *That the siting of buildings is compatible with the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;* *(b) the topography of the site;* *(c) the size, shape, and orientation of the lot; and* *(d) the setbacks of other buildings in the surrounding area.*	The existing buildings on the site will be demolished under the terms of Planning Permit DA0339/2024 in order to allow the development of the proposed NMHP. Accordingly, the siting of the proposed building will not result in an impact on any local historic heritage significance.

5.4.5 Clause C6.6.5 Fences – Performance Criteria P1

C6.6.6 Roof form and materials	
Objective: *That fences are compatible with the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.*	There are no existing original fences identified in the accompanying SHHS, and the existing buildings on-site are being demolished under the terms of Planning Permit DA0339/2024. Accordingly, the provision of new fencing as part of the proposed development will not result in an impact on any local historic heritage significance.

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5.4.6 Clause C6.6.6 Roof Form and Materials – Performance Criteria P1

C6.6.6 Roof form and materials	
Objective: *That roof form and materials are compatible with the local historic heritage significance of local heritage places.*	
Performance Criteria	**Assessment**
P1 *Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;* *(b) the design, period of construction and materials of the building on the site that the roof directly relates to;* *(c) the dominant roofing style and materials in the setting; and* *(d) the streetscape.*	The existing buildings on the site will be demolished under the terms of Planning Permit DA0339/2024 in order to allow the development of the proposed NMHP. Accordingly, the roof form and materials associated with the proposed building will not result in an impact on any local historic heritage significance.

5.4.7 Clause C6.6.10 Removal, Destruction or Lopping of Trees, or Removal of Vegetation, That Is Specifically Part of a Local Heritage Place – Performance Criteria P1

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place	
Objective: *That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.*	
Performance Criteria	**Assessment**
P1 *The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;*	Planning Permit DA0339/2024 approves vegetation removal in the southern part of the site, including trees within CT 146528/1. However, it is also now proposed to also remove the westernmost oak within the avenue of trees at the rear of the site. The avenue of trees is not specifically identified as being part of the local heritage place as listed in the Launceston LPS, which limits the description to “Nurses’ Home”. Therefore, the standard is not applicable.

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Performance Criteria	Assessment
(b) the age and condition of the tree or vegetation; *(c) the size and form of the tree or vegetation;* *(d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and* *(e) any advice by a suitably qualified person.*	It is noted, however, that the avenue of trees is one of a small number of matters that the accompanying SHHS identifies may be ascribed possible significance, although they are not a prominent element in the streetscape. The removal of the westernmost oak is required to enable the development of the new driveway extending to the external parking area. It will not have an unacceptable impact. The remaining four oak trees will be retained, integrated into the development, and viewed from the cascading courtyards in the north facing elevation. They will assist screening the building from the north.

5.5 Landslip Hazard Code

5.5.1 Clause C15.5.1 Use within a Landslip Hazard Area – Performance Criteria P1.1, P1.2 and P2

C15.5.1 Use within a landslip hazard area	
Objective: *That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.*	
Performance Criteria	**Assessment**
P1.1 *A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to:* *(a) the type, form and duration of the use; and* *(b) a landslip hazard report that demonstrates that:* *(i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or* *(ii) the use can achieve and maintain a tolerable risk for the intended life of the use.*	Refer to Landslip Hazard Report.
P1.2 *If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures.*	Refer to Landslip Hazard Report.

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Performance Criteria	Assessment
P2 *In addition to the requirements in clause C15.5.1 P1.1, a critical use within a landslip hazard area must achieve and maintain a tolerable risk from landslip, having regard to:* *(a) the impact on the ability of the use to respond to a landslip event;* *(b) the impact on ability of the use to function and maintain service during the landslip and recovery period;* *(c) any interruption to the operation of the critical use in locations external to the immediate impact of the landslip event;* *(d) the creation of risk to the health or safety of people from damage or disruption to:* *(i) a water supply service;* *(ii) an energy supply; or* *(iii) the drainage and treatment of waste water;* *(e) any advice contained in a landslip hazard report; and* *(f) any advice from a State authority, regulated entity or a council.*	Refer to Landslip Hazard Report.

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6. Conclusion

The application seeks planning approval for the new Northern Mental Health Precinct proposed by the Department of Health on land within 52 Frankland Street, Launceston. The proposal forms part of the implementation of the *Launceston General Hospital Precinct Masterplan* and the *Draft Launceston General Hospital Precinct Masterplan Revision 2025*.

This Planning Report demonstrates that the proposal complies with the applicable standards in the provisions for the:

- Community Purpose Zone;
- Signs Code;
- Parking and Sustainable Transport Code;
- Road and Railway Assets Code;
- Local Historic Heritage Code; and
- Landslip Hazard Code.

This includes the performance criteria in the relevant zone and code provisions listed below.

- Community Purpose Zone
  - Clause 27.3.1 Non-residential use – Performance Criteria P2;
  - Clause 27.4.1 Building height – Performance Criteria P1; and
  - Clause 27.4.2 Setback – Performance Criteria P1.
- Signs Code
  - Clause C1.6.1 Design and siting of signs – Performance Criteria P1.1;
  - Clause C1.6.2 Illuminated signs – Performance Criteria P1;
  - Clause C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts – Performance Criteria P1.
- Road and Railway Assets Code
  - Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction – Performance Criteria P1.
- Local Historic Heritage Code
  - Clause C6.6.1 Demolition – Performance Criteria P1;
  - Clause C6.6.2 Site coverage – Performance Criteria P1;
  - Clause C6.6.3 Height and bulk of buildings– Performance Criteria P1;
  - Clause C6.6.4 Siting of buildings and structures– Performance Criteria P1;
  - Clause C6.6.5 Fences – Performance Criteria P1;
  - Clause C6.6.6 Roof form and materials – Performance Criteria P1; and
  - Clause C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place– Performance Criteria P1.
- Landslip Hazard Code
  - Clause C15.5.1 Use within a landslip hazard area – Performance Criteria P1.1, P1.2 and P2.

It is therefore submitted that a Discretionary permit can be in accordance with Clause 6.8.1 of the Planning Scheme and Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

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NORTH MENTAL HEALTH PRECINCT

RFI Response

ARTAS Architects

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PREPARED FOR Launceston City Council on behalf of Tasmanian Department of Health

PROJECT NO. 241046
REVISION P1 – For Review 02/02/2026

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ARTAS acknowledges and pays respect to the palawa people as the enduring Custodians of the lands on which we operate throughout Lutruwita/Tasmania. We recognize their ongoing cultural and spiritual connections to the lands, seas, skies, and waterways we all share today. We honour and respect their Elders past, present, and those that did not live to reach Elder status. At ARTAS we commit to extending and fostering respectful and meaningful relationships with the enduring Custodians of the lands where we live and work. We are dedicated to ensuring that our projects and operations are conducted with meaningful consideration and respect for their heritage and interests.

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INTRODUCTION

This document has been prepared ARTAS Architects to in response to:

Request for Information
dated
09 December 2025

Regarding the submitted development application for the proposed:

North Mental Health Precinct
DA number
DA0511/2025

This document summarises our response to the Further Information Request items 1 – 7 and should be read in conjunction with the following additional documentation, attached to this report:

- Appendix A1 - Architectural Drawings ARTAS Architects (Rev B)
- Appendix T1 - Traffic engineers response letter by GHD

RFI RESPONSE

1. Noise and Vibration

The site is highly urbanised and surrounded by sensitive uses, including residential and specialist medical services (obstetrics, ophthalmology, audiology, veterinary and general medicine). This application is likely to cause loss of amenity during the construction phase, in particular the excavation stage, through noise, vibration and dust. The application does not provide any detailed advice on how this will be managed.

Similarly the ongoing 24/7 use will result in the release of noise emissions from sources such as ventilation systems, collection of waste, vehicle movements through Balfour Place (directly thought residential dwellings), the loading docks and the generator room along the western side.

Please provide advice addressing on how these emissions are to be managed. This should include a quantitative assessment investigating noise and vibrations. The report into noise must as a minimum:

1. *Be in line with the following and any other relevant documents:*
   a) *EPA (Tasmania) Environment Protection Policy (Noise) 2009;*

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b) Environmental Management and Pollution Control Act 1994;

c) Environmental Management and Pollution Control (Noise) Regulations 2016;

d) Environmental Protection Authority (NSW) Draft Construction Noise Guideline (DCNG);

e) Australian Standard 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites;

f) EPA (Tas) Quarry Code of Practice

2. *Establish background noise levels;*
3. *Identify and describe all major sources of noise, including the size and power rating for each main piece of equipment;*
4. *Provide a map of the location of all major sources of noise and the locations of nearby sensitive uses;*
5. *Consider noise emissions, for both construction and operational use, to cause nuisance or harm for nearby land users;*
6. *Provide noise modelling and predicted noise levels at receptors;*
7. *Propose hours of use for all major sources of noise, ensuring appropriate rest periods are provided for;*
8. *Description of noise attenuation measures that will be implemented;*
9. *If blasting is to be undertaken, the likely blast charge, frequency of blasts and discussion of blast effects (ground vibration and air-blast overpressure).*

The concerns regarding noise, vibration and dust emissions are noted.

Whilst is it agreed that the context of the proposed development is highly urbanised, it is also noted that the immediate area contains a number of significant and long established 24/7 medical facilities, including the LGH Emergency Department.

That is, the operation of such facilities is a preexisting and accepted part of the urban fabric of the area.

Notwithstanding this, the proposed development has been designed to minimise potential impacts as far as possible, including;

- Locating potential noise sources (such as ambulance bay, loading dock and main driveway) at the front of the site, away from sensitive residential uses
- Providing substantial screen planting to side and rear boundaries as both acoustic and visual buffer
- Providing generous side and rear setbacks (9 – 42m) to neighbouring buildings, with larger setbacks to sensitive residential uses

The request for a noise and vibration report is noted, however, a number of the specific concerns listed above (such as noise

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attenuation methodology, blasting details, equipment power ratings) will be subject to the specific methodologies of the selected head contractor and / or detailed specifications that are unable to be made at this point in the project.

NVC (Noise Vibration Consultants) have been engaged to provide the following reporting for inclusion in the BA submission:

- Item 1 – Construction Noise and Vibration Management Plan (CNVMP)
- Item 2 – Operational Noise Impact Assessment

All proposed works will comply with the relevant legislation, regulations, guidelines and standards including (but not limited to) those listed above

2. Odour

Please provide *advice addressing potential odours produced from the ongoing use of the facility (e.g. cooking, kitchen or other waste).*

The proposed development does not contain any commercial kitchen facilities. There are some ADL (mental health training) domestic style kitchens with reduced functionality due to clinical requirements for at risk patients with no ventilation requirements beyond a standard residential kitchen – these will not include cooktops or ovens but will have microwave ovens and hot/cold water facilities. No risk of unusual odours is expected.

The entire facility is serviced for hot meals via the link bridge, with all meals to come precooked over the bridge in a trolley from the LGH main kitchen.

All waste generated by the facility will be managed in accordance with LGH waste management protocol, and picked up on site from back of house (in the undercroft area) via Veolia waste trucks.

Generator diesel exhaust will be vented to 1m above upper roof ridge line per NCC/BCA requirements.

3. Regulated Systems

Please provide *confirmation as to whether or not any regulated systems are proposed.*

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The proposed development will include the following regulated systems:

- Warm Water System
- Noted no Cooling Tower Associated with Air Conditioning is proposed.
- All Mech plant will be hidden behind roof wall (completely obscured both visually and to prevent any acoustic issues.
- The generator is provided to suit emergency use only and will not be in continuous operation.

These systems will be registered with Council as required and will comply with the Guidelines for the control of Legionella and regulated systems.

4. Removal of Oak Tree

The row of five (5) English Oak trees located within the car park of 52 Frankland Street represent the last remaining physical connection to the site's Victorian/Georgian-era residential origins and its subsequent use for hospital purposes. Although the associated heritage building has since been demolished, these trees continue to embody the historic landscape setting and social narratives of the place. They provide rare, living evidence of the former property boundaries, garden design intentions, and long-term occupation of the site, values that cannot be replaced once lost.

The Statement of Historic Heritage Significance prepared by Praxis Environment in December 2024 identifies, "An avenue of five exotic trees clearly of advanced age, in alignment with Balfour Place and certainly remnant of the Victorian garden landscape of the residence" and recommends their retention.

The report provided by Australian Tree Care, does not suggest the tree, proposed to be removed, is in poor health or failing.

The applicants submissions assert that the avenue of trees is not specifically identified as part of the local heritage place and states that the westernmost tree must be removed to enable the development of the new driveway. This reasoning has not been fully explained and alternatives do not appear to have been addressed.

***Please provide** further advice, prepared by suitably qualified persons, addressing the requirements of clause C6.6.10 of the planning scheme.*

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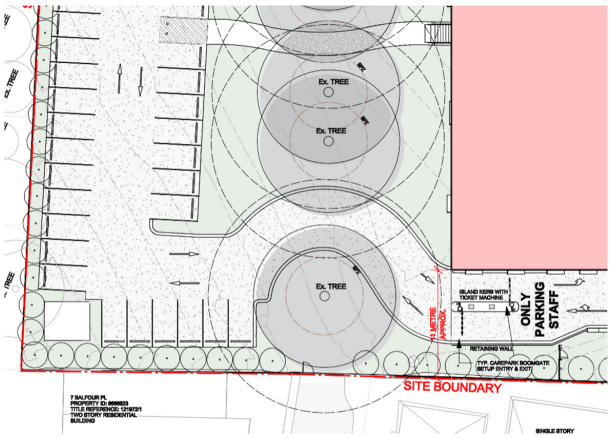
The proposed development has been modified to allow for the retention of all five trees identified in the Praxis Statement of Historic Heritage Significance based on initial arborist reporting. (as illustrated below):

Key notes:

- Newly engaged cert 5 arborist (arbscape) has identified a way of potentially keeping all trees providing we keep out of a 4m non Encroachment zone for any major road works. Further detail will be submitted once the reporting is finalised however we have reviewed the below plan with arbscape and received in principal support that the amended scheme will work.
- The existing exit to Balfour place has been removed, proposed to be demolished in accordance with arbscape reporting guidelines and replaced with new landscaped permeable planting zone.
- A boundary fence to the exposed boundary with lockable gate and pedestrian access have been allowed for.
- As a result we have also removed the proposed new screening tree and added a new two way boom-gate to support restricted staff access to and from the rear carpark. This amended design has been reviewed by GHD for traffic engineering impact please refer attached Appendix T1 for detail.
- The amendment results in the loss of 1x carpark from the building. Refer attached Traffic engineers letter Appendix T1.



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5. Overhead Link Bridge

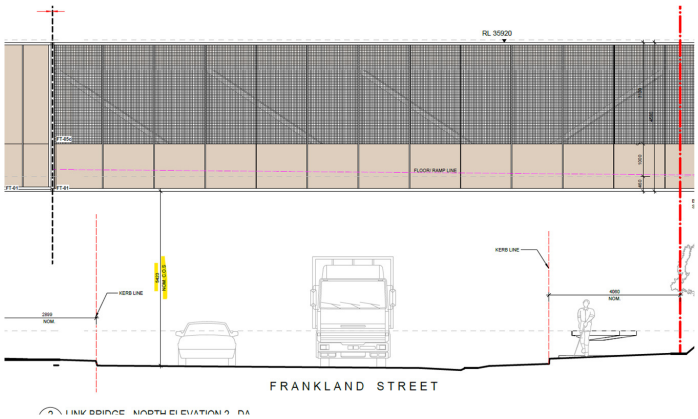
It is understood that the link bridge is not intended to be used by the public, rather it will be used by staff and provides a secure means of transporting patients between the two parts of the hospital. The GHD TIA refers to the overhead link bridge providing an alternative pedestrian path for staff and patient transfers between the two sites.

Advice has previously been provided (email dated 20 November 2024) to the then Department of Health Project Manager, Paul Ellery in relation to the minimum clearance that would be required for the bridge. The requirement specified was 5.4 metres clearance.

The submitted plans show clearance of 5300 between the centre of the road and the underside of the link bridge structure and the report states that the minimum clearance will be 5.3 metres above Frankland Street.

***Please provide** an amended plan showing the minimum clearance of 5.4 metres above the traffic lanes of Frankland Street to the lowest point of the bridge structure over the road or provide justification as to why this cannot be achieved.*

As illustrated below, the design of the proposed link bridge has been amended to comply with the required 5.4m clearance to the Frankland Street roadway. Achieving min 5.4m clearance at highest point of the road as measured against point cloud and official road surveys conducted by PDA.



Refer also (revised drawings)

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6. Road Reserve Works

The majority of the works in the road reserve that are shown on the submitted plans are annotated as being part of the separate but related application for the Northern Heart Centre.

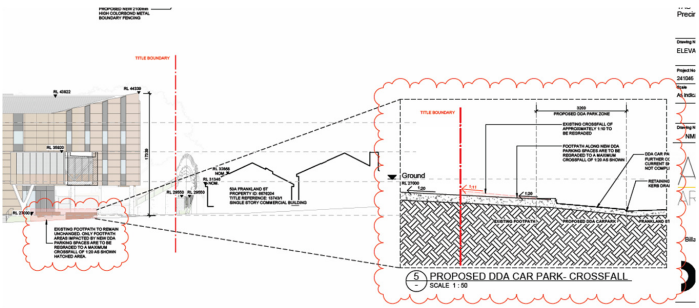
The GHD prepared Traffic Impact Assessment recommends:

- *reducing the speed limit in Frankland Street to 40km/h down for the current limit of 50km/h*
- *introduction of an elevated and line-marked pedestrian crossing between the two sites - at the loss of parking spaces on Frankland Street.*

***Please provide** amended elevations showing the footpath on the northern side of Frankland Street with a crossfall not exceeding 2 per cent.*

The proposed development incorporates limited modification of the existing footpath on the northern side of Frankland Street, specifically where the project is proposing a new DDA space on the eastern side of the adjacent works (not in scope) for the proposed wombat crossing.

As illustrated below, the proposed scope of works to the footpath is restricted to the junctions between the existing footpaths and the proposed new pedestrian access walkway for compliant access to main entry. This area will be modified to provide compliant paths of travel as per, including a maximum cross fall of 2%. Further west there will be some local regrading to suit tie in, but generally given these are not required paths of entry they are assumed to be tied in with the existing footpath grade, with improvement made wherever possible.



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The proposed arrangements, including elevations, are detailed in the attached revised DA submission.

The road reserve works annotated (in blue) as part of the adjacent Northern Heart Centre project are limited to the repainting of road markings and, as such, do not require any facilitative / regrading works to the adjacent footpath.

7. Swept Paths and Line Markings

With regard to parking, 61 parking spaces are proposed on site with 36 being dedicated as staff only, 12 dedicated visitor spaces, 1 fleet space, 1 accessible space and 11 spaces annotated as visitor parking with 'Staff should be allowed to use these spaces as overflow only'. There are some minor matters that require clarification in relation to the swept paths and the line marking.

Please provide:

- *Revised swept paths for the 7 metre Ambulance manoeuvre overlain on drawing 12655712-XC_NWRP_SK002 Rev C in the GHD TIA which shows conflict points through the entrance to the ambulance bay and through the drop off bays in a vehicle is parked in the front (western) loading bay space.*
- *Updated parking plan for the drop off spaces or a revised swept path for the 9.8 metre waste collection vehicle overlain on drawing 12655712-XC_NWRP_SK002 Rev D in the GHD TIA which does not encroach into the drop off parking spaces.*
- *Provide justification of the proposed yellow hatching at the base of the up ramp within the car park as this impacts on the legibility of the car park circulation or remove the yellow hatching.*

As detailed in the attached Traffic engineer response (appendix T1), GHD have addressed through updated swept paths in coordination with ARTAS amended line markings.

OTHER MATTERS

In addition to this request, a preliminary assessment of the information available has highlighted some areas of potential concern.

8. Construction Management Plan

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It is likely that the permit, if granted, will include a requirement for a Construction Management Plan before commencement of works.

This requirement is noted and as expected.

9. Dilapidation Report

Consideration should be given to the preparation of a dilapidation report for all adjoining properties (or further if determined by a vibration specialist), to establish a baseline in the event of complaint/s being lodged that construction resulted in damage to property.

This suggestion is noted and will be included as a requirement of tender. Additionally, ARTAS have conducted an extensive site point cloud study which can be provided as reference for existing boundary conditions. The arborist report forthcoming will include advice on protection of neighbouring trees.

10. Tree Protection Methodology

The proposed methodology to protect the existing row of trees, notwithstanding the proposed removal of one and adjacent replacement, is not supported, and conditions requiring revised Arboriculture Impact Assessment (AIA) and Tree Management Plan (TMP) are anticipated if the permit is granted.

A revised AIA and TMP have been prepared and are attached to this response. Removal of the tree is no longer proposed. Amended Arboriculture assessment is expected in the coming weeks and will be included in the CLC docs.

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Mental Health Precinct – Launceston General Hospital

Traffic Impact Assessment

Artas Pty Ltd

13 November 2025

→ **The Power of Commitment**



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Project name		Launceston General Hospital Mental Health TIA					
Document title		Mental Health Precinct – Launceston General Hospital | Traffic Impact Assessment					
Project number		12655712					
File name		12655712-REP_3_Draft_Mental_Health_Precinct_LGH_Traffic_Assessment.docx					
Status Code	**Revision**	**Author**	**Reviewer**		**Approved for issue**		
			Name	**Signature**	**Name**	**Signature**	**Date**
S4	0	A. Ye	T. Maywald		M. Rumbold		16/04/2025
S4	1	T. Maywald	M. Rumbold		M. Rumbold		07/10/2025
S4	2	T. Maywald	M. Rumbold		M. Rumbold		13/10/2025
S4	3	T. Maywald	M. Rumbold		M. Rumbold		13/11/2025

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1. Introduction

GHD was engaged by Artas Pty Ltd to undertake a Traffic Impact Assessment of the proposed Mental Health Precinct at 52 Frankland Street, Launceston. The proposed development forms part of the Launceston General Hospital (LGH) Precinct Masterplan.

1.1 Purpose of this report

The purpose of this report is to is to document the traffic and transport impacts of the proposed Mental Health development on the surrounding road network and to address the relevant sections of the *State Planning Provisions*.

1.2 Scope and limitations

This report: has been prepared by GHD for Artas Pty Ltd and may only be used and relied on by Artas Pty Ltd for the purpose agreed between GHD and Artas Pty Ltd as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Artas Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

GHD has prepared this report on the basis of information provided by Artas Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

GHD has prepared the SIDRA Models ("Model") for, and for the benefit and sole use of, Artas Pty Ltd to support understanding of development traffic impacts on the intersections assessed and must not be used for any other purpose or by any other person.

The Model is a representation only and does not reflect reality in every aspect. The Model contains simplified assumptions to derive a modelled outcome. The actual variables will inevitably be different to those used to prepare the Model. Accordingly, the outputs of the Model cannot be relied upon to represent actual conditions without due consideration of the inherent and expected inaccuracies. Such considerations are beyond GHD's scope.

The information, data and assumptions ("Inputs") used as inputs into the Model are from publicly available sources or provided by or on behalf of Artas Pty Ltd (including possibly through stakeholder engagements). GHD has not independently verified or checked Inputs beyond its agreed scope of work. GHD's scope of work does not include review or update of the Model as further Inputs become available.

The Model is limited by the mathematical rules and assumptions that are set out in the Report or included in the Model and by the software environment in which the Model is developed.

The Model is a customised model and not intended to be amended in any form or extracted to other software for amending. Any change made to the Model, other than by GHD, is undertaken on the express understanding that GHD is not responsible, and has no liability, for the changed Model including any outputs.

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1.3 Assumptions

The report has been prepared on the basis of a number of assumptions documented in the report, including the following:

- Crash data obtained from the Department of State Growth is complete
- Traffic volumes and/or parking data provided by the City of Launceston and/or Matrix Traffic and Transport data are representative of actual volumes on a typical day
- Future staff numbers assumed are accurate based on discussions with BLP, Artas and representatives of Tasmanian health services.

1.4 References

Several documents and materials have been referred to during the preparation of this report including the following:

- Series of North Mental Health Precinct (NMHP) Launceston Schematic Design drawings of the car park and building provided 11/11/2025, Artas & BLP
- Estimated staff figures based on information provided by Artas and Billard Leece Partnership and as communicated with relevant Tasmanian health services representatives for coordination on 10/09/2025
- AS2890.1 (2004), Parking facilities: Off-street car parking
- Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management
- Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling
- City Cycling Around Launceston, City of Launceston, January 2020
- Five-year crash history, Department of State Growth
- Guide to Transport Impact Assessment Version 1.1, Transport for NSW, May 2024
- LGAT Standard Drawings, 3 December 2020
- Launceston urban network map, Effective 15 January 2023
- Tasmanian Planning Scheme – State Planning Provisions
- Trip Generation, 7th Edition (the ITE Guide), Institute of Transportation Engineers, 2003
- Near map arial imagery

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2. Existing conditions

2.1 Site overview

The subject site is located at 52 Frankland Street, Launceston as shown in Figure 1. The site is located to the north of the existing LGH site.

The site consists of a main building located on the southern half of the site and approximately 88 car parking spaces on the northern side of the site. Access is currently provided via one-way entrance from Frankland Street and exit onto two-way local street Balfour Place, through the existing car park at the rear of the site.

GHD understands that the existing building is not currently used and that five (5) marked car parking spaces within the southern half of the site are used by the adjacent birthing centre. The 88 car parking spaces at the rear of the site are currently used to support staff car parking for the wider Launceston General Hospital, located on the southern side of Frankland Street. Aerial imagery of the site is presented in Figure 2.

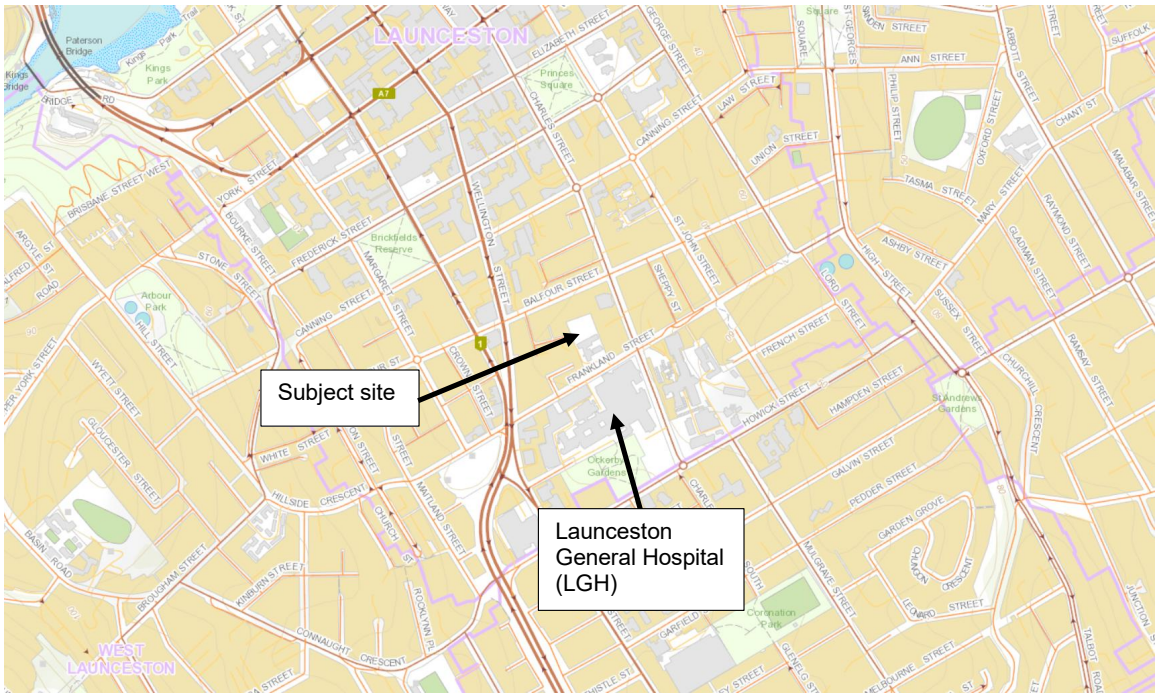

Figure 1 Subject site

Source: THELIST Map © State of Tasmania (Accessed on 24 January 2025)

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Figure 2 *Aerial imagery of the subject site*

Source: Nearmap – Imagery (Date captured:04/12/2024, Date extracted: 24/01/2025)

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2.2 Planning zones

The subject site is currently located in a Community Purpose Zone, as defined by the *Tasmanian Planning Scheme* as shown in Figure 3. Land uses to the east and north of the site are generally residential zones, whilst zones to the west and south consist of urban mixed use and community purpose, respectively.

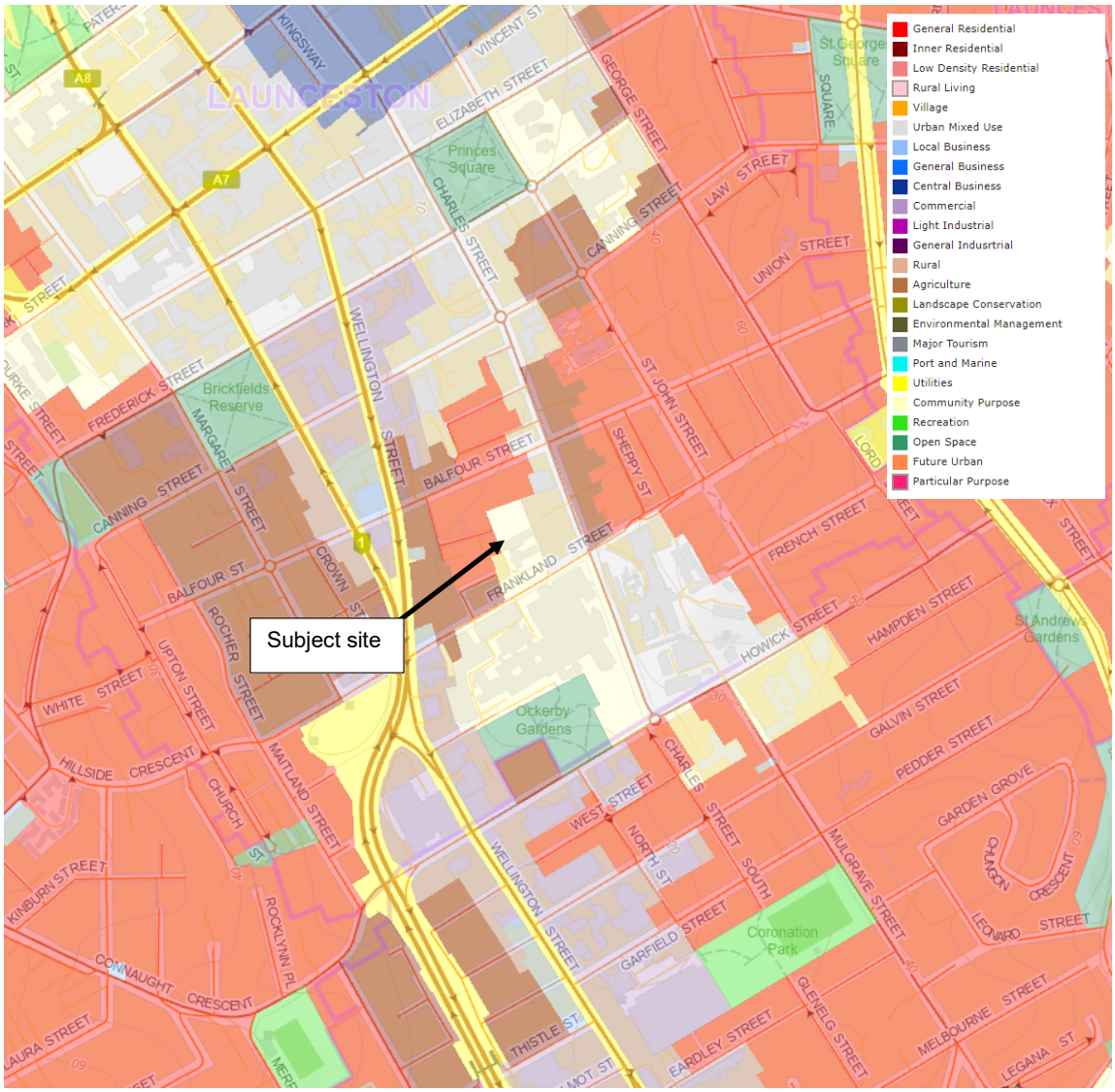

Figure 3 *Planning zones surrounding subject site*

Source: THELIST Map © State of Tasmania (Accessed on 02 October 2025)

2.3 Road network

The road network in the vicinity of project site comprises of the following roads:

– Frankland Street;
– Balfour Place; and
– Balfour Street

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2.3.1 Frankland Street

Frankland Street is a local collector road managed by City of Launceston that is the frontage road to LGH, providing access to the project site and a number of residential lots. It travels in an east-west direction, connecting Wellington Street to the west and ending at Edmund Street to the east. The intersection of Frankland Street and Wellington Street is give-way controlled and movements are restricted by the road median allowing for left-in/left-out only. Frankland Street also provides connection to Charles Street to the east in the vicinity of the project site. The roundabout of Frankland Street and Charles Street is located approximately 60 metres from the access to the site.

Frankland Street is configured as a two-way, two-lane, undivided road as shown in Figure 4. On-street parking is permitted on both sides of Frankland Street in the vicinity of the site, with indented parking bays available on the north side.

The daily traffic volume on Frankland Street is approximately 3,000 vehicles per day between Charles Street and Frankland Rise, and drops to 1,500 vehicles per day further west from Frankland Rise to Wellington Street, as estimated by the City of Launceston on 19 October 2023.

The default speed limit on Frankland Street is 50 km/h.



Figure 4 Frankland Street facing east

Source: GHD Image capture (19/03/2025)

2.3.2 Balfour Place

Balfour Place is a local road managed by City of Launceston. It travels in a north-south direction from Balfour Street and transitions into an east-west road, ending at the subject site. The existing site egress is located at Balfour Place via a crossover that provides the only exit point from the site.

Balfour Place is configured as a two-way, two-lane, undivided road and is a 20 km/hr shared zone, as shown in Figure 5. The road length of Balfour Place is approximately 140 metres, and it is a narrow local residential road with width varying between 4 metres and 4.7 metres. On-street parking is limited to approximately three parking spaces provided in front of two residential properties, around which two-way movement is not possible.

The daily traffic volume on Balfour Place is approximately 300 vehicles per day, as estimated by City of Launceston.

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On 19 October 2023, the City of Launceston noted the following with regards to Balfour Place:

"There have been historical issues in Balfour Place that led to the current traffic arrangements.

- *Around 2005, Council was planning to close Balfour Place to vehicle traffic due to the concerns of residents.*
- *The Department of Health/LGH, as owner of 52 Frankland Street, appealed the road closure.*
- *Council reached an agreement with LGH to withdraw the road closure, on the following Orders from the Magistrate's Court:*
  - *All traffic flow through 52 Frankland St would be one-way, with entry from Frankland Street and exit onto Balfour Place.*
  - *LGH were to erect and thereafter maintain a boom gate on the Balfour Place exit, to prevent entry from Balfour Place.*
  - *The car park in 52 Frankland St would be for LGH staff only.*
  - *Council would undertake works to upgrade Balfour Place.*

…Based on the above, we would ***not be supportive*** *of two-way access to 52 Frankland Street* ***from Balfour Place, nor any tangible increase in traffic using Balfour Place****".*



Figure 5 ***Balfour Placing facing east***

Source: GHD Image capture (19/03/2025)

2.3.3 Balfour Street

Balfour Street is a local collector road managed by City of Launceston. It travels in an east-west direction and forms a T-junction with Balfour Place. Balfour Street also connects Wellington Street to the west and Charles Street to the east in the vicinity of project site. The intersection of Balfour Street and Wellington Street is signalised, while Balfour Street and Charles Street interact at a roundabout.

Balfour Street is configured as a two-way, two-lane, undivided road with additional left turn lane at Balfour Street and Wellington Road intersection. On-street parking is provided in sections on either side of the road, as shown in Figure 6.

The daily traffic volume on Balfour Street is approximately 3,500 vehicles per day between Balfour Place and Wellington Street, estimated by City of Launceston on 19 October 2023.

The default speed limit on Frankland Street is 50 km/h.

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Figure 6 *Balfour Street facing east*

Source: GHD Image capture (19/03/2025)

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2.4 Crash analysis

The road crash history within the vicinity of the project site has been extracted for the latest available five-year period between September 2020 and September 2025.The crash data sourced from Department of State Growth website is presented in Figure 7 and summarised in Table 1.

In total, there were 31 crashes recorded in the study area that resulted in either minor injuries or property damage. No fatal or serious injuries are noted. Approximately 80% of the recorded crashes occurred under daylight conditions, when traffic volumes are highest.

Only two crashes were recorded along Balfour Place and the main types of crashes occurring on Frankland Street are those associated with 'Parking vehicles only'. Notably, there was an 'other manoeuvring' crash that is shown to have occurred within the site (attributed to Frankland Street).

The crashes that resulted in minor injuries were all reported at Balfour Street intersections.

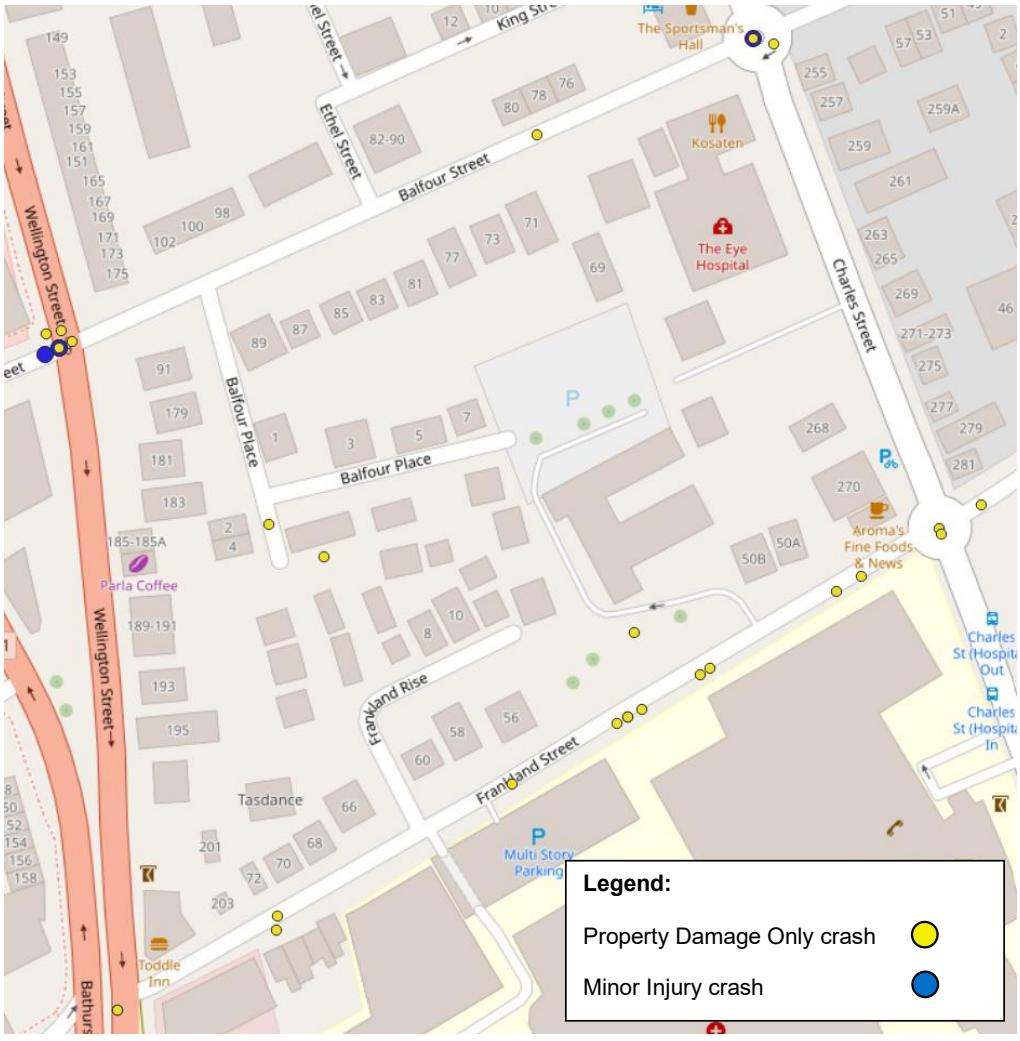

Figure 7 Location of crashes within the last five years

Crash data Source: Spatial Data Selector website - Department of State Growth, Image source: OpenStreetMap, Date extracted: 02/10/2025

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Table 1 Crash history (December 2019 to December 2024)

Location	Number of crashes			Crash type(s)
	Minor	PDO	Total	
Midblock				
Frankland Street	0	13	13	Parking vehicles only (5), Other on path (4), Entering parking (1), other manoeuvring (1), Unknown (2)
Frankland Rise	0	0	0	None
Balfour Street	0	1	1	Unknown (1)
Balfour Place	0	2	2	Emerging from driveway or lane (1), Other manoeuvring (1),
Intersection				
Frankland Street/Wellington Road	0	2	2	Left near (1), Vehicles in same lane/left rear (1)
Frankland Street/Charles Street	0	1	1	Right through (1)
Balfour Street/Wellington Road	3	4	7	Vehicles in same lane/rear end (2), Far side (1), Near side (1), unknown (3)
Balfour Street/Charles Street	1	4	5	Cross traffic (2), Left near (1), Vehicle in same lane/ rear end (1), Unknown (1)
Total	***4***	***26***	***31***	

2.5 Public transport

The public transport network in the vicinity of the project site, shown in Figure 8, consists of several bus routes along Charles Street and Howick Street. The closest bus stops to the site are located on Charles Street within 100 metres of the site. There are bus stops located adjacent to Charles Clinic Heart Care on Charles Street as well.

Table 2 Bus routes

Route no.	Route description	Peak hour frequency (two-way)
110	University to Kings Meadows via Launceston City	4 services per hour
145	Youngtown (Poplar Parade) via Kings Meadows	4 services per hour
146	Clarendon St & Waroona St via Kings Meadows, Six Ways, South Launceston & Hospital	1-2 services per hour
147	Chifley St & Ainslie Grove via Kings Meadows, Six Ways, South Launceston & Hospital	1-2 services per hour
160	Casino via Hospital & Westbury Road	2 services per hour
161	Blackstone Heights via Hospital, Westbury Road & Casino Rise	2 services per hour
162	Hadspen (Rutherglen) via Hospital & Westbury Road	2 services per hour
165	Prospect Vale (Marketplace) via Summerhill, West Launceston & Launceston General Hospital	2 services per hour
792	Evandale via Hobart Rd, Kings Meadows, Six Ways, South Launceston & Hospital	4 services per hour
794	Longford via Hobart Rd, Kings Meadows, Six Ways, South Launceston & Hospital	
796	Cressy via Longford, Hobart Rd, Kings Meadows, Six Ways, South Launceston & Hospital	
Tiger (free)	Commuter Shuttle, River Explorer, City Explorer, Cataract Gorge	1 service per hour

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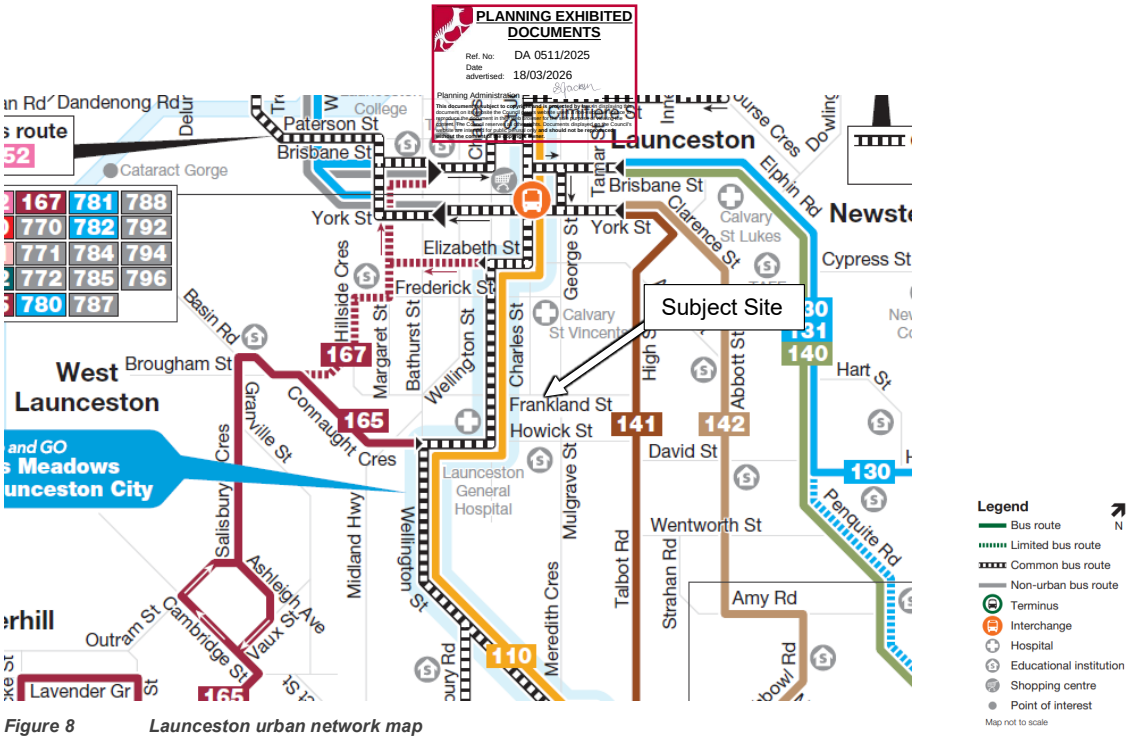

Figure 8 *Launceston urban network map*

Source: Launceston urban network map (Effective 15 January 2023)

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2.6 Active transport

2.6.1 Pedestrian network

The pedestrian network in the vicinity of the project site consists of sealed footpaths on either side of Frankland Street, Balfour Street, Balfour Place and Charles Street. Pedestrians can access the site using the available footpath along Frankland Street and Balfour Place. Several crossing points are located on the internal site access road.

The pedestrian network surrounding 52 Frankland Street is shown in Figure 9.

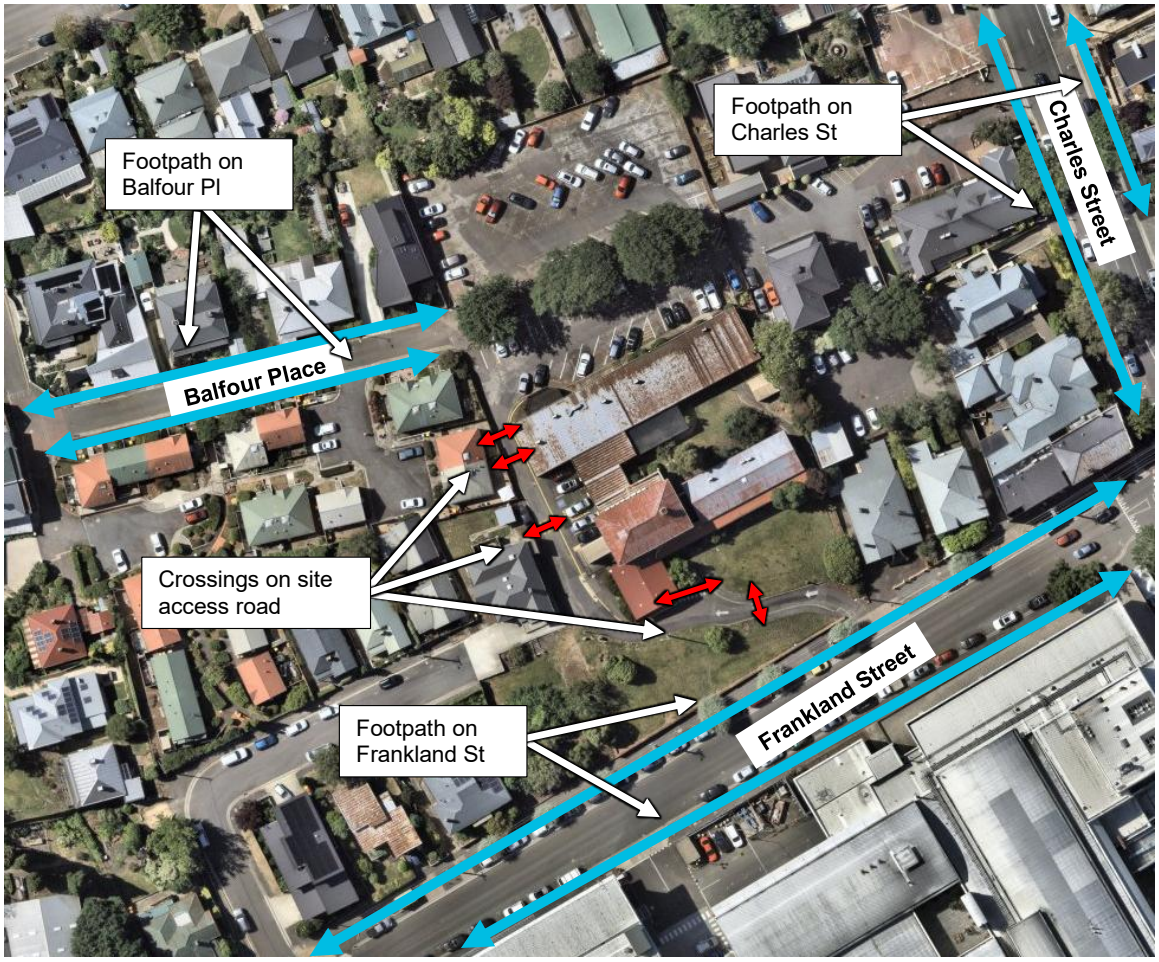

Figure 9 *Pedestrian network surrounding 52 Frankland Street*

Source: Nearmap – Imagery (Date captured:04/12/2024, Date extracted: 24/01/2025)

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2.6.2 Bicycle network

The cycling network in the vicinity of the project site largely consists of informal provisions. Whilst Charles Road is identified as part of the Launceston Arterial Bike Network, cyclists will generally ride within traffic throughout the surrounding road network. The provided infrastructure on Hobart Road for cyclists is limited and discontinuous. Furthermore, there are no separated on-road or off-road cycling infrastructure on Frankland Street and Balfour Street.

An excerpt of the cycling network surrounding 52 Frankland Street is presented in Figure 10.

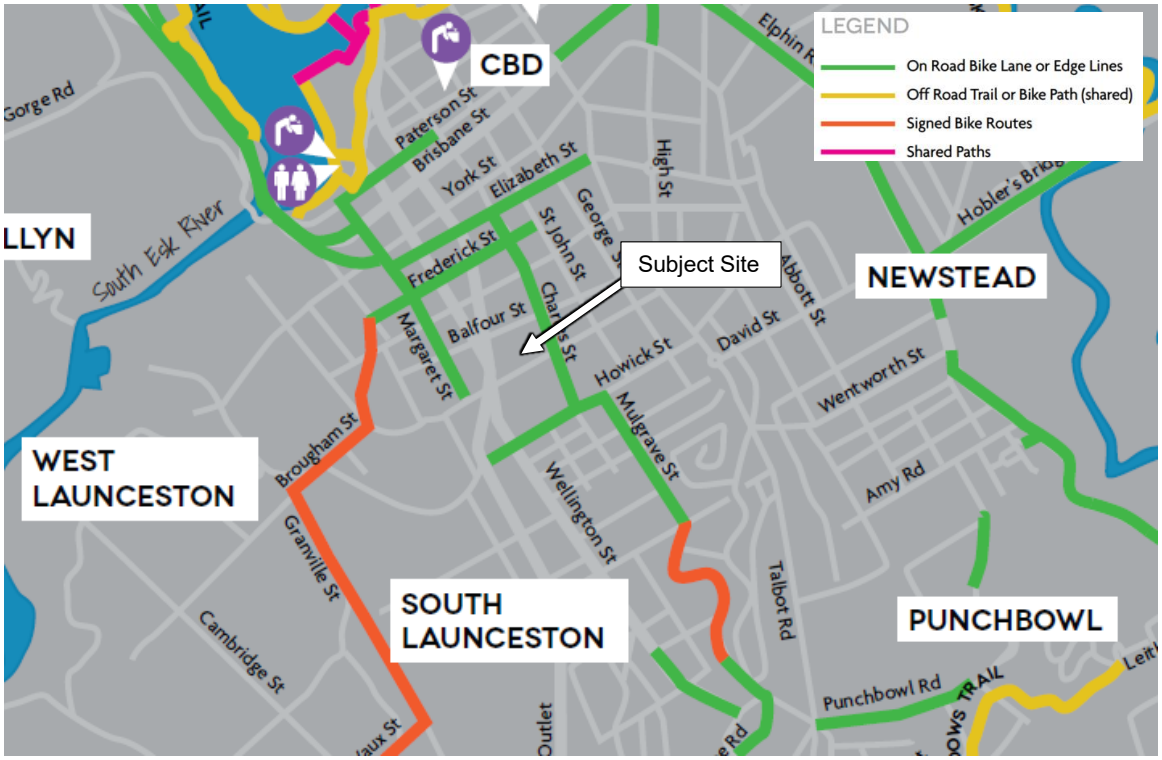

Figure 10 Excerpt of Cycling around Launceston map

Source: City Cycling Around Launceston, City of Launceston 2016

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2.7 Car parking

2.7.1 Existing provision

Available on-site and off-site parking areas in the vicinity of the subject site are shown in Figure 11. All on-site parking spaces can only be accessed via Frankland Street.

Based on occupancy surveys conducted by Matrix Traffic and Transport data on 2 July, there is an existing parking capacity of 93 car parking spaces at 52 Frankland Street. This is comprised of five (5) car parking spaces for use by the birthing centre within the southern half of the site and approximately 88 car parking spaces at the rear of the site that are for use by LGH staff only. It is noted that surveys also showed parking in three (3) unofficial spaces adjacent to the birthing centre and one (1) space over the ambulance loading zone. Reportedly, people should not be parking in these spaces and risk being fined. A summary of this car parking is shown in Figure 12.



Figure 11 Available parking facility around 52 Frankland Street

Image source: Nearmap – Imagery (Date captured: 2/10/2023, Date extracted: 23/10/2023)

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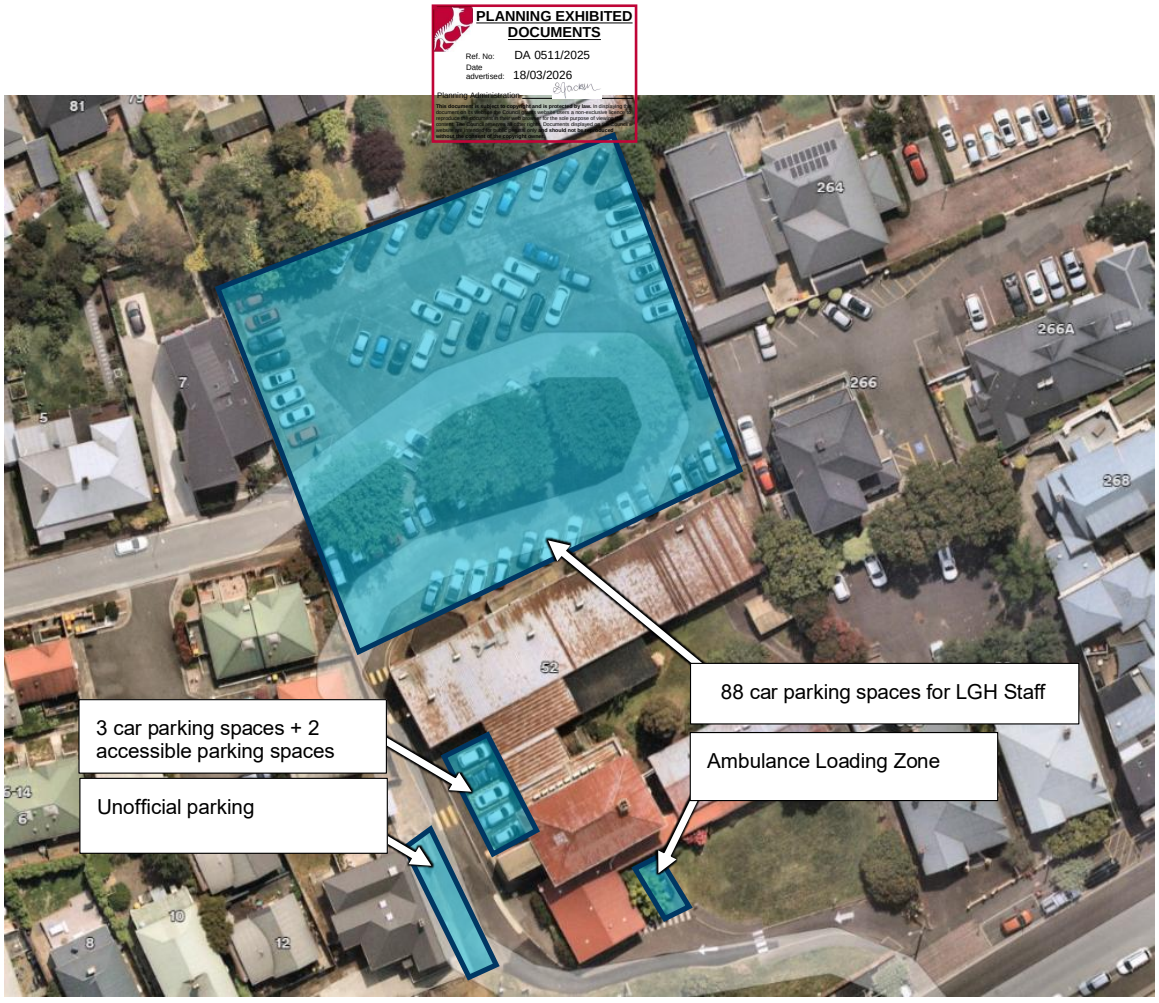

Figure 12 *Existing on-site parking actual utilisation*

Image source: Nearmap – Imagery (Date captured: 2/10/2023, Date extracted: 02/07/2024)

2.7.2 Existing occupancy

Matrix Traffic and Transport data conducted a site occupancy survey between 12:00 PM on 2 July 2024 and 12:00 PM on 3 July 2024. The results of this occupancy survey, represented as typical weekday parking occupancy for the site, is detailed in Figure 13.

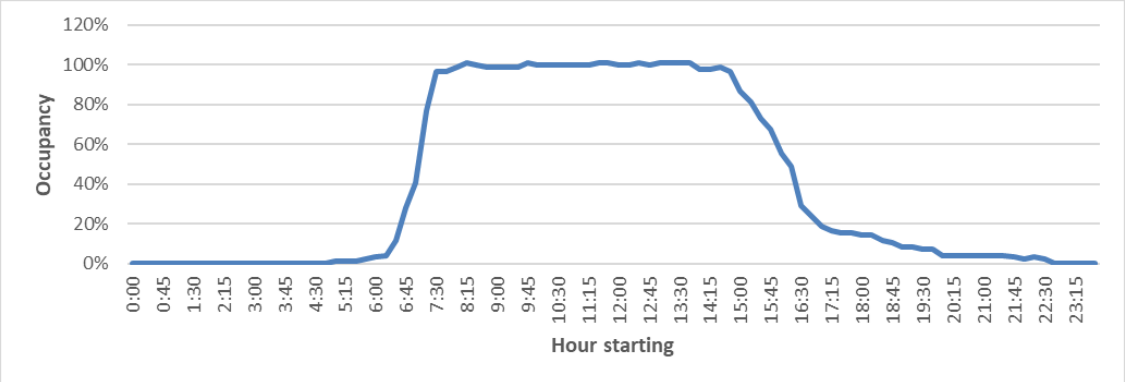

Figure 13 *Existing typical weekday car parking occupancy*

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The survey results revealed the following:

- The overall demand for on-site car parking spaces followed a typical weekday office trend, whereby occupancy rose sharply from 3% to 97% between 6:00 AM to 8:00 AM, remained stable throughout the day and gradually reduced from 98% to 24% between 2:00 PM and 5:00 PM
- Parking turnover is low based on the movements into and out of the site, described further in Section 2.8

2.8 Traffic generation

As discussed in Section 2.1, all traffic flow through the subject site is one-way, with entry from Frankland Street and exit onto Balfour Place. Traffic surveys were conducted by Matrix Traffic and Transport data for a 24-hour period between 2 July 2024 and 3 July 2024. The survey was undertaken at two locations to capture both the arriving and departing traffic volumes, as shown in Figure 14.



Figure 14 Traffic survey locations on Frankland Street and Balfour Place

Image source: Nearmap – Imagery (Date captured: 2/10/2023, Date extracted: 02/07/2024)

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The traffic profile of entering traffic and exiting traffic over the entire survey period are presented in Figure 15.

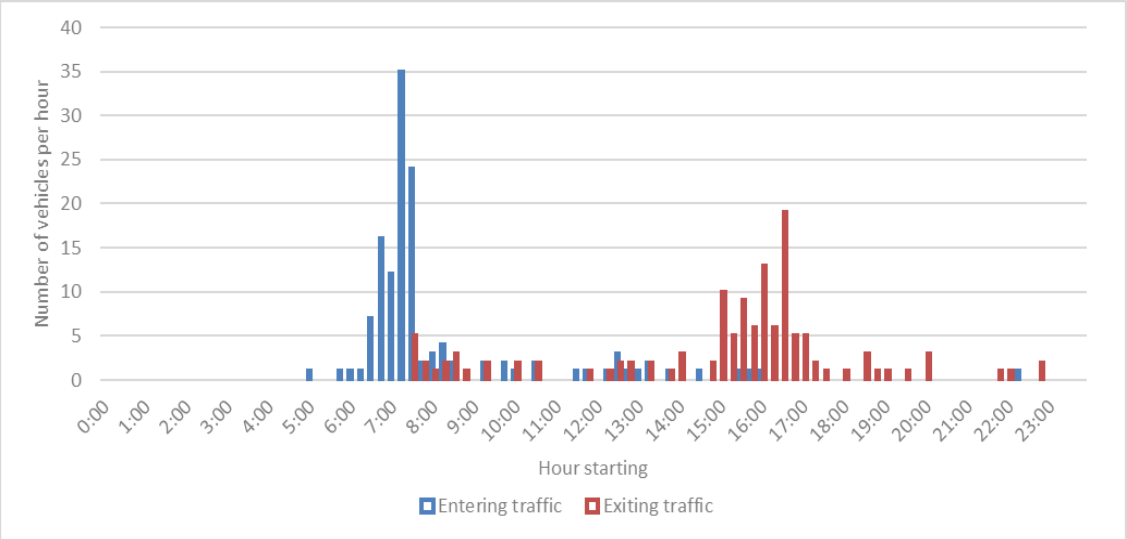

Figure 15 Existing typical weekday site traffic generation

The daily parking traffic volume entering and exiting the site was recorded to be 132 vehicles per day. The weekday AM and PM peak hour was identified to occur between 6:45-7:45 and 15:45-16:45, respectively.

A summary of the overall peak hour and daily traffic generation for the proposed development is presented in Table 3.

Table 3 Traffic generation by the existing on-site car park

	AM peak hour	PM peak hour	Daily
Arriving trips	87 vehicles	2 vehicles	132 vehicles
Departing trips	5 vehicles	44 vehicles	132 vehicles
Total trips	**92 vehicles**	**46 vehicles**	**264 vehicles**

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3. Proposed development

It is proposed to construct a new 'Mental Health Precinct' (MHP) at 52 Frankland Street. The proposed development schedule of accommodation for the new MHP building is summarised in Table 4.

The development also proposes to provide:

- A total of 61 car parking spaces and a drop-off zone capable of supporting at least two parked cars
- Three (3) bicycle hoops providing six (6) publicly accessible bicycle spaces and a further 10 secure bicycle spaces for staff
- Three (3) motorcycle parking spaces
- Creation of one (1) on-street DDA space on Frankland Street

The provisions above are identified in Figure 16.

Table 4 Schedule of development

Type	Number of beds	Estimated staff	Notes
High Care	6	Maximum of 7 doctors and 43 other employees	Considered hospital services
Low Care	24		
Recovery College	-	Maximum of 1 educator and 20 students	Considered educational services
Safe Haven	-	Maximum of 2 practitioners	Considered medical centre / clinic
Office	-	Up to 29 employees within a total 315m^2 office space	Considered office. Area includes associated support spaces.
Total	**30**		

**based on Schematic Design Schedule of Areas, "Appendix_D1_24111_NMHP_SD__SoA_v6.2.xlsx"*

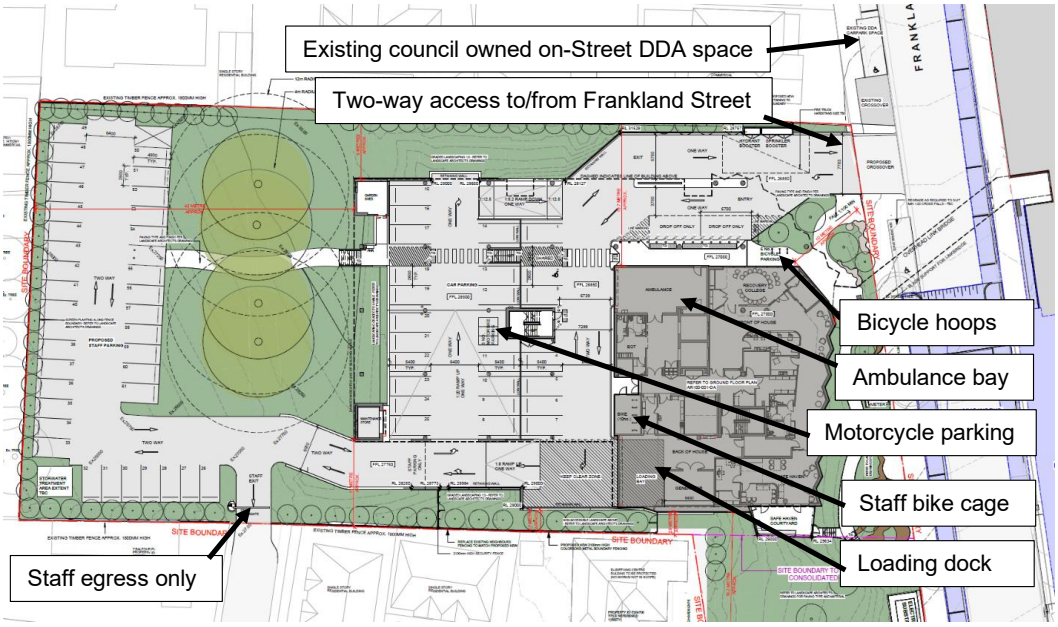

Figure 16 Proposed site plan

Image source: North Mental Health Precinct (NMHP) Launceston Schematic Design, Artas & BLP

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4. Traffic generation

4.1 Methodology

The proposed development will generate new trips proportional to the activity of the future MHP areas. On this basis, the traffic generation of the proposed development has been assessed by considering the following data sources:

– RTA's Guide to Transport Impact Assessment (TfNSW, 2024)
– Where a use area is not defined within the RTA guide and there is no suitable equivalent, basic first principles assessments have been applied.

4.2 Inpatient area trip generation

The RTA's *Guide to Transport Impact Assessment* (TfNSW, 2024), includes indicative trip generation rates for private hospitals based on the number of staff during the main day shift at the hospital (S) and number of beds (B), as determined by surveys undertaken between 2007 and 2011. These rates and the resultant expected MHP trip generation for the Low and High care wards are shown in Table 5.

Table 5 Trip generation rates for hospitals (high accessibility) – TfNSW 2024

Period	Vehicle Trips	Resultant trip generation for LGH MHP
Morning peak	0.34 (S) + 0.32 (B)	27 veh/hr
Evening peak	0.39 (S) + 0.33 (B)	30 veh/hr
Daily peak	*Not specified* *Assumed as Peak*9.5*	280 veh/day

Source: RTA Guide to Transport Impact Assessment, TfNSW 2024

4.3 Safe haven trip generation

The safe haven is expected to operate similarly to an outpatient clinic dedicated to supporting visitors that do not stay overnight. It is therefore relevant to consider the of traffic generations estimates of this area separately from the primary hospital services (overnight stays).

The RTA's *Guide to Transport Impact Assessment* (TfNSW, 2024) shows trip generation rates for medical centres based on number of consulting rooms (R) as determined by surveys undertaken in 2015, as shown in Table 6. The table also shows the resultant expected trip generation for the LGH MHP safe haven, based on the assumption that the two staff within the safe haven would offer an equivalent service rate to a medical centre with two (2) consulting rooms.

Table 6 Trip generation rates for medical centres – TfNSW 2024

Period	Vehicle Trips	Resultant trip generation for LGH MHP
Peak hour	0.0314 (R^2) + 6.1122 (R) + 8.0607	21 veh/hr
Total daily	0.1544 (R^2) + 38.456 (R) + 8.6803	87 veh/day

Source: RTA Guide to Transport Impact Assessment, TfNSW 2024

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4.4 Offices trip generation

It is understood that the office spaces on L1 and L2 are expected to provide a space for desk-based tasks. It is unclear whether these spaces will be utilised by the same staff undertaking tasks within the inpatient areas of the hospital. On this basis, it has been conservatively assumed that these office spaces provide capacity for additional office-based staff within the proposed development.

The RTA's *Guide to Transport Impact Assessment* (TfNSW, 2024) shows trip generation rates for offices based on their floor area as determined by surveys undertaken of offices in Sydney's urban areas in 2010, as shown in Table 7. The table also shows the resultant expected trip generation for LGH MHP office areas.

Table 7 Trip generation rates for offices – TfNSW 2024

Period	Vehicle Trips	Resultant trip generation for LGH MHP
Morning peak	1.69 / 100m^2 floor area	6 veh/hr
Evening peak	1.2 / 100m^2 floor area	4 veh/hr
Daily peak	11.29 / 100m^2 floor area	36 veh/day

Source: RTA Guide to Transport Impact Assessment, TfNSW 2024

4.5 Recovery college trip generation

The recovery college is expected to operate as a class-based learning facility, with one (1) educator teaching up to 20 students at any one time. The educational facilities listed within The RTA's *Guide to Transport Impact Assessment* (TfNSW, 2024) include schools and child-care centres, neither of which are similar to the recovery college. On this basis, the following first-principles assumptions have been applied to determine the expected traffic generation of this use:

- The car parking requirement for the recovery college is five (5) car parking spaces, as per the Tasmanian State planning provisions. This is summarised further within Section 6 of this report.
- It is assumed that each of these parking spaces is required to be provided to support the total vehicular demand generated by the recovery college.
- It is assumed that all recovery college staff and students will arrive during the AM peak and leave during the PM peak.
- A daily traffic allowance that considered each of these parking spaces turning over once throughout the day has been applied

On the basis of the assumptions above, Table 8 details the resultant expected trip generation for the LGH MHP recovery college.

Table 8 Trip generation rates for medical centres – TfNSW 2024

Period	Trips	Resultant trip generation for LGH MHP
Morning peak	1 / required car parking space	5 veh/hr
Evening peak	1 / required car parking space	5 veh/hr
Daily peak	4 / required car parking space	20 veh/day

Source: RTA Guide to Transport Impact Assessment, TfNSW 2024

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4.6 Summation of trip generation

Based on the traffic generation of the individual use areas within the LGH MHP, as referenced in Sections 4.2 to 4.5, the proposal would be expected to generate the total vehicle trips as shown in Table 9.

Table 9 Estimated traffic generation due to the proposed development (two-way)

Basis of generation	Daily	AM peak	PM peak
High and low care wards (Table 5)	280 veh/day	27 veh/hr	30 veh/hr
Safe Haven (Table 6)	87 veh/day	21 veh/hr	21 veh/hr
Office Areas (Table 7)	36 veh/day	6 veh/hr	4 veh/hr
Recovery College (Table 8)	20 veh/day	5 veh/hr	5 veh/hr
Total	**423 veh/day**	**59 veh/hr**	**60 veh/hr**

4.7 Assessment of traffic generation

Clause C3.5.1-A1.4 of the State Planning Provisions states the following:

> *"Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:*
>
> *(a) the amounts in Table C3.1; or*
>
> *(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road."*

Table C3.1 of the State Planning Provisions is replicated below in Table 10.

Table 10 Extract from Table C3.1

Location of vehicular traffic	Amount of acceptable increase in annual average daily traffic to and from the site (Total of ingress and egress)	
	Vehicles up to 5.5 m long	Vehicles longer than 5.5 m long
Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or five (5) vehicle movements per day, whichever is the greater

The increase in traffic due to the proposed development has been estimated in the sections above. A summary is provided in Table 11.

Table 11 Summary of traffic generation

Period	Existing (as defined in Section 2.8)	Proposed traffic generation	Increase
Daily	264 veh/day	423 veh/day	+159 veh/day
AM peak	92 veh/h	59 veh/h	- 33 veh/h
PM peak	46 veh/h	60 veh/h	+14 veh/h

Based on the traffic volumes outlined above, the site is expected to generate an additional 159 vehicle trips per day. This exceeds the permitted increases outlined within C3.5.1-A1.4 of the Tasmanian Planning Scheme and therefore relies on assessment of the performance criteria. This is addressed in Section 7 of this report.

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5. Access assessment

5.1 Vehicle access

The proposed development seeks to utilise the existing access locations at Frankland Street and Balfour Place to retain site accessibility. It is noted that the existing crossover from Frankland Street currently allows for in-movements only. It is proposed to expand this access to provide new two-way access to and from Frankland Street.

The existing one-way exit to Balfour Place is intended to be retained, to support egress movements from the rear of the site for staff exiting the site only.

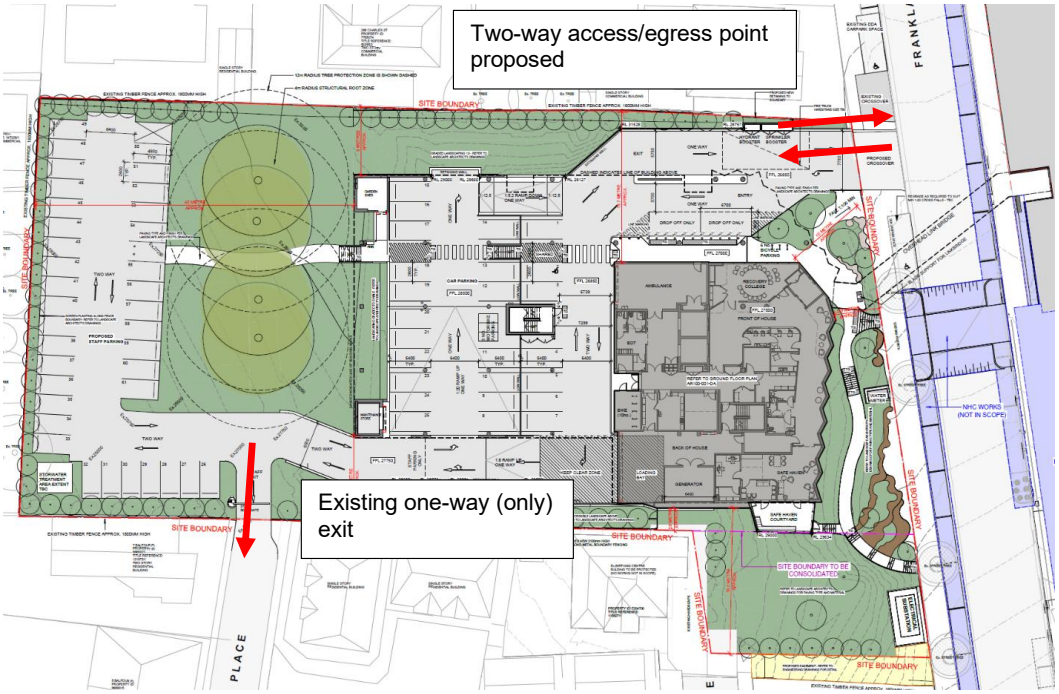

Figure 17 Proposed site access

Image source: North Mental Health Precinct (NMHP) Launceston Schematic Design, Artas & BLP

Clause C2.6.3-A1 of the State Planning Provisions sets out the requirements for the number of access points and states the following:

> *"The number of accesses provided for each frontage must:*
>
> *(a) be no more than 1; or*
>
> *(b) no more than the existing number of accesses, whichever is the greater."*

The proposed development provides one access point to/from Frankland Street and retains the existing number of access point onto Balfour Place. On this basis, the proposal complies with the acceptable solution C2.6.3-A1.

It is important that the following points be considered with regard to the proposed vehicle access arrangements.

5.1.1 Retaining Balfour Place site egress

It is proposed that the existing egress point to Balfour Place will be retained as part of this proposed MHP. Without controls, retaining this access would risk significant increase in the traffic on Balfour Place. The city of Launceston estimates that existing traffic on Balfour Place is approximately 300 vehicles/day, so a daily traffic generation of

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423 vehicles identified in Section 4.6. would cause traffic to increase on Balfour Place if the existing one-way in, one-way out arrangement of the site were to be retained.

As identified in Section 2.3.2 of this report, the City of Launceston have clearly stated they will not support "…*any tangible increase in traffic using Balfour Place."* It is therefore proposed that:

– Two-way access to/from the site be provided at the Frankland Street crossover, as discussed in Section 5.1.2
– Only MHP staff will be allowed to use this egress point. Given there will be fewer parking spaces for staff on-site, traffic generated by the site onto Balfour Place would be expected to reduce. The existing staff parking and traffic generation will be displaced to the proposed multi-storey car park within the LGH masterplan.

5.1.2 Frankland Street site access assessment

The proposed two-way entrance/exit at Frankland Street will play a critical role in accommodating the increased two-way traffic flow in this location. The following key considerations in this regard are noted:

– On 19 October 2023, The City of Launceston stated they "…*would be supportive of two-way access from Frankland Street, noting that there will need to be some relocation of infrastructure in the road reserve to accommodate the wider access. The access will also need to be designed appropriately, for sight distances, etc.".* The outcome of design assessments are provided in Section 6.
– The design of the two-way crossover and internal access road will also need to support relevant heavy vehicle movements. This has been assessed in a swept path assessment for the largest relevant design vehicle. Refer Section 6.3 for details.
– The widening of the Frankland Street crossover and the proposed creation of the new on-street DDA space, would result in the loss of two (2) existing on-street spaces on Frankland Street. It is expected this loss is acceptable due:
  - the approved Launceston General Hospital Multistorey Car Park, which will replace these lost parking opportunities within the precinct.
  - Ultimately improving the pedestrian amenity of Frankland Street in the vicinity of the subject site.

5.2 Sight distance assessment

A sight distance assessment has been undertaken to assess egress movements turning into Frankland Street out of the proposed development car park over the proposed expanded crossover.

Frankland street operates at a default speed limit of 50 km/hr. AS/NZ 2890.1:2004 Part 1: Off-street car parking, identifies a sight distance requirement of 69-metres for a desirable five-second gap for vehicles egressing from a driveway onto a road with a speed restriction of 50 km/h. This measurement is presented in Figure 18.

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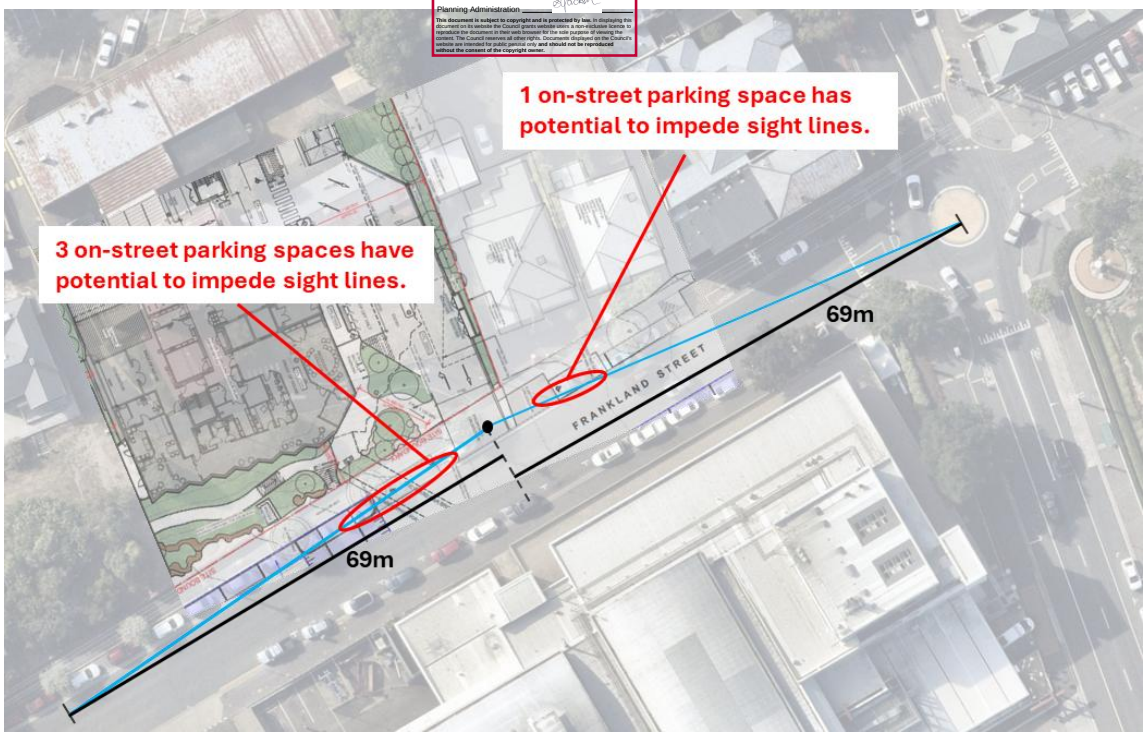

Figure 18 *Sight distance assessment on Frankland Street for a 50 km/hr road*

Source: Nearmap – Imagery (Date captured:20/02/2025, Date extracted: 10/04/2025)

Figure 18 shows that vehicles parked in the on-street car parking space on either side of the Frankland Street crossover have the potential to obstruct the sightlines of drivers egressing from the site into Frankland Street.

To reduce this risk, it is recommended that a posted speed limit of 40 km/hr on Frankland Street be considered between Wellington Street and Charles Street. The intended impact of this reduction is twofold:

– Firstly, it would reduce the necessary sight distances required from the Frankland Street crossover from 69-meters to 55-metres based on the desirable five-second gap defined within AS/NZ 2890.1:2004 Part 1: Off-street car parking. This reduces the number of on-street parking spaces that may impede sightlines when vehicles are parked there, as shown in Figure 19.
– Secondly, it would decrease pedestrian-traffic conflict risk. The Mental Health Precinct will be located on the opposite side of Frankland Street to the broader LGH precinct. It is, therefore, expected that pedestrian crossing between these sites will increase and it is understood that the proposed link-bridge connecting the two sites over Frankland Street will only be accessible by LGH staff. Public crossing between the two sites will need to be maintained at street level and a 40 km/hr posted speed limit would improve the safety of pedestrians crossing between the two sites.

Having consideration for the two points above, it is also recommended that an elevated and line-marked pedestrian crossing be introduced over Frankland Street between the two sites and immediately to the west of the Frankland Street crossover. This would necessitate the loss of parking spaces at either end of the pedestrian crossing, further de-risking sightline obstructions due to parked vehicles.

It is understood that the design and location of this 'wombat-crossing' form part of the Northern Heart design and details can be found in the development application submitted for that site.

A 'wombat-crossing' and 40 km/hr posted speed limit are also considered reasonable strategies, as they have already been implemented around the corner from this site on Charles Street between Frankland Street and Howick Street which has been observed to be operating effectively.

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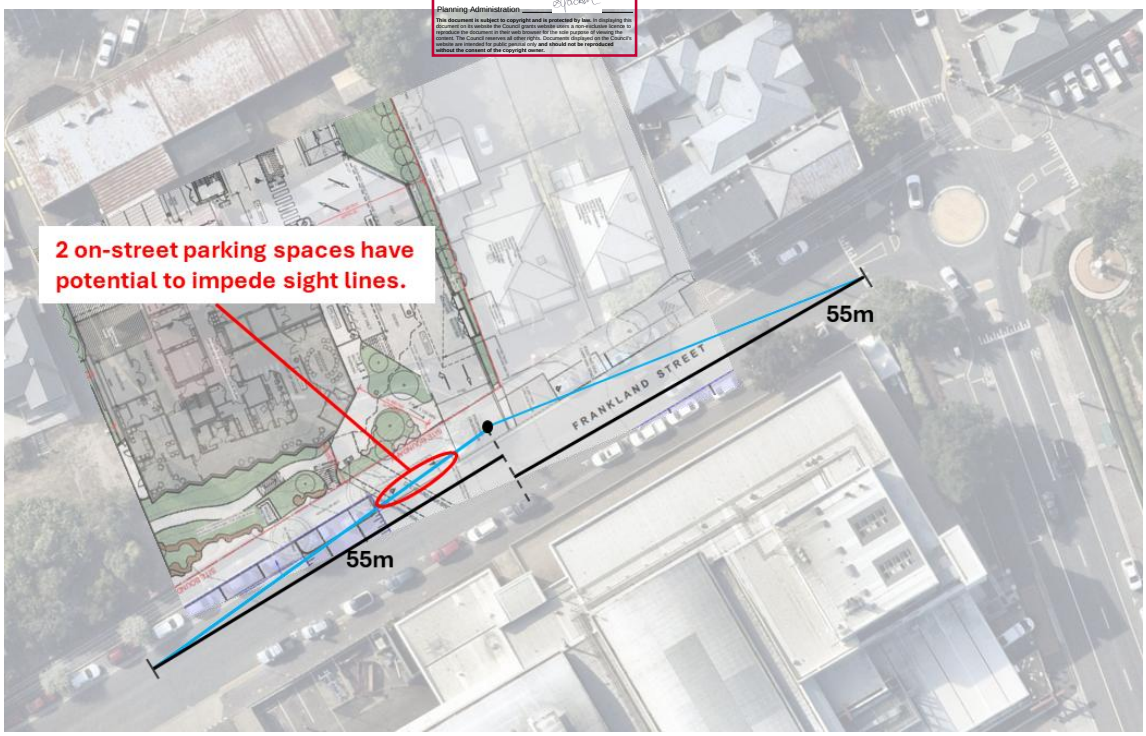

Figure 19 *Sight distance assessment on Frankland Street for a 40 km/hr road*

Source: Nearmap – Imagery (Date captured:20/02/2025, Date extracted: 10/04/2025)

5.3 Pedestrian access

Clause C2.6.5 of the State Planning Provisions sets out the requirements for pedestrian access and states the following:

> *"A1.1 Uses that require 10 or more car parking spaces must:*
>
> *(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:*
>
> *(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
>
> *(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*
>
> *(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.*
>
> *A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building."*

The proposed development provides separated footpaths with a minimum width of 1.5 m, as shown in Figure 20. These paved footpaths are designed to provide access to the campus building and/or carpark. The footpath ramps with a maximum gradient of one (1) in 20 comply with the acceptable solution C2.6.5-A12.

The footpaths and marked crossings provide safe passage for pedestrians between the main building entry and on-site car parking spaces. There is also an overhead pedestrian link bridge linked to the existing Launceston General Hospital providing an alternative pedestrian path for staff and patient transfers between the two campuses.

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As discussed in Section 5.2, it is recommended that raised and line-marked pedestrian crossing over Frankland Street be provided to support safe public connection between the Mental Health precinct and the broader LGH precinct.



Figure 20 ***Proposed pedestrian access on site***

Image source: North Mental Health Precinct (NMHP) Launceston Schematic Design, Artas & BLP

6. Parking assessment

6.1 Parking requirement for hospital services

Table C2.1 in *Tasmania State Planning Provisions* provides car and bicycle parking requirements for different land uses. The proposed MHP broadly aligns with the "Hospital Services" use class within the Planning Scheme, which is defined as:

"Use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients."

However, based on conversations with statewide mental health services, it is clear that the individual services to be located within this development are likely to generate different parking demands compared to regular "Hospital Services". If the "hospital services" ceased to exist, the remaining services within the development would still generate car parking demand. On this basis, the proposed areas have been treated as the following uses with respect to Table C2.1 of the state planning provisions:

– Recovery College considered to be "Educational and Occasional Care"
  - Table 6.2, Tasmania State Planning Provisions: "Use of land for **educational or short-term care purposes**. Examples include a childcare centre, day respite centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

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- Safe Haven space considered to be "Business and Professional Services" due to the medical (mental health) consulting services that the one (1) on-site practitioner will provide
  - Table 6.2, Tasmania State Planning Provisions: "Use of land for administration, **clerical**, technical, **professional** or similar activities. Examples include a bank, call centre, **consulting room**, funeral parlour, **medical centre**, **office**, post office, real estate agency, residential support services, travel agency and veterinary centre.
- The 'Office' spaces are also considered to be "Business and Professional Services"
  - It is understood that this space is expected to operate in a similar way to the existing Mental Health Centre located at 62/64 Canning St, Launceston. This space predominately operates as an office, where approximately 55 mental health staff complete their desk-based tasks whilst providing the majority of consultation via Telehealth or in the community. No on-site staff parking is provided at the Canning Street site.
  - Whilst it is possible for staff to provide their services in-person and on-site at Canning Street, the existing average daily consumer visitation is reportedly less than 29 consumers per day. This is substantially less than the parking rate that 'clinic' or 'consulting room' 'practitioners' allows for.
  - On the above basis, the office spaces within the proposed development have been considered as 'office' for the purpose of parking space requirement calculation according to Table C2.1 of the Tasmanian Planning Scheme.

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The car and bicycle parking requirement for the proposed development as per Tasmania State planning provision on the above basis, is summarised in Table 12.

Table 12 Planning Scheme parking requirement

Service	Land use	Parking requirements		Spaces required
		Car	Bicycle	
High Care Inpatient	Hospital services (For 7 doctors, 43 other employees and 30 beds)	1 space per 4 beds + 1 space per doctor + 1 space per 2 other employees	1 space per 10 beds	37 car spaces and 3 bicycle spaces
Low Care Inpatient				
Recovery College	Educational and occasional care (For classes of up to 20 students)	1 space per employee + 1 space per 6 students	1 space per 5 employees and students	5 car spaces and 4 bicycle spaces
Safe Haven	Business and professional services – Clinic (For 2 practitioners)	4 spaces per practitioner	2 spaces for each 8 practitioners	8 car spaces and 2 bicycle space
Offices	Business and professional services – Office (For 315 m^2)	1 space per 40 m^2 of floor area	1 space per 500 m^2 of floor area	8 car spaces and 1 bicycle spaces
			Total	58 car spaces and 10 bicycle spaces

In addition to the table above:

– Table C2.4 in Tasmania State planning provisions provides motorcycle parking requirements as follows:
  - For 0-20 car parking spaces, no motorcycle parking is required;
  - For 21-40 car parking spaces, one (1) motorcycle space is required;
  - For 41 or more car parking spaces, one (1) motorcycle space for every additional 20 car parking spaces required
– Clause C2.5.4-A1 of the State Planning Provisions states *"A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy."* The proposed development has a combined floor area of more than the 1,000 m² threshold of the requirement to provide a loading bay, and therefore, warrants provision of a loading bay on-site.

Application of the above rates to the proposed MHP equates to a requirement to provide a total of 58 car spaces, 10 bicycle spaces, three (3) motorcycle spaces and a loading dock. The proposed on-site parking provisions of 61 car parking spaces, 16 bicycle parking spaces, three (3) motorcycle spaces and an on-site loading dock satisfies this parking provision requirement.

6.1.1 Car parking allocation

Preliminary indication of the staff/visitor space allocation is provided in Figure 21. This allocation is based on breakdown of spaces for staff and visitors discernible from the Tasmanian Planning Scheme rates reproduced in Table 12. LGH should monitor staff and visitor demands for the car park over time and make adjustments to this allocation as needed, whilst maintaining consideration for the following:

– At least 58 car parking spaces should be retained for staff and visitors of the Mental Health Precinct specifically, at all times
– The 36 car parking spaces at the rear of the site should be prioritised as staff parking, to mitigate risk of visitors trying to use the controlled staff-only egress point to Balfour Place. Appropriate 'staff only past this point' line marking and signage should be implemented in the region shown in Figure 21 to support this.
– If there is ever an over-flow of staff parking for any reason, staff should be directed to use the Multistorey Car Park. It is understood that they would be able to access the site via the proposed link-bridge over Frankland Street and that it is more important that visitors of the Mental Health Precinct are able to park on-site.

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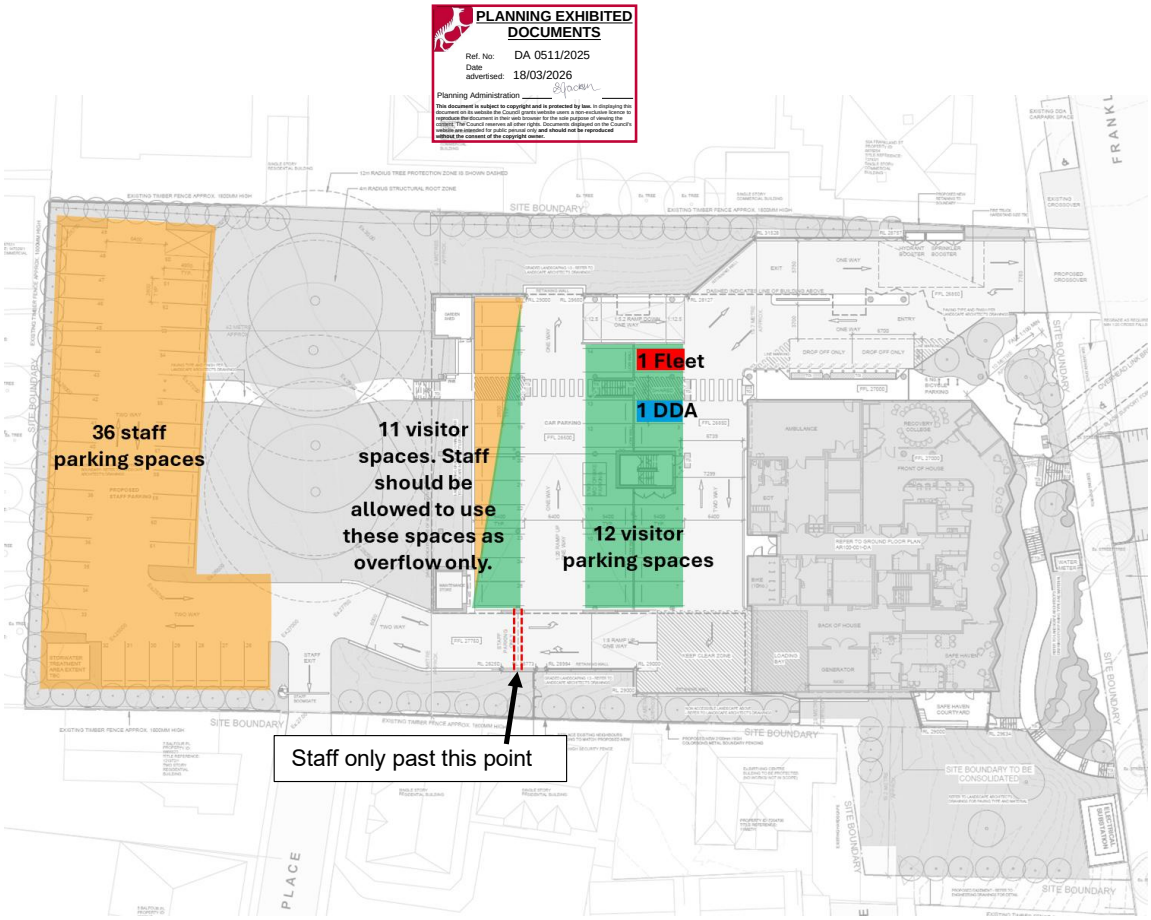

Figure 21 Indicative initial parking allocation

6.2 Design of parking facilities

Clause C2.6.2-A1 of the State Planning Provisions sets out the requirements for the design of parking facilities and states the following:

"A1.1 Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 – Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6."

Table 13 summarises the review of Planning Scheme requirements for an acceptable solution for the internal accessway widths and car parking space dimensions.

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Table 13 Clause C2.6.2 – Acceptable solution assessment

State Planning Provisions requirement	Comments*
A1.1	Parking, access ways, manoeuvring and circulation spaces
Have a gradient in accordance with Australian Standard AS 2890 – Parking facilities, Parts 1-6	**Satisfied**: All driveways and ramps are shown to have gradients less than the maximum allowances defined within AS/NZS 2890.1(2004) *Parking facilities, Part 1: Off-street car parking.*
Provide for vehicles to enter and exit the site in a forward direction where providing for more than four (4) parking spaces	**Satisfied**: All relevant design vehicles can enter and exit the site in a forward direction.
Have an access width not less than the requirements in Table C2.2	**Satisfied**: Accessway widths exceed the minimum requirement of 5.5 m, thus exceeds the requirements of the State Planning Provisions.
Have car parking space dimensions which satisfy the requirements in Table C2.3	**Satisfied**: Car parking spaces are designed in accordance with the State Planning Provisions requirements or AS/NZS 2890.1(2004) *Parking facilities, Part 1: Off-street car parking* to provide comfortable parking for all vehicle types. All car parking spaces have been designed to have either: – minimum length of 5.4 m, OR – minimum length of 4.9 m with end space overhang compliant with AS2890.1
Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are three (3) or more car parking spaces	**Satisfied**: The access aisle widths for each of the car parking spaces are compliant with the requirements outlined in Table C2.3 of the state planning provisions.
Have a vertical clearance of not less than 2.1 m above the parking surface level	**Satisfied**: The vertical clearance is greater than 2.1 m and there are no overhead obstructions for the open-air parking.
Excluding a single dwelling, be delineated by line marking or other clear physical means	**Satisfied**: All parking is to be line marked appropriately.

6.2.1 Accessible car parking

Clause C2.6.2-A1.2 of the Planning Scheme states:

"Parking spaces provided for use by persons with a disability must satisfy the following:

(a) be located as close as practicable to the main entry point to the building;

(b) be incorporated into the overall car park design; and

(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities"

The footnote to C2.6.2 states that *"Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016."* It is noted that the 2016 version of the Code has been superseded by the 2019 and 2022 versions.

The building is a Class 9a (hospitals) building, as determined using the National Construction Code 2022 (NCC). For a Class 9a building, the requirement for accessible car parking is one (1) space for every 100 carparking spaces or part thereof for non-outpatient areas and one (1) space for every 50 carparking spaces or part thereof for outpatient area. Given a total of 61 parking spaces are proposed to be provided, a minimum of one (1) accessible space is required to be provided on-site.

One (1) on-site accessible car park is proposed as part of the development adjacent to the marked pedestrian crossing to the building. This space has been designed complete with shared area in compliance with AS 2890.6. On this basis, accessible car parking spaces meet the requirements set out in A1.2, and the proposed development meets the acceptable solution of Clause C2.6.2.

Additionally, it is proposed to provide one (1) new on-street accessible car parking space on Frankland Street

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directly to the west of the crossover providing access to the subject site. The provision of this additional parking space is subject to the following challenges:

- Vehicles parked in this space may partially restrict sightlines for vehicles turning out of the subject site.
- The proposed gradient along the width of the space is proposed to be 1:20 gradient. Reportedly this is consistent with the gradient of the existing accessible car parking space to the east of the access to the site on Frankland Street. However, this gradient is not compliant with clause 2.3 of AS/NZS 2890.6 which states:

  *"Each parking space for people with disabilities and related walking and wheelchair unloading areas shall comprise a firm plane surface with a fall not exceeding **1:40 in any direction** (1:33 if the surface is a bituminous seal and the parking space is out of door). These areas shall have a slip-resistant surface."*

The provision of this accessible car parking space is therefore dependent on the City of Launceston accepting that the design of this space is to be similar to the existing accessible car parking space on Frankland Street. If this is not acceptable based on the above points and this space is not to be provided, the proposed accessible car parking provision within the site is still compliant with the minimum requirements of the state planning provisions.

6.3 Swept path assessment

An assessment of key vehicle accessibility to/from and within the subject site has been undertaken using the 'AutoTURN' software. Outcomes of these assessments are provided in Appendix A to this report. Key points are summarised below.

6.3.1 Car parking access

It was found that the appropriate design vehicle(s) will be able to enter and exit the site in a forwards direction by circulating through the car park, which is one-way in certain locations. This includes access into and out of the proposed drop-off spaces.

It is noted that vehicles exiting from the drop-off space when behind another vehicle are shown to be unable to make a u-turn manoeuvre in one movement. It is expected that in this rare occurrence, drivers would either need to circulate through the car park or undertake a 3-point turn to exit the site.

6.3.2 Ambulance loading access

Access into the proposed ambulance loading bay has been tested using a 7.3 m Mercedes Benz Sprinter 519 Bariatric profile, as provided by Ambulance Tasmania. The assessment demonstrates this vehicle (and therefore, smaller ambulances) would also be able to circulate within the two-way portion of the site and would need to enter the designated ambulance bay via a reverse-in drive-out manoeuvre, as shown in Appendix A.

6.3.3 Loading bay access

Clause C2.6.6-A1 of the State Planning Provisions sets out the requirements for the design of parking facilities and states the following:

> *"The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site."*

The Australian standards have since been updated and AS 2890.2–2018 has been referenced in this assessment.

The loading bay dimensions as line-marked within the design are compliant with AS 2890.2–2018 for Small Rigid Vehicles (SRV). Swept path assessments also demonstrate that a 6.4 m SRV will be able to circulate within the two-way portion of the site and enter the designated loading dock via a reverse-in drive-out manoeuvre.

It is noted that the Veolia waste vehicles that will be used to collect waste from the waste compound are 9.8m long and will need to utilise the area marked 'back of house' in the design drawings as well as the loading zone, to support their loading. Swept path assessments also demonstrate that this vehicle will be able to circulate within the two-way portion of the site and enter the designated loading dock/back of house area via a reverse-in drive-out

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manoeuvre. The Department of Health/LGH should confirm that vehicles larger than this vehicle will not require access to the loading dock / open back of house area.

7. Traffic impacts

In order to assess the impacts to traffic efficiency of the road network, SIDRA Intersection 9 has been used to model the Frankland Street/Wellington Street and Frankland Street/Charles Street intersections.

7.1 SIDRA intersection assessment

7.1.1 Existing volumes

GHD engaged Matrix Traffic and Transport Data to conduct intersection movement count surveys at Frankland Street/Wellington Street and Frankland Street/Charles Street intersections. The survey was conducted between 6:00 AM to 9:00 AM and 3:30 PM to 6:30 PM on Thursday, 8 February 2024.

The AM and PM peak intersection turning movements at Frankland Street/Wellington Street occurred during 8:00 AM-9:00 AM and 4:00 PM-5:00 PM, respectively. At Frankland Street/Charles Street, peak AM and PM turning movements occurred between 8:00 AM-9:00 AM and 3:45 PM-4:45 PM, respectively.

Figure 22 summarises the existing peak hour traffic volume at these two intersections.

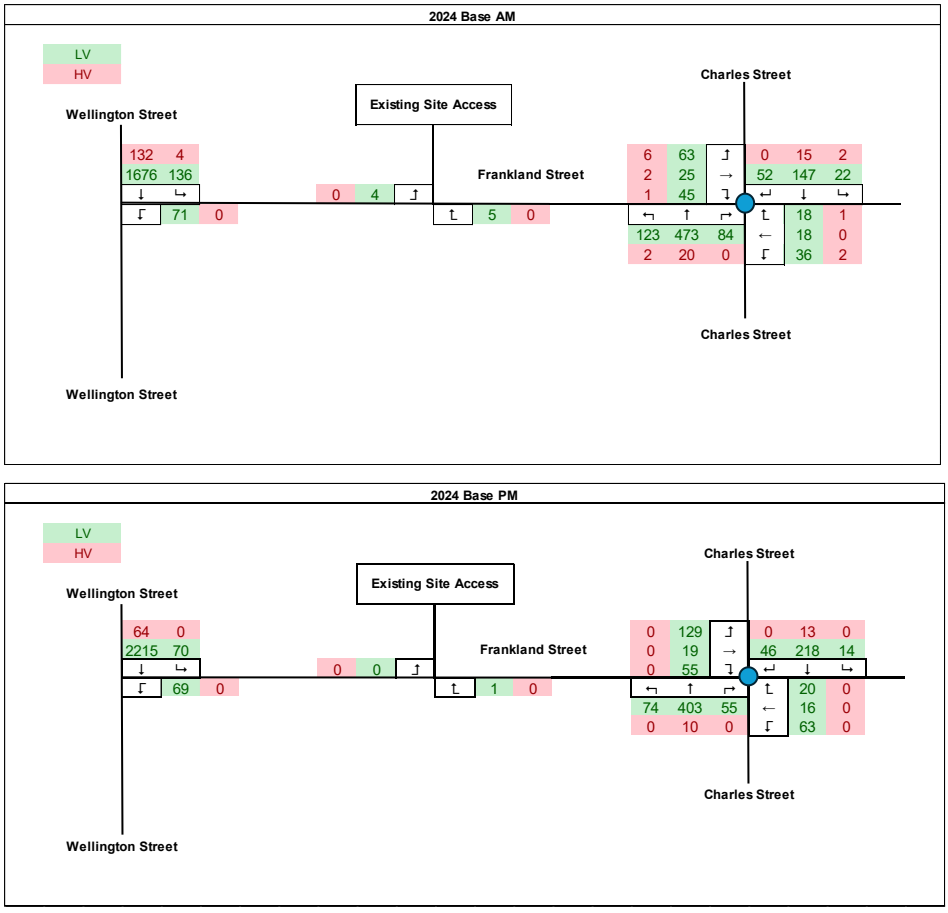

Figure 22 2024 existing peak hour traffic volumes

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7.1.2 Future year base volumes

Background traffic growth rates have been applied to the volumes in Figure 22 to derive a 2035 base scenario for future year comparisons. The background growth rates applied have been informed by the Launceston Multi Modal Model (LMMv1.2.2.7) and are consistent with the rates applied on other recent assessments surrounding Launceston General Hospital. These rates are as follows:

– 0.45% per annum growth on Wellington Street

– 0.4% per annum growth on Frankland Street and Charles Street

The resultant 2035 base case volumes are presented in Figure 23.

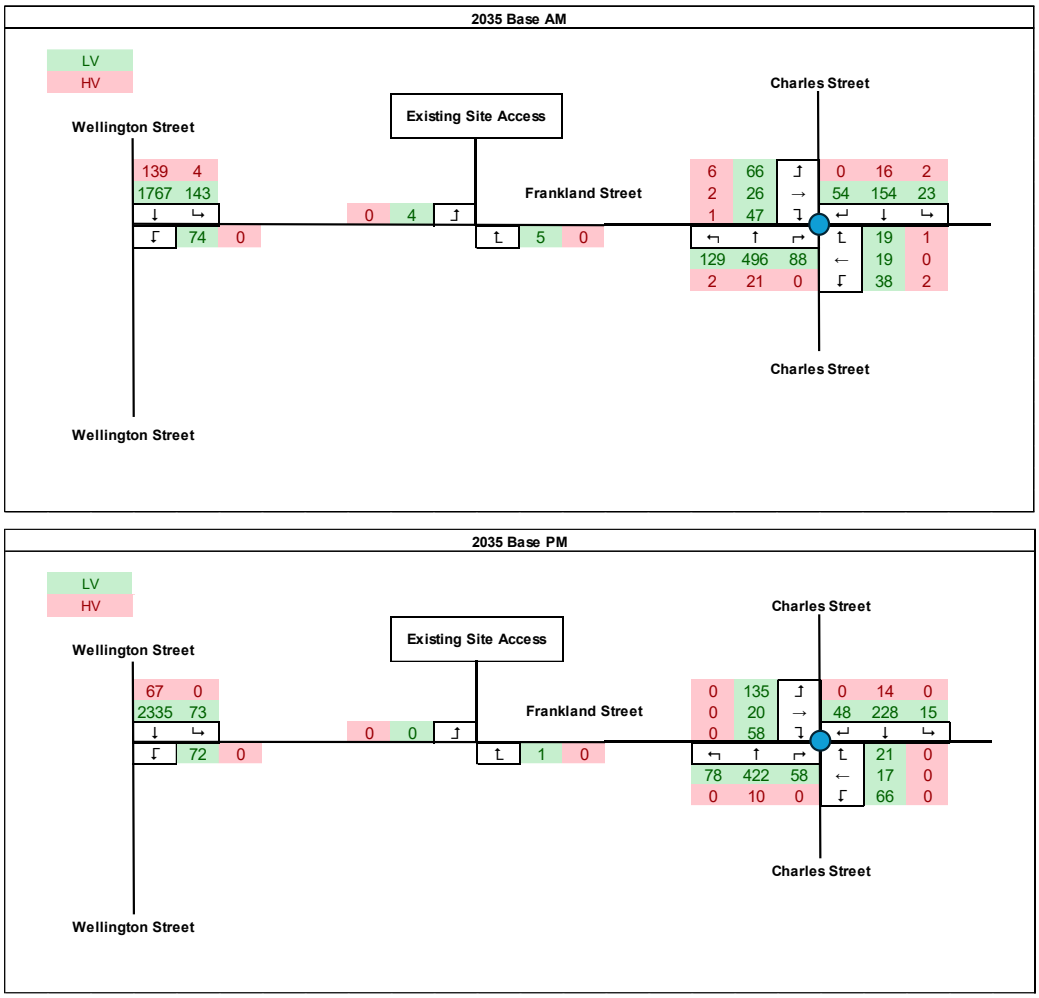

Figure 23 2025 base case peak hour traffic volumes considered

7.1.3 Post development traffic volumes

The proposed development is expected to generate approximately 59 and 60 vehicle movements in the AM and PM peak periods, respectively, as defined in Table 11 of this report. These volumes have been applied to the surrounding road network on the basis of the following distribution assumptions:

– In/Out splits of 77%/23% in the AM peak and 40%/60% in the PM peak. This is consistent with surveys of traffic at North West Regional Hospital in Burnie.

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– East/West splits based on the existing ratio of turning movements into and out of Frankland Street at Wellington Street and Charles Street, as observed in Figure 22
– This assessment has been based on all development traffic using the Frankland Street crossover as a conservative assumption. In reality, a portion of this traffic will be staff that egress via Balfour Place. The portion will be less than the existing egress via Balfour Place due to reduced staff parking spaces on the site.

The resulting turning movement volumes are presented in Figure 24. These volumes have been used in the post-development traffic modelling undertaken using SIDRA Intersection 9.1.

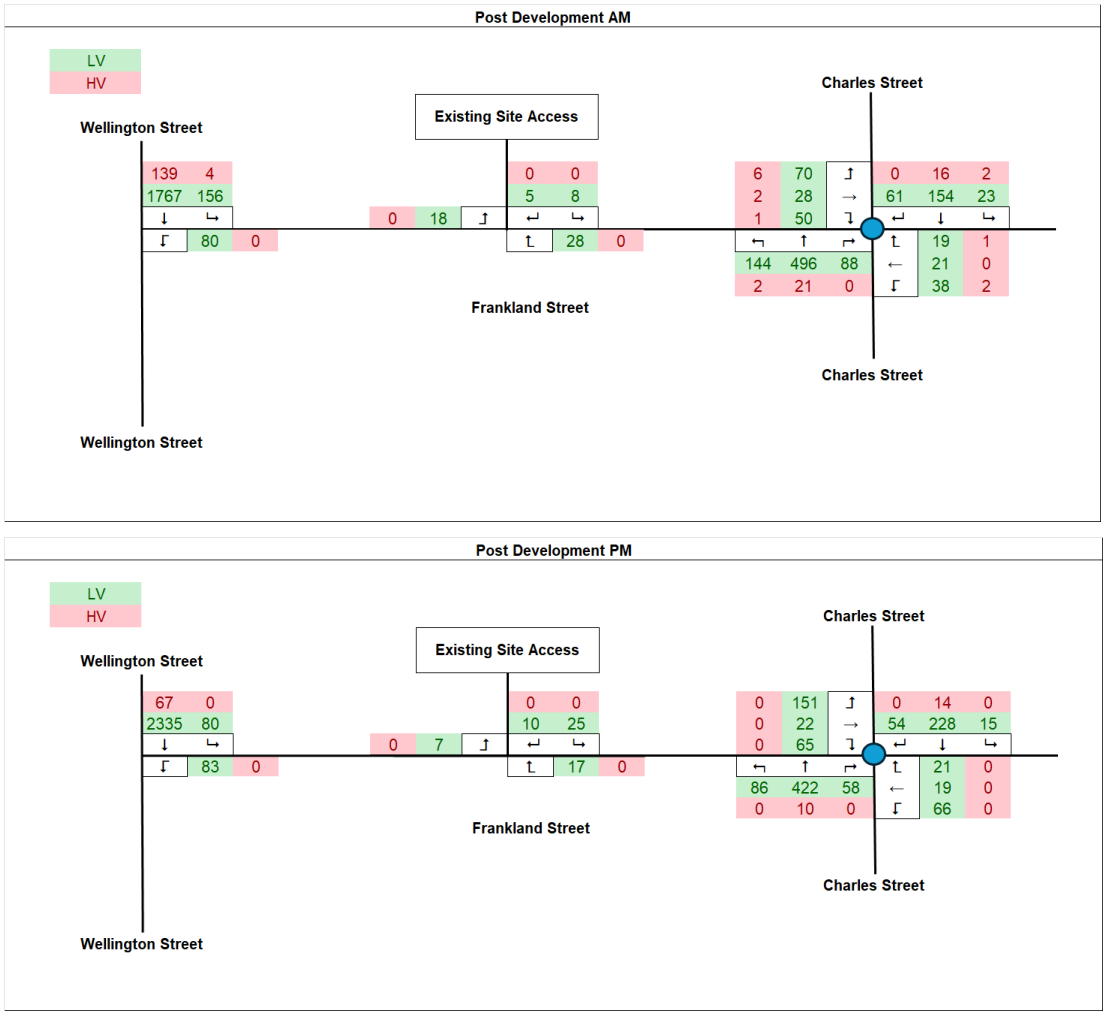

Figure 24 Post-development peak hour traffic volumes at the intersections in close proximity of the subject site

7.1.4 SIDRA modelling

SIDRA is a computer software program that was developed based on research by the Australian Road Research Board (ARRB) to design and analyse the performance of both signalised and unsignalised intersections. The parameters used to assess the intersections are summarised below.

– **Degree of Saturation** (D.O.S.) is a ratio of arrival (or demand) flow to capacity. Degrees of saturation above 1.00 represent oversaturated conditions. At sign-controlled intersections and roundabouts, typically upper limit degrees of saturation of 0.8 and 0.85 are considered acceptable, respectively.

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– The **95th percentile queue length** (95%ile queue) is the value below which 95 percent of all observed cycle queue lengths fall, or 5 percent of all observed queue lengths exceed. Typically, it is considered acceptable if this queue length does not extend back to impede any other intersection.

– **Average Delay** is the average time, in seconds, that vehicles can be expected to wait at an intersection. A Level of Service (LoS) classification is assigned based on the delay calculated. These ratings are shown in Table 14. Typically a LoS C/D is considered acceptable, however, it is most important to assess any change between existing and future figures.

Table 14 Delay based Level of Service classification

Average Delay per Vehicle (D) in seconds		Level of Service	Rating
Unsignalised intersections	Roundabouts		
D ≤ 10	D ≤ 10	LOS A	Excellent
10 < D ≤ 15	10 < D ≤ 20	LOS B	Very Good
15 < D ≤ 25	20 < D ≤ 35	LOS C	Good
25 < D ≤ 35	35 < D ≤ 50	LOS D	Acceptable
35 < D ≤ 50	50 < D ≤ 70	LOS E	Poor
50 < D	70 < D	LOS F	Very Poor

Table source: AustRoads Guide to Traffic Management Part 3

AM peak hour conditions

The SIDRA modelling results at the intersection of Frankland Street and Wellington Street during the AM peak are presented in Table 15, while the results for the intersection of Frankland Street and Charles Street are presented in Table 16.

The modelling results of the post-development future conditions are presented next to the existing and the future base case conditions in order to provide a direct comparison of traffic impact at the intersections due to the traffic generated by the proposed development during the AM peak period.

Table 15 Modelling results – Frankland Street and Wellington Street (AM peak period)

Approach	Existing conditions (2024)				Future base case conditions (2035)				Post-development future conditions (2035)			
	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile Queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service
East	0.076	2.2 m	6.8 s	LOS A	0.082	2.4 m	7.0 s	LOS A	0.088	2.6 m	7.0 s	LOS A
North	0.368	0.0 m	0.4 s	N/A	0.388	0.0 m	0.4 s	N/A	0.390	0.0 m	0.4 s	N/A
Overall	**0.368**	**2.2 m**	**0.6 s**	**N/A**	**0.388**	**2.4 m**	**0.6 s**	**N/A**	**0.390**	**2.6 m**	**0.7 s**	**N/A**

Based on the comparison of the AM peak traffic modelling results presented in the table above, the intersection of Frankland Street and Wellington Street is considered to perform similarly to existing conditions under future conditions (both base case and post-development scenarios) during AM peak. The east approach remains at LOS A during AM peak, with minor increases in delay and queuing.

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Table 16 Modelling results – Frankland Street and Charles Street (AM peak period)

Approach	Existing conditions (2024)				Future base case conditions (2035)				Post-development future conditions (2035)			
	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service
South	0.592	46.7 m	5.4 s	LOS A	0.624	51.6 m	5.5 s	LOS A	0.647	55.0 m	5.7 s	LOS A
East	0.089	3.7 m	6.7 s	LOS A	0.095	4.0 m	6.8 s	LOS A	0.099	4.1 m	6.9 s	LOS A
North	0.252	12.9 m	6.0 s	LOS A	0.266	13.8 m	6.1 s	LOS A	0.275	14.4 m	6.2 s	LOS A
West	0.254	12.0 m	10.8 s	LOS B	0.276	13.2 m	11.3 s	LOS B	0.295	14.3 m	11.3 s	LOS B
Overall	**0.592**	**46.7 m**	**6.3 s**	**LOS A**	**0.624**	**51.6 m**	**6.4 s**	**LOS A**	**0.647**	**55.0 m**	**6.6 s**	**LOS A**

Based on the comparison of the AM peak traffic modelling results presented in the table above, the intersection of Frankland Street and Charles Street is considered to perform similarly to existing conditions under future conditions (both base case and post-development scenarios) during AM peak. The west approach remains at LOS B and all the other approaches remain at LOS A during AM peak, with no material change in delay and queuing.

PM peak hour conditions

The SIDRA modelling results at the intersection of Frankland Street and Wellington Street during the PM peak are presented in Table 17, while the results for the intersection of Frankland Street and Charles Street are presented in Table 18.

Table 17 Modelling results – Frankland Street and Wellington Street (PM peak period)

Approach	Existing conditions (2024)				Future base case conditions (2035)				Post-development future conditions (2035)			
	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service
East	0.096	2.7 m	8.3 s	LOS A	0.106	3.0 m	8.7 s	LOS A	0.121	3.4 m	8.7 s	LOS A
North	0.431	0.0 m	0.2 s	N/A	0.454	0.0 m	0.2 s	N/A	0.455	0.0 m	0.2 s	N/A
Overall	**0.431**	**2.7 m**	**0.4 s**	**N/A**	**0.454**	**3.0 m**	**0.5 s**	**N/A**	**0.455**	**3.4 m**	**0.5 s**	**N/A**

Based on the comparison of the PM peak traffic modelling results presented in the table above, the intersection of Frankland Street and Wellington Street is considered to perform similarly to existing conditions under future conditions (both base case and post-development scenarios) during PM peak. The east approach remains at LOS A during PM peak, with minor increases in delay and queuing.

Table 18 Modelling results – Frankland Street and Charles Street (PM peak period)

Approach	Existing conditions (2024)				Future base case conditions (2035)				Post-development future conditions (2035)			
	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service	D.O.S	95th %ile queue	Avg. delay	Level of Service
South	0.455	29.1 m	5.0 s	LOS A	0.479	31.6 m	5.0 s	LOS A	0.494	33.0 m	5.2 s	LOS A
East	0.123	5.1 m	7.1 s	LOS A	0.132	5.5 m	7.3 s	LOS A	0.136	5.7 m	7.4 s	LOS A
North	0.284	15.2 m	5.5 s	LOS A	0.301	16.3 m	5.6 s	LOS A	0.312	17.1 m	5.7 s	LOS A
West	0.296	13.6 m	9.2 s	LOS A	0.319	14.9 m	9.6 s	LOS A	0.358	17.1 m	9.7 s	LOS A
Overall	**0.455**	**29.1 m**	**6.1 s**	**LOS A**	**0.479**	**31.6 m**	**6.2 s**	**LOS A**	**0.494**	**33.0 m**	**6.4 s**	**LOS A**

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Similarly to the AM peak, the intersection of Frankland Street and Charles Street is considered to perform similarly to existing conditions under future conditions (both base case and post-development scenarios) during the PM peak. All the approaches remain at LOS A during PM peak, with no material change in delay and queuing.

Modelling summary

On the basis of the SIDRA modelling results for the AM and PM peak hours above, the traffic generated by the proposed development can be accommodated within the surrounding road network and is considered acceptable. Detailed SIDRA results are presented in Appendix B of this report.

7.2 Impact to road safety

No significant detrimental road network safety impacts are foreseen for the project; this is based on the following:

– The existing crash history does not indicate any specific road safety deficiencies in the external road network that might be exacerbated by the additional traffic generated by the proposed redevelopment.
– The traffic generated by the proposed development can be readily absorbed by the surrounding road network, as supported by the SIDRA intersection assessment.

7.3 Performance criteria assessment (C3.5.1)

As discussed in Section 4.7 of this report, the proposed development relies on performance criteria P1 of Clause 3.5.1 of the State Planning Provisions which are as follows:

"P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

(a) any increase in traffic caused by the use;

(b) the nature of the traffic generated by the use;

(c) the nature of the road;

(d) the speed limit and traffic flow of the road;

(e) any alternative access to a road;

(f) the need for the use;

(g) any traffic impact assessment; and

(h) any advice received from the rail or road authority."

Consideration of each of these points is provided below.

Any increase in traffic caused by the use

The expected increase in trips generated by the proposed development is approximately 159 vehicle trips per day (two-way), and 14 vehicle movements in the PM peak period. It is expected that this increase will be readily absorbed by the surrounding road network as identified within the SIDRA Intersection assessments in Section 7.1 of this report.

The nature of the traffic generated by the use

The traffic generated by the proposed development would be predominantly light passenger vehicle traffic (cars) in addition to service/emergency vehicles (e.g., ambulances, routine waste collection, etc.). This is not dissimilar to the existing nature of traffic using the site.

The nature of the road

Frankland Street is a local collector road managed by City of Launceston that is the frontage road to the LGH MHP site. It also provides access to the broader LGH precinct and several residential lots. It travels in an east-west direction, connecting Wellington Street to Charles Street. On-street parking is permitted on both sides of Frankland Street in the vicinity of the site, with indented parking bays available on the north side. This parking may impact

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sight lines of vehicles egressing the subject site. Consideration should be given to removing on-street parking immediately to the west of the Frankland Street site access to make way for a pedestrian crossing which would improve pedestrian safety and reduce the risk of driver sightlines being impeded.

The speed limit and traffic flow of the road

A speed limit of 50 km/hr is applicable on Frankland Street, Wellington Street and Charles Street. This speed limit is considered suitable for the existing function of each of these roads.

In future, though, consideration should be given to reducing posted speeds on Frankland Street to a maximum of 40 km/hr to improve safety for pedestrians crossing between the Mental Health Precinct and the broader Launceston General Hospital precinct. Implementation of a raised wombat crossing across Frankland Street should also be considered, similar to the raised wombat crossing that has been introduced on Charles Street between Frankland Street and Howick Street, for the same reason.

Any alternative access to a road

All potential accesses have been considered. Whilst access is also provided between the subject site and Balfour Place, the City of Launceston has confirmed they would “not be supportive of two-way access to 52 Frankland Street from Balfour Place, nor any tangible increase in traffic using Balfour Place”. On this basis, it is proposed to retain the access to Balfour Place as a site egress point that is restricted to staff use only.

The need for the use

The proposed development forms part of the Launceston General Hospital Masterplan and supports increasing demand for Mental Health Services. The need is not assessed in this report.

Any traffic impact assessment

This Transport Impact Assessment report has been prepared for the proposed development. Section 7 includes assessments of traffic efficiency and safety.

Any advice received from the rail or road authority

Council officers were consulted, and comments have been considered in the design of the site and in this assessment. See Section 5 for Council’s comments on site access.

Summary of performance criteria

Based on the above assessment, and on the assessments and any recommendations contained in this Transport Impact Assessment report, the proposed development is considered to appropriately minimise any adverse effects on the safety of Frankland Street and the safety and efficiency of the road network in the vicinity of the subject site, in accordance with Clause C3.5.1 of the Planning Scheme.

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8. Planning Scheme assessment

The relevant clauses of the Tasmanian Planning Scheme have been addressed in this Transport Impact Assessment report, as outlined in Table 19.

Table 19 Assessment against Tasmanian Planning Scheme

Clause	Response	Reference
C2.0 Parking and Sustainable Transport Code		
C2.5.1 Car parking numbers	Complies with A1	Section 6.1
C2.5.2 Bicycle parking numbers	Complies with A1	Section 6.1
C2.5.3 Motorcycle parking numbers	Complies with A1	Section 6.1
C2.5.4 Loading bays	Complies with A1	Section 6.1
C2.6.2 Design and layout of parking areas	Complies with A1	Section 6.2 and Section 6.3
C2.6.3 Number of accesses for vehicles	Complies with A1	Section 5.1
C2.6.5 Pedestrian access	Complies with A1	Section 5.3
C2.6.6 Loading bays	Complies with A1	Section 6.3
C3.0 Road and Railways Assets Code		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	Consistent with A1	Section 4 and Section 7

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9. Conclusions

This Traffic Impact Assessment report has investigated the opportunities and constraints associated with the proposed Northern Mental Health Precinct (NMHP) at 52 Frankland Street, Launceston.

Key findings are summarised as follows:

- Based on our assumptions for traffic generation of inpatient and outpatient areas, the traffic generated by this proposed development is anticipated to be in the order of 423 vehicles per day and 60 vehicles in the peak hour
- This exceeds the existing 264 daily trips generated by the site, which is predominantly used to provide 93 car parking spaces to LGH staff. This exceeds the permitted increases outlined within C3.5.1-A1.4 of the Tasmanian Planning Scheme and therefore relies on assessment of the performance criteria. The performance criteria is assessed in Section 7.3 with the support of SIDRA Intersection modelling which shows the proposed development is not expected to significantly impact the safety and efficiency of the road network in the vicinity of the subject site.
- The City of Launceston have clearly stated they will not support *"…any tangible increase in traffic using Balfour Place."* but "*would be supportive of two-way access from Frankland Street, noting that there will need to be some relocation of infrastructure in the road reserve to accommodate the wider access. The access will also need to be designed appropriately, for sight distances, etc."*
- On the above basis, the proposed development includes provision of two-way access at Frankland Street, The existing egress point to Balfour Place will be retained, however, this will be controlled with a staff-only egress gate. Given the number of staff spaces provided on-site will be less than the existing number of staff spaces, traffic on Balfour Place is not expected to increase.
- Pedestrian safety and sightlines surrounding the proposed two-way crossover can be improved by implementing the following strategies on Frankland Street:
  - Implementation of a posted 40 km/hr speed limit between Wellington Street and Charles Street in both directions
  - Introducing a raised line-marked pedestrian crossing or "wombat crossing" immediately to the west of the Frankland Street crossover. This is to improve pedestrian safety crossing on Frankland Street whilst also eliminating on-street parking that would otherwise risk obstructing sightlines of vehicles exiting the subject site.
- The proposed quantum of parking satisfies the proposed development based on the particular land 'use' types applied under the Tamanian Planning Scheme. The requirement is for 58 car spaces, 10 bicycle spaces and three (3) motorcycle spaces. The proposed provision exceeds this at 61 car parking spaces, 16 bicycle spaces and three (3) motorcycle spaces.
- Car park design provided is compliant with Clause C2.6.2-A1 of the State Planning Provisions. Swept path assessments supporting this assessment are provided in Appendix A of this report.
- The loading bay dimensions provided within the design are compliant with AS 2890.2–2018 for Small Rigid Vehicles (SRV) and the adjacent open 'back of house' area supports Veolia waste vehicle loading. The Department of Health/LGH should confirm that vehicles larger than this will not require access to the loading dock.
- The provision of another on-street accessible car parking space to the west of the Frankland Street crossover is subject to the City of Launceston accepting the design of this space is to be similar to the existing accessible car parking space to the east of the crossover on Frankland Street. If this is not acceptable due sightline risk or gradient non-compliance and this space is not to be provided, the proposed accessible car parking provision within the site is still compliant with the minimum requirements of the state planning provisions.

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Appendices



Appendix A

Swept paths

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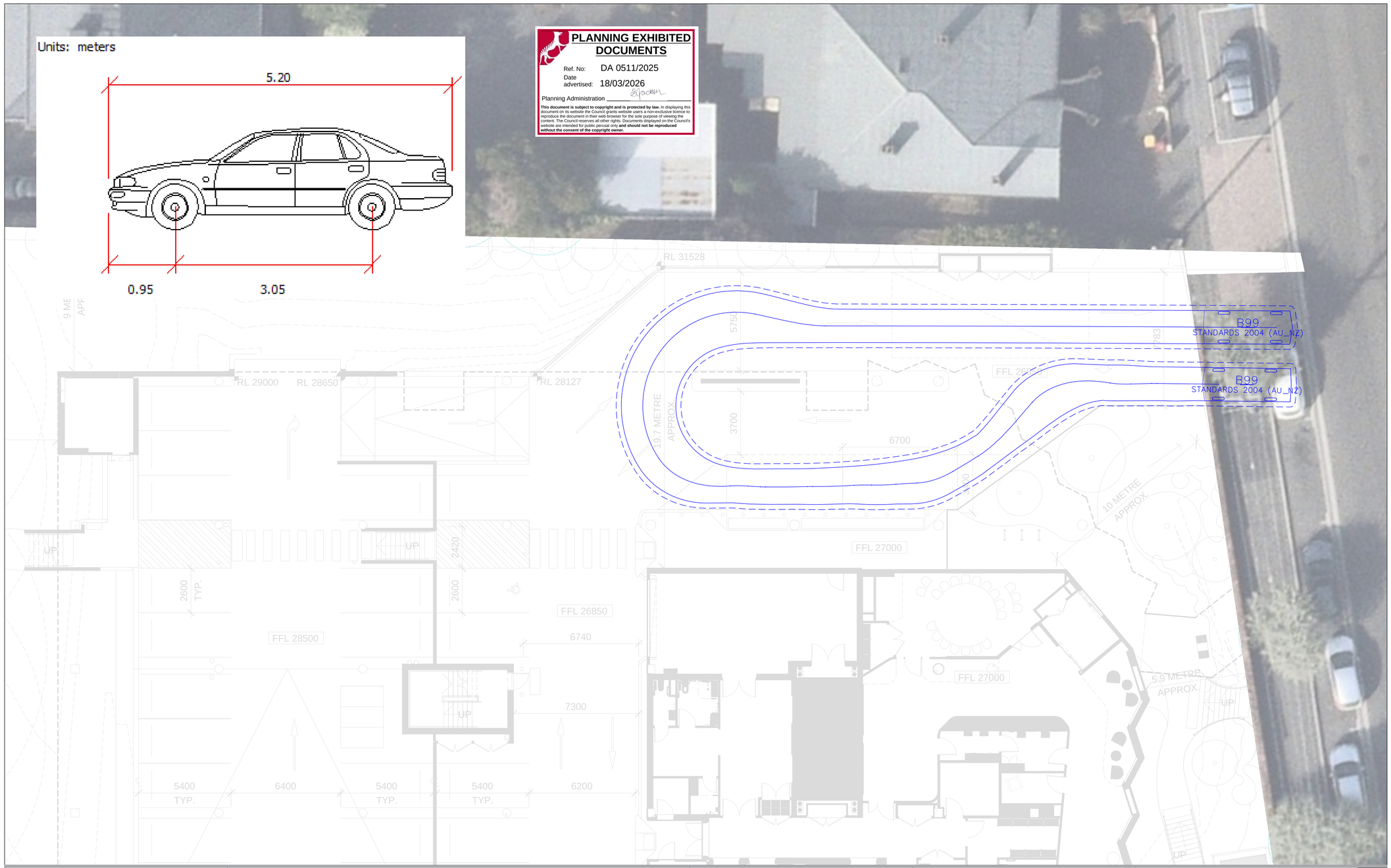

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Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Drop-off Access
Schematic Design Layout
Swept Path Assessment

Drawing No. 12655712-XC_NWRP_SK001

Size: A1
Rev: D

Plot Date: 12 November 2025 - 10:27 PM Plotted by: Farn-Ling Khung

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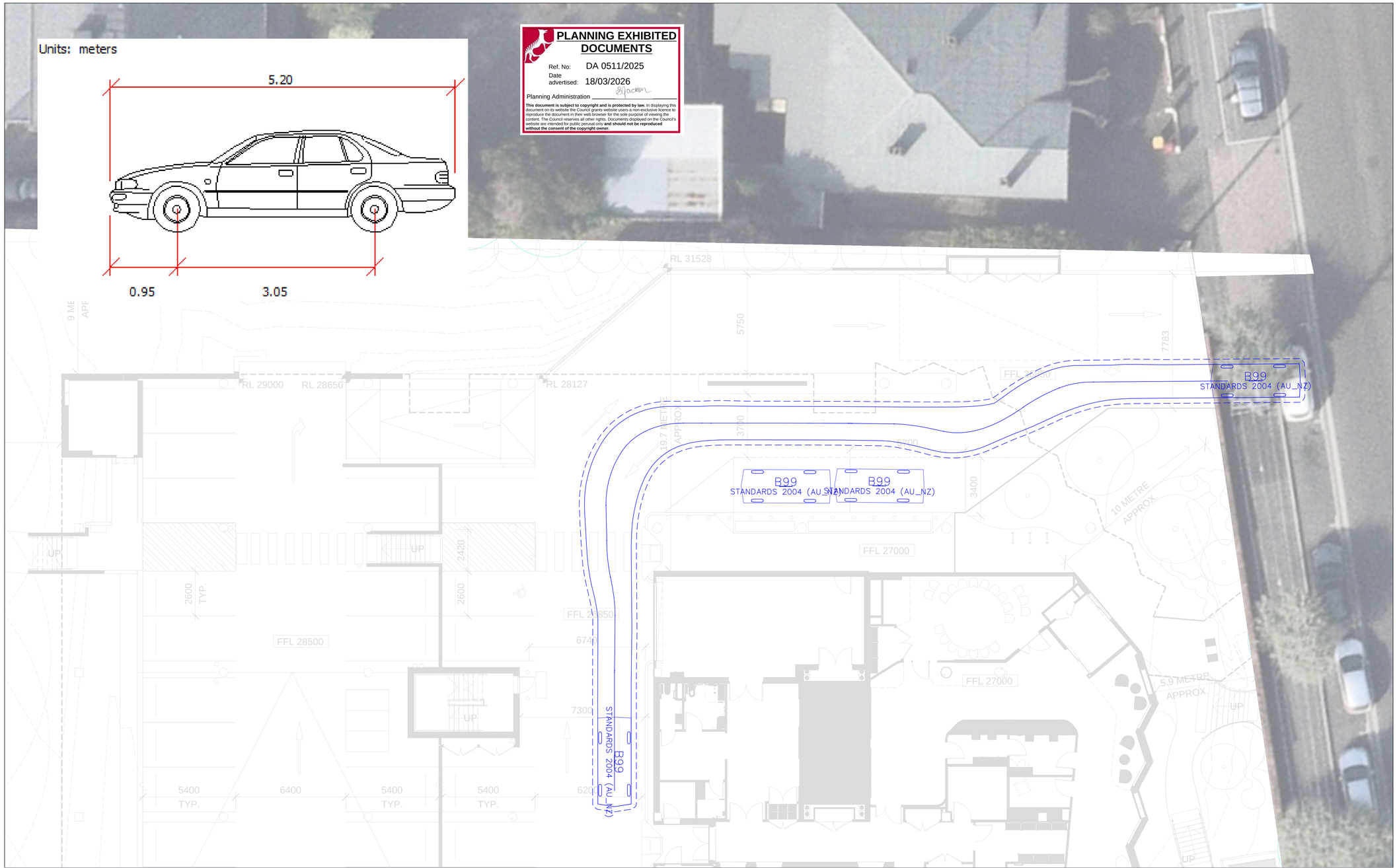

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Status: Preliminary

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SITE ACCESS
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: D

Plot Date: 12 November 2025 - 10:27 PM Plotted by: Farn-Ling Khung

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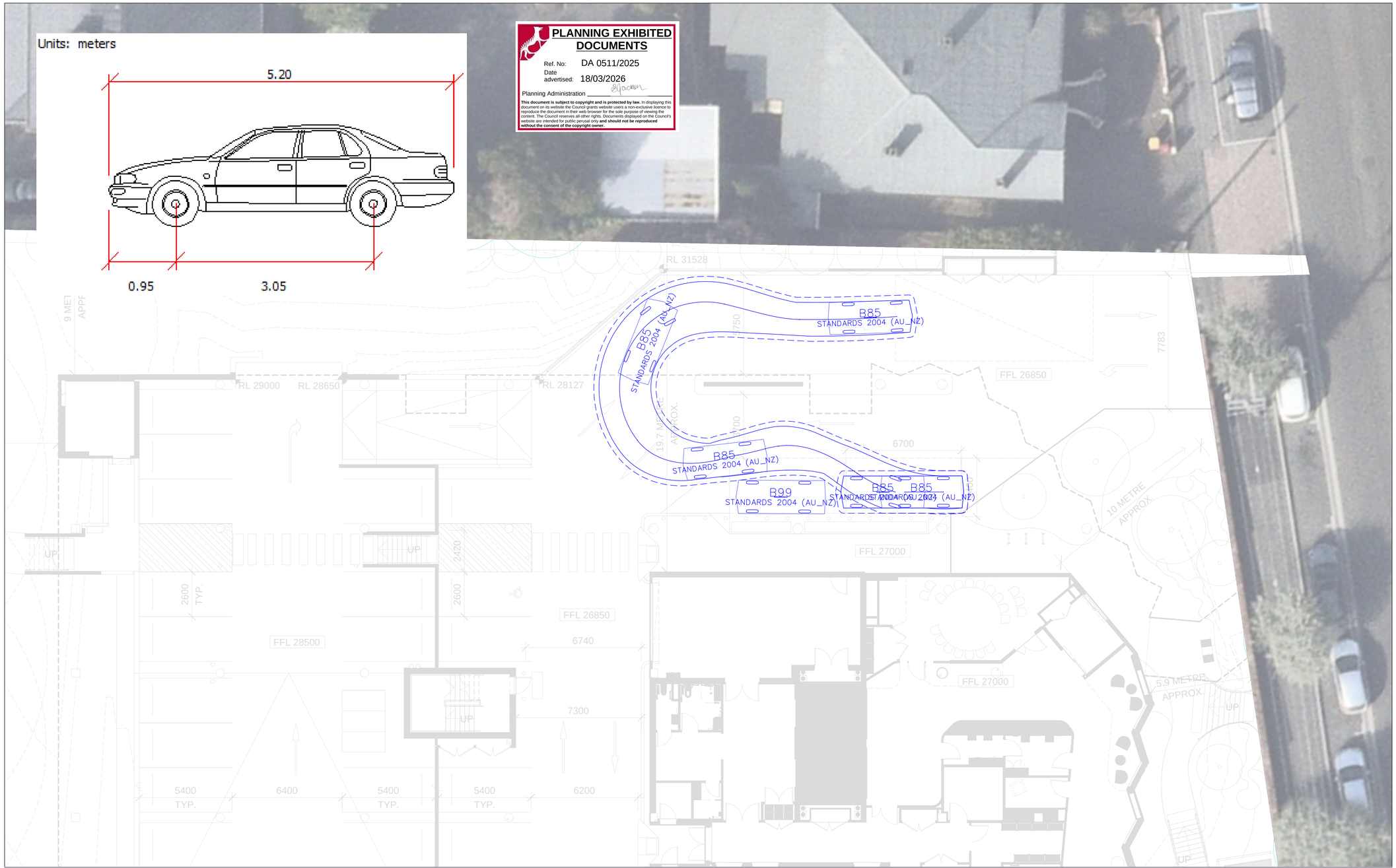

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A	FOR CLIENT COMMENT	T.M.	M.R.		14/04/2025

Author A. Ye **Drafting Check** F. Khung
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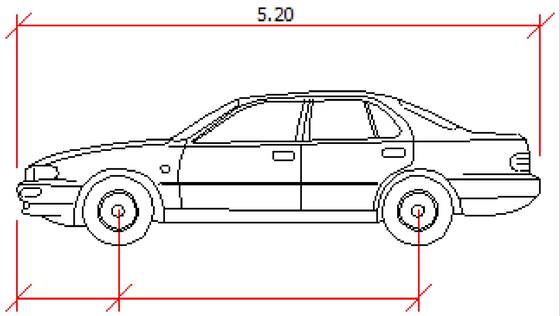

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Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Car Park Circulation
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: D

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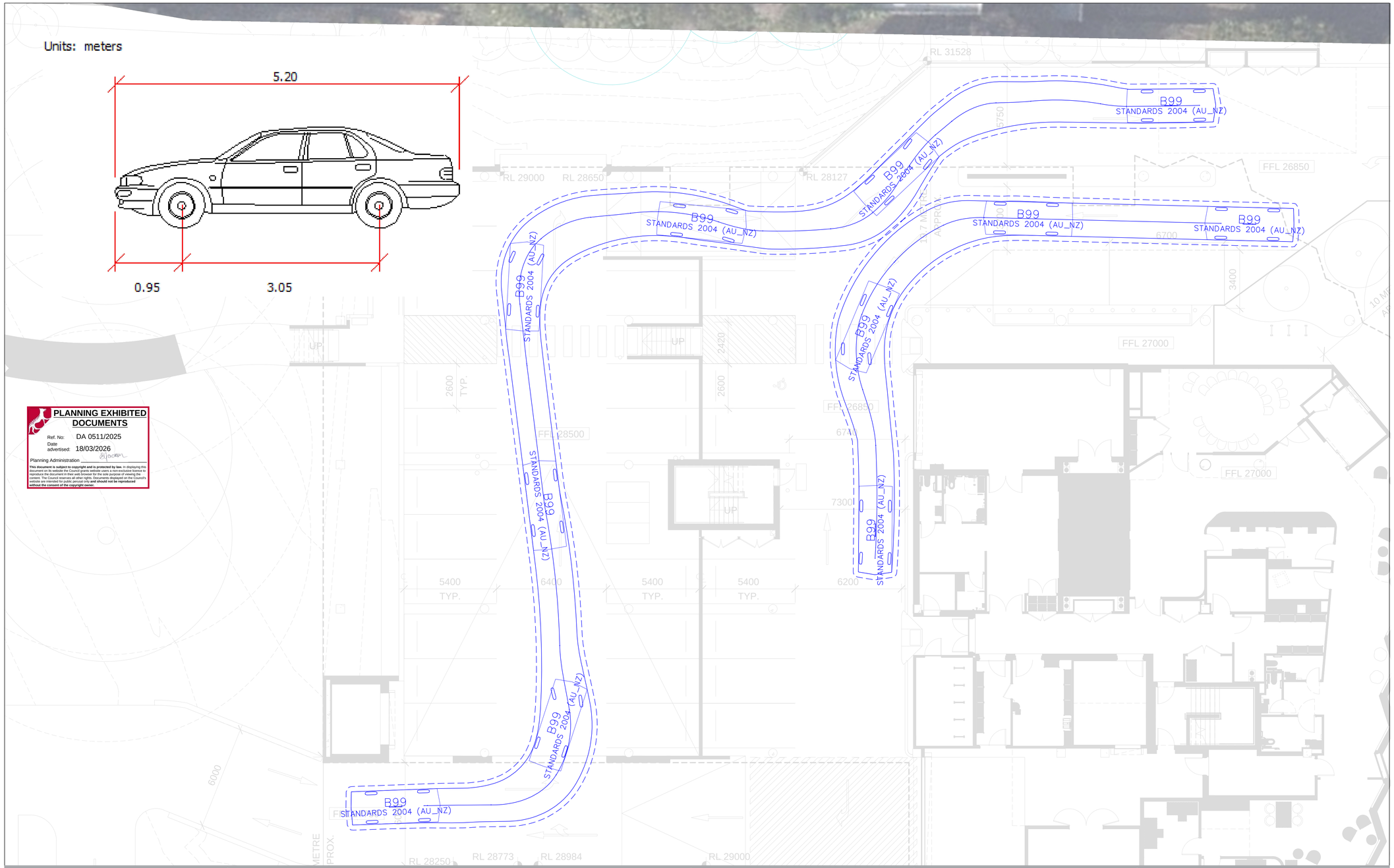

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Car Park Circulation
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
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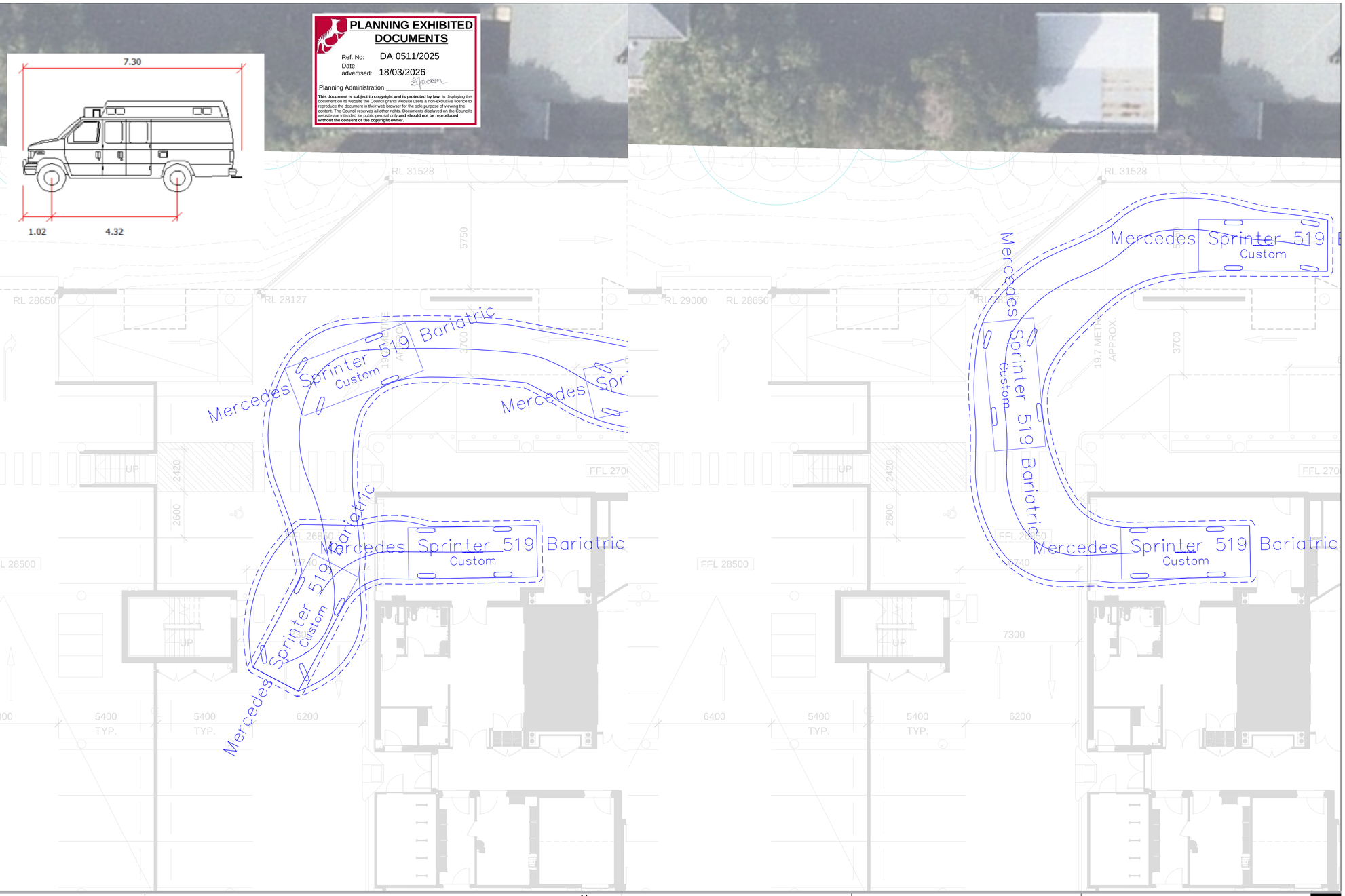

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Schematic Design Layout
Swept Path Assessment

Drawing No. 12655712-XC_NWRP_SK001
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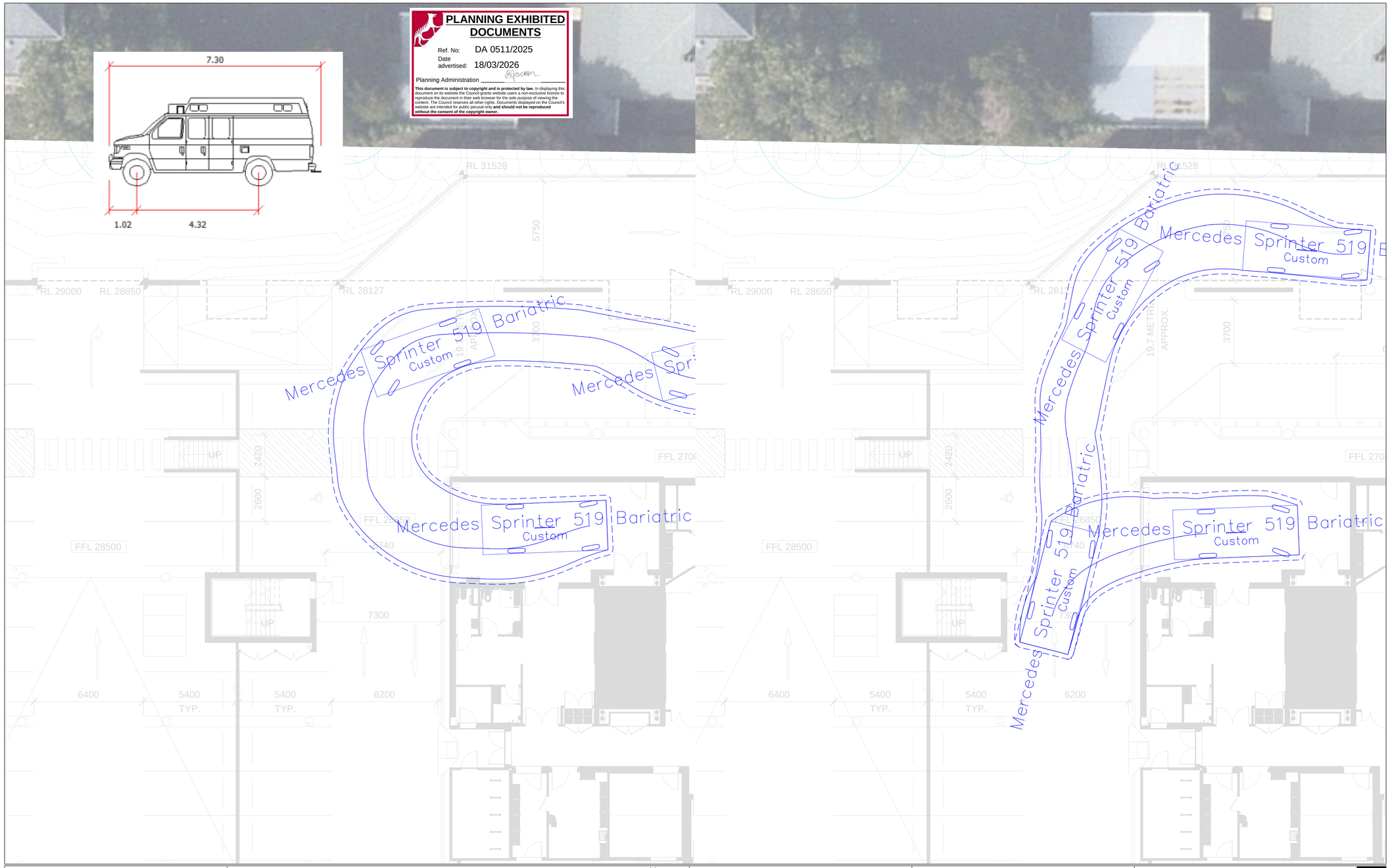

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Author	A. Ye	**Drafting Check**	F. Khung		
Designer	A. Ye	**Design Check**	F. Khung		

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Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
7m Ambulance Access
Schematic Design Layout
Swept Path Assessment

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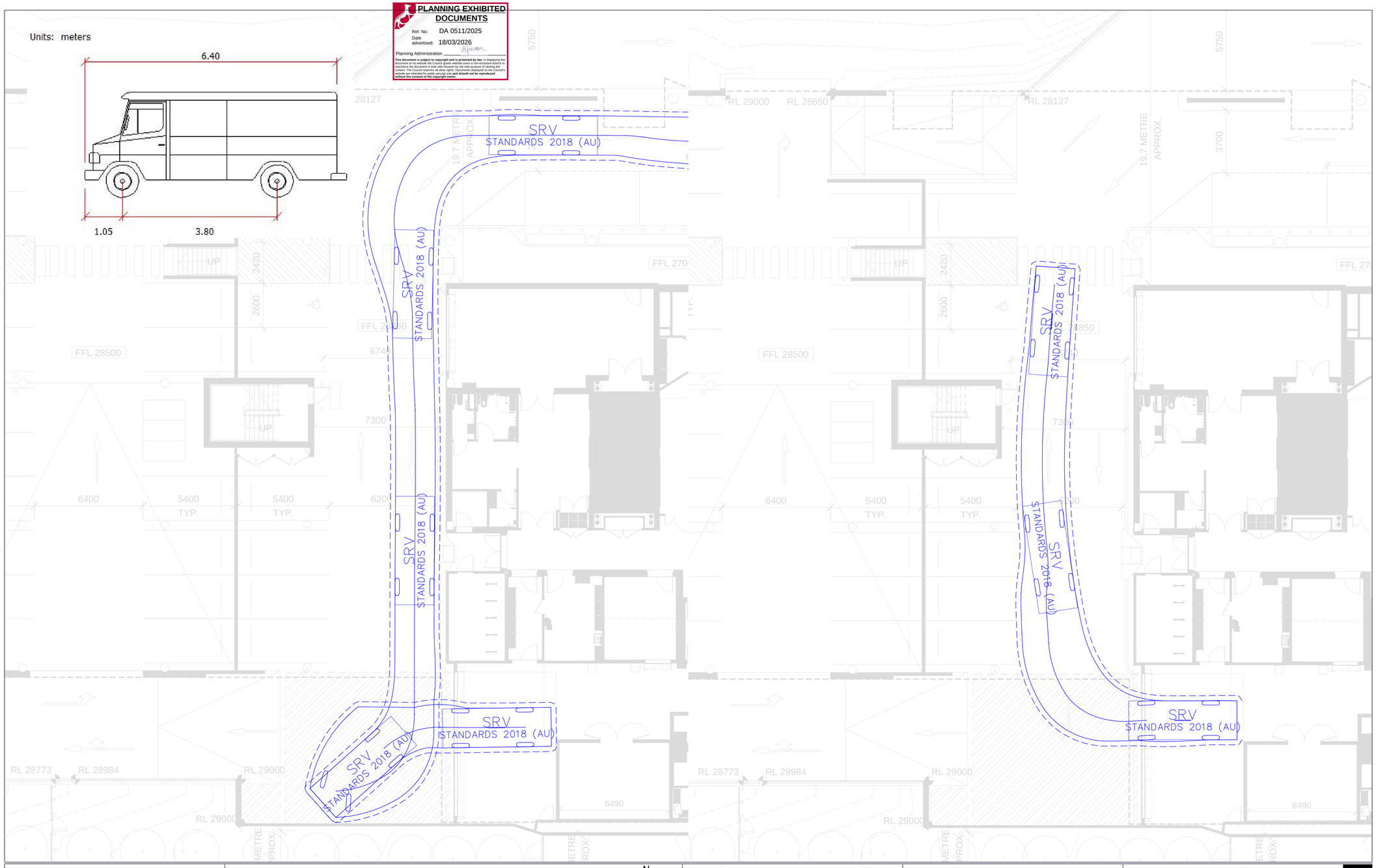

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Author A. Ye **Drafting Check** F. Khung
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Status: Preliminary

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Waste Access
Schematic Design Layout
Swept Path Assessment

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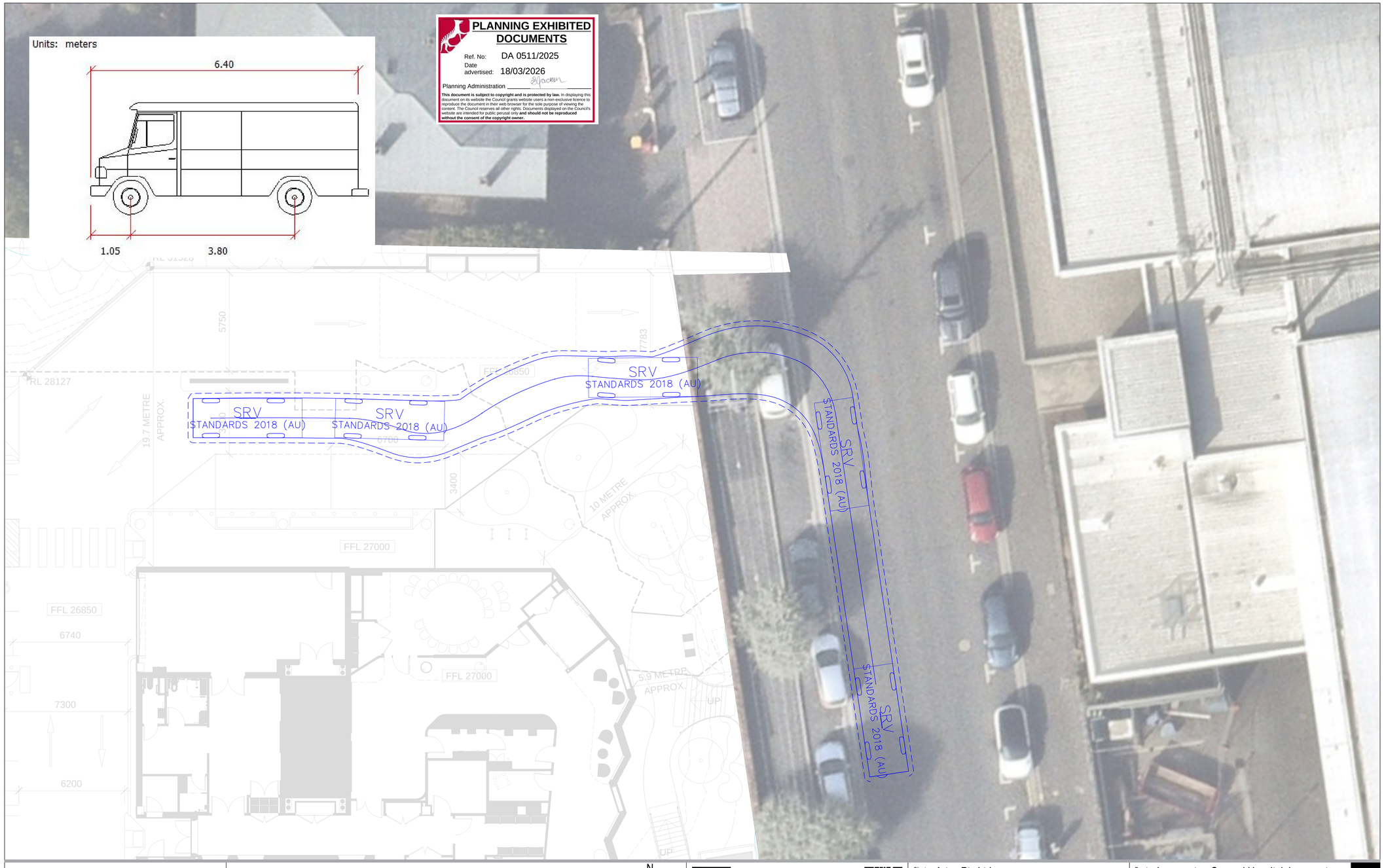

Rev	Description		Checked	Approved	Date
D	UPDATED BASE PLANS	T.M.	M.R.		12/11/2025
C	UPDATED BASE PLANS	T.M.	M.R.		03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.		25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.		14/04/2025

Author A. Ye **Drafting Check** F. Khung
Designer A. Ye **Design Check** F. Khung

0 1 2 3 4 5m
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N

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Drawing No. 12655712-XC_NWRP_SK001
Size A1
Rev D

Plot Date: 12 November 2025 - 10:28 PM Plotted by: Farn-Ling Khung File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12655712\Tech\Design\SK01 (2025.11.12)\12655712-XC_NWRP_SK001.dwg

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Rev	Description	Checked	Approved	Date
D	UPDATED BASE PLANS	T.M.	M.R.	12/11/2025
C	UPDATED BASE PLANS	T.M.	M.R.	03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.	25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.	14/04/2025

Author A. Ye **Drafting Check** F. Khung
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Drawing No. 12655712-XC_NWRP_SK001
Size A1
Rev D

Plot Date: 12 November 2025 - 10:28 PM Plotted by: Farn-Ling Khung
File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12655712\Tech\Design\SK01 (2025.11.12)\12655712-XC_NWRP_SK001.dwg

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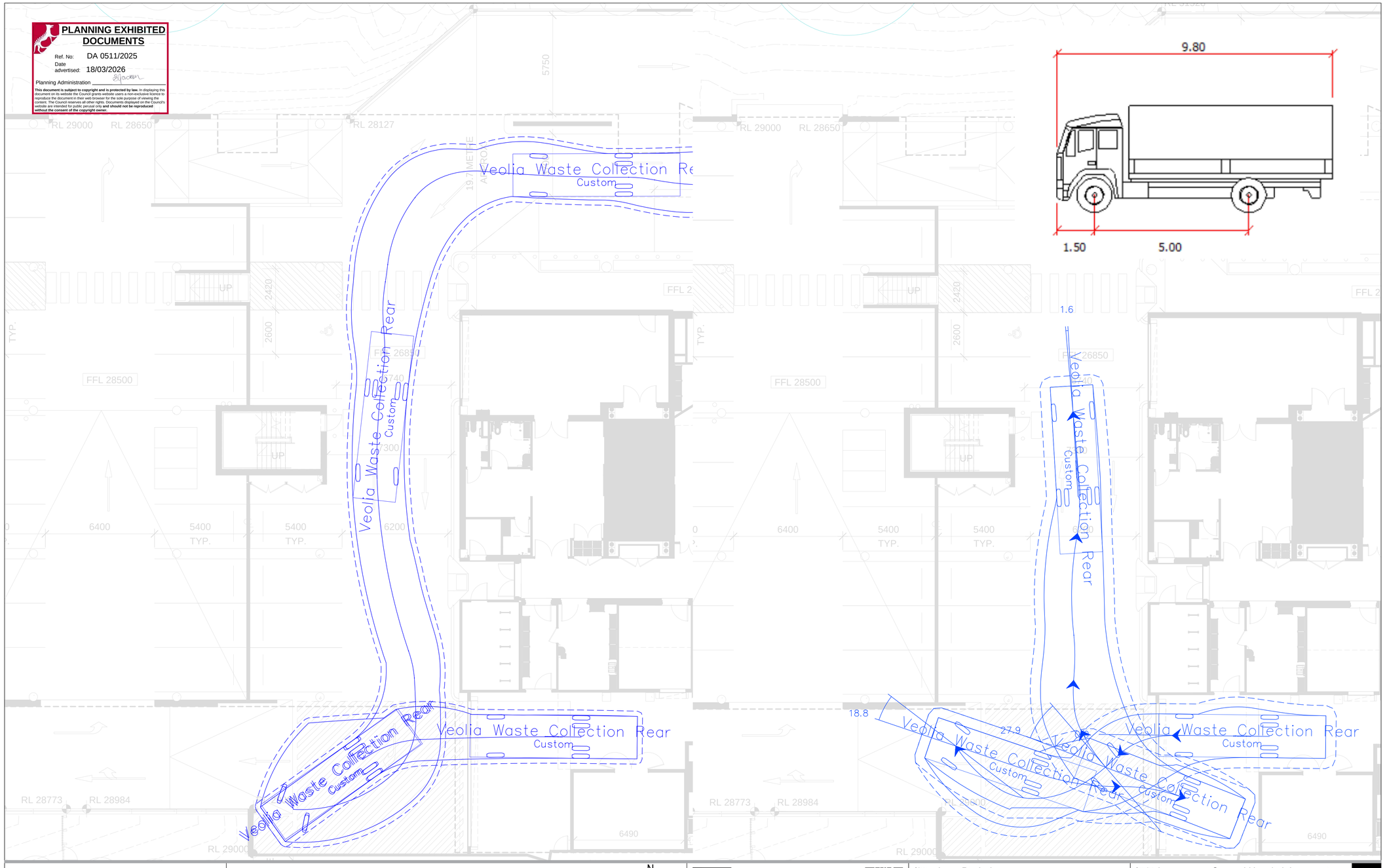

Rev	Description		Checked	Approved	Date
D	UPDATED BASE PLANS		T.M.	M.R.	12/11/2025
C	UPDATED BASE PLANS		T.M.	M.R.	03/10/2025
B	UPDATED BASE PLANS		T.M.	M.R.	25/06/2025
A	FOR CLIENT COMMENT		T.M.	M.R.	14/04/2025
Author	A. Ye	**Drafting Check**	F. Khung		A
Designer	A. Ye	**Design Check**	F. Khung		

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: D

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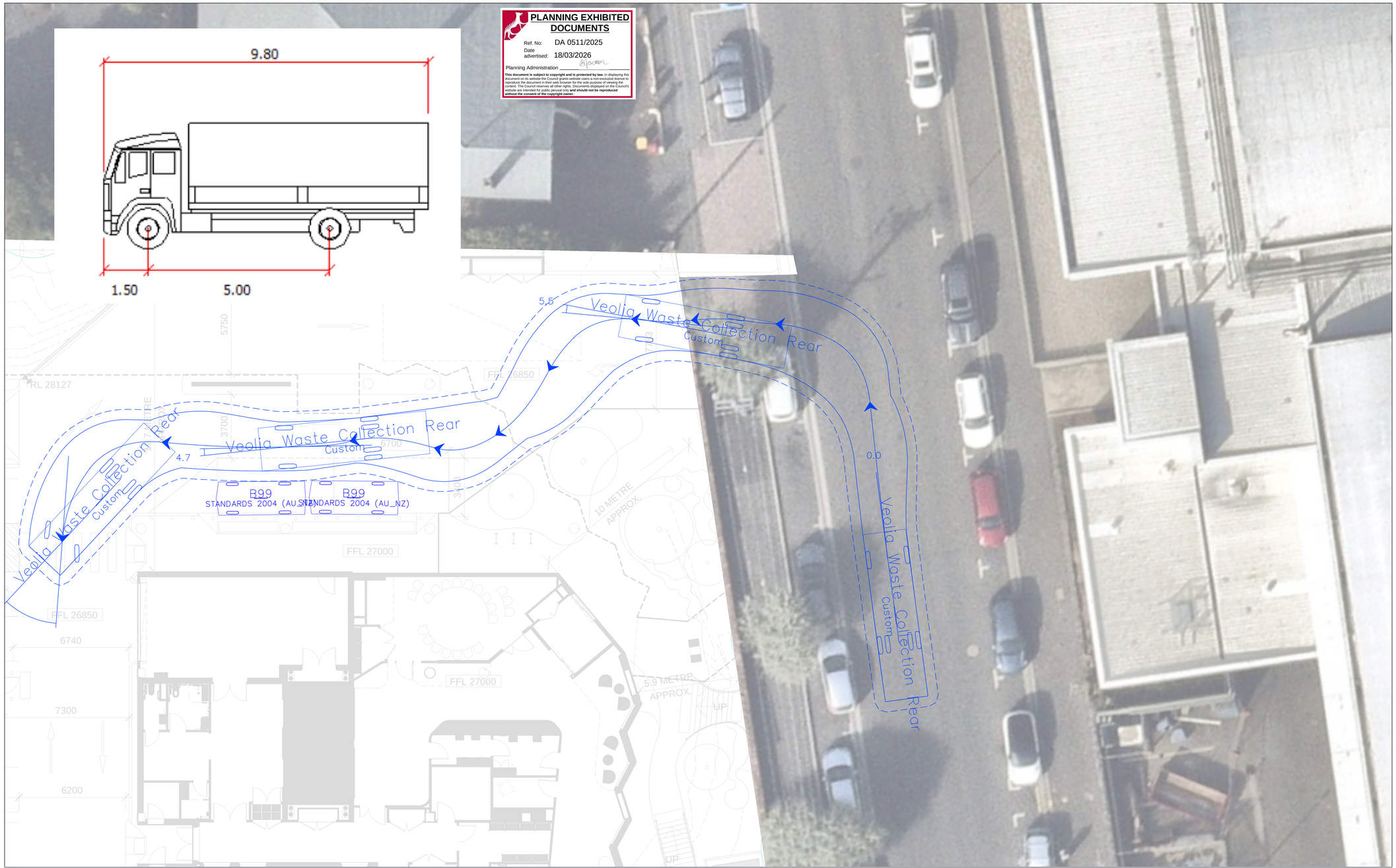
Document Set ID: 5389988
Version: 2, Version Date: 23/03/2026



Rev	Description	Checked	Approved	Date
D	UPDATED BASE PLANS	T.M.	M.R.	12/11/2025
C	UPDATED BASE PLANS	T.M.	M.R.	03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.	25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.	14/04/2025

Author A. Ye **Drafting Check** F. Khung A
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: D

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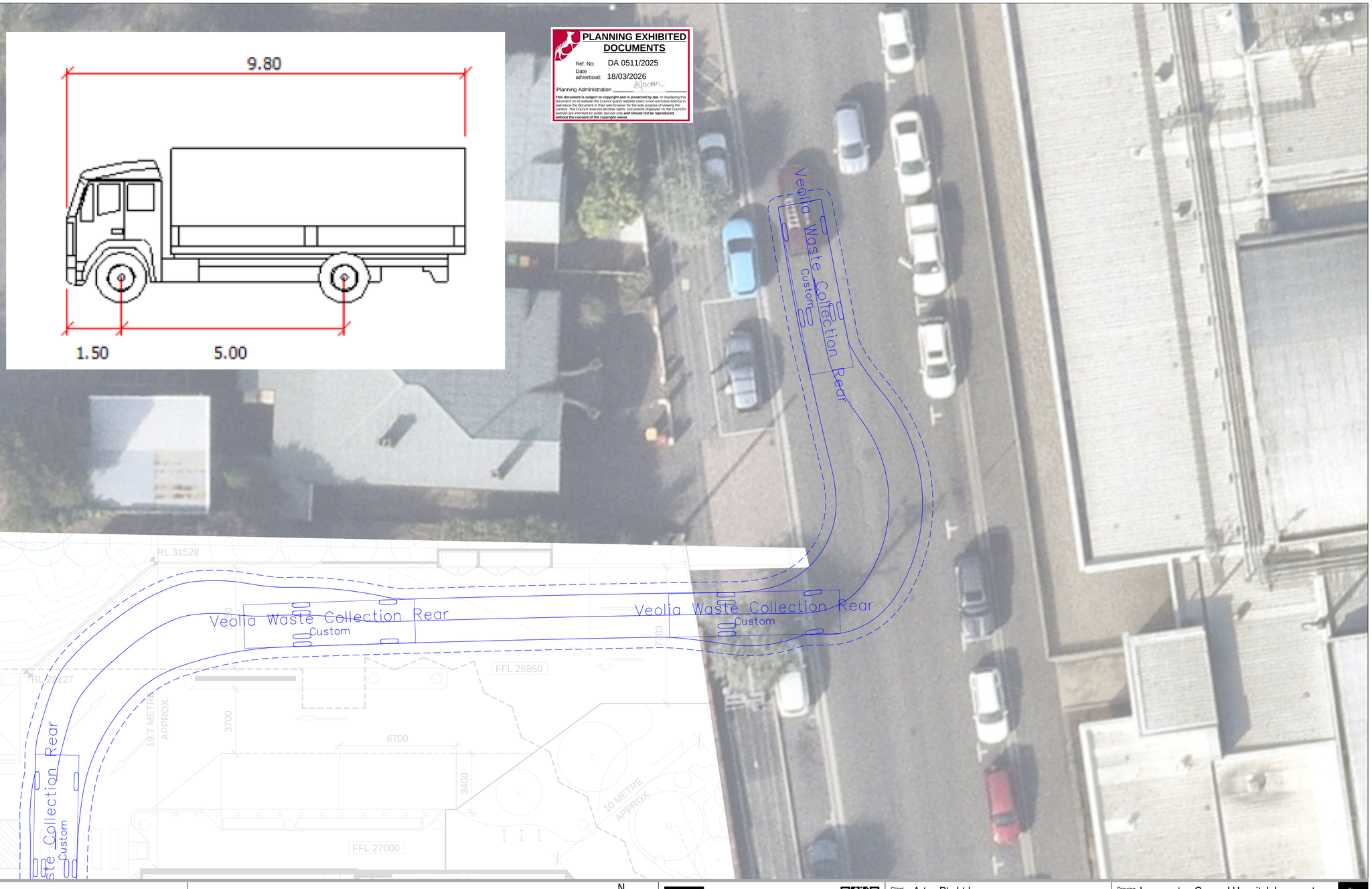
Version: 2, Version Date: 23/03/2026



Rev	Description		Checked	Approved	Date
D	UPDATED BASE PLANS	T.M.	M.R.		12/11/2025
C	UPDATED BASE PLANS	T.M.	M.R.		03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.		25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.		14/04/2025

Author A. Ye **Drafting Check** F. Khung A
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Drawing No. 12655712-XC_NWRP_SK001
Size: A1
Rev: D

Plot Date: 13 November 2025 - 10:10 AM Plotted by: Farn-Ling Khung File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12655712\Tech\Design\SK01 (2025.11.12)\12655712-XC_NWRP_SK001.dwg

Document Set ID: 5389988
Version: 2, Version Date: 23/02/2026



Appendix B

SIDRA results

Document Set ID: 5397918
Version: 1, Version Date: 13/03/2026

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MOVEMENT SUMMARY

Site: 101 [2024_AM_Existing_Wellington Street (Site Folder: Existing)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2024 Existing Conditions
AM Peak 8:00 am - 9:00 am
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	75	0.0	75	0.0	0.076	6.8	LOS A	0.3	2.2	0.51	0.66	0.51	41.3
Approach			75	0.0	75	0.0	0.076	6.8	LOS A	0.3	2.2	0.51	0.66	0.51	41.3
North: Wellington Street [N]															
7	L2	All MCs	147	2.9	147	2.9	0.368	4.6	LOS A	0.0	0.0	0.00	0.12	0.00	46.1
8	T1	All MCs	1903	7.3	1903	7.3	0.368	0.1	LOS A	0.0	0.0	0.00	0.03	0.00	49.4
Approach			2051	7.0	2051	7.0	0.368	0.4	NA	0.0	0.0	0.00	0.04	0.00	49.1
All Vehicles			2125	6.7	2125	6.7	0.368	0.6	NA	0.3	2.2	0.02	0.06	0.02	48.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2024_PM_Existing_Wellington Street (Site Folder: Existing)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2024 Existing Conditions
PM Peak 4:00 pm - 5:00 pm
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	73	0.0	73	0.0	0.096	8.3	LOS A	0.4	2.7	0.59	0.76	0.59	40.1
Approach			73	0.0	73	0.0	0.096	8.3	LOS A	0.4	2.7	0.59	0.76	0.59	40.1
North: Wellington Street [N]															
7	L2	All MCs	74	0.0	74	0.0	0.431	4.6	LOS A	0.0	0.0	0.00	0.05	0.00	46.8
8	T1	All MCs	2399	2.8	2399	2.8	0.431	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	49.6
Approach			2473	2.7	2473	2.7	0.431	0.2	NA	0.0	0.0	0.00	0.02	0.00	49.5
All Vehicles			2545	2.6	2545	2.6	0.431	0.4	NA	0.4	2.7	0.02	0.04	0.02	49.1

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2024_AM_Existing_Charles Street (Site Folder: Existing)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2024 Existing Conditions
AM Peak 8:00 am - 9:00 am
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	132	1.6	132	1.6	0.592	5.2	LOS A	6.5	46.7	0.52	0.48	0.52	41.4
2	T1	All MCs	519	4.1	519	4.1	0.592	5.0	LOS A	6.5	46.7	0.52	0.48	0.52	39.3
3	R2	All MCs	88	0.0	88	0.0	0.592	7.8	LOS A	6.5	46.7	0.52	0.48	0.52	41.4
Approach			739	3.1	739	3.1	0.592	5.4	LOS A	6.5	46.7	0.52	0.48	0.52	40.1
East: Frankland Street															
4	L2	All MCs	40	5.3	40	5.3	0.089	6.1	LOS A	0.5	3.7	0.52	0.59	0.52	41.2
5	T1	All MCs	19	0.0	19	0.0	0.089	5.7	LOS A	0.5	3.7	0.52	0.59	0.52	42.3
6	R2	All MCs	20	5.3	20	5.3	0.089	8.8	LOS A	0.5	3.7	0.52	0.59	0.52	39.2
Approach			79	4.0	79	4.0	0.089	6.7	LOS A	0.5	3.7	0.52	0.59	0.52	41.0
North: Charles Street															
7	L2	All MCs	25	8.3	25	8.3	0.252	5.6	LOS A	1.7	12.9	0.48	0.53	0.48	40.1
8	T1	All MCs	171	9.3	171	9.3	0.252	5.4	LOS A	1.7	12.9	0.48	0.53	0.48	39.4
9	R2	All MCs	55	0.0	55	0.0	0.252	8.1	LOS A	1.7	12.9	0.48	0.53	0.48	39.5
Approach			251	7.1	251	7.1	0.252	6.0	LOS A	1.7	12.9	0.48	0.53	0.48	39.5
West: Frankland Street															
10	L2	All MCs	73	8.7	73	8.7	0.254	10.2	LOS B	1.6	12.0	0.79	0.74	0.79	35.4
11	T1	All MCs	28	7.4	28	7.4	0.254	9.9	LOS A	1.6	12.0	0.79	0.74	0.79	39.1
12	R2	All MCs	48	2.2	48	2.2	0.254	12.4	LOS B	1.6	12.0	0.79	0.74	0.79	37.5
Approach			149	6.3	149	6.3	0.254	10.8	LOS B	1.6	12.0	0.79	0.74	0.79	36.9
All Vehicles			1218	4.4	1218	4.4	0.592	6.3	LOS A	6.5	46.7	0.55	0.53	0.55	39.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2024_PM_Existing_Charles Street (Site Folder: Existing)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2024 Existing Conditions
PM Peak 4:00 pm - 5:00 pm
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	78	0.0	78	0.0	0.455	4.8	LOS A	4.1	29.1	0.41	0.47	0.41	41.9
2	T1	All MCs	435	2.4	435	2.4	0.455	4.7	LOS A	4.1	29.1	0.41	0.47	0.41	40.0
3	R2	All MCs	58	0.0	58	0.0	0.455	7.5	LOS A	4.1	29.1	0.41	0.47	0.41	41.8
Approach			571	1.8	571	1.8	0.455	5.0	LOS A	4.1	29.1	0.41	0.47	0.41	40.5
East: Frankland Street															
4	L2	All MCs	66	0.0	66	0.0	0.123	6.6	LOS A	0.7	5.1	0.58	0.62	0.58	41.0
5	T1	All MCs	17	0.0	17	0.0	0.123	6.4	LOS A	0.7	5.1	0.58	0.62	0.58	41.9
6	R2	All MCs	21	0.0	21	0.0	0.123	9.3	LOS A	0.7	5.1	0.58	0.62	0.58	39.2
Approach			104	0.0	104	0.0	0.123	7.1	LOS A	0.7	5.1	0.58	0.62	0.58	40.8
North: Charles Street															
7	L2	All MCs	15	0.0	15	0.0	0.284	5.2	LOS A	2.1	15.2	0.45	0.50	0.45	40.6
8	T1	All MCs	243	5.6	243	5.6	0.284	5.0	LOS A	2.1	15.2	0.45	0.50	0.45	39.8
9	R2	All MCs	48	0.0	48	0.0	0.284	7.8	LOS A	2.1	15.2	0.45	0.50	0.45	39.8
Approach			306	4.5	306	4.5	0.284	5.5	LOS A	2.1	15.2	0.45	0.50	0.45	39.8
West: Frankland Street															
10	L2	All MCs	136	0.0	136	0.0	0.296	8.6	LOS A	1.9	13.6	0.74	0.70	0.74	37.3
11	T1	All MCs	20	0.0	20	0.0	0.296	8.3	LOS A	1.9	13.6	0.74	0.70	0.74	40.3
12	R2	All MCs	58	0.0	58	0.0	0.296	11.2	LOS B	1.9	13.6	0.74	0.70	0.74	38.7
Approach			214	0.0	214	0.0	0.296	9.2	LOS A	1.9	13.6	0.74	0.70	0.74	38.1
All Vehicles			1195	2.0	1195	2.0	0.455	6.1	LOS A	4.1	29.1	0.49	0.53	0.49	39.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_AM_FB_Wellington Street (Site Folder: Future Base)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2035 Future Base
AM Peak 8:00 am - 9:00 am
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	78	0.0	78	0.0	0.082	7.0	LOS A	0.3	2.4	0.52	0.67	0.52	41.1
Approach			78	0.0	78	0.0	0.082	7.0	LOS A	0.3	2.4	0.52	0.67	0.52	41.1
North: Wellington Street [N]															
7	L2	All MCs	155	2.7	155	2.7	0.388	4.6	LOS A	0.0	0.0	0.00	0.12	0.00	46.1
8	T1	All MCs	2006	7.3	2006	7.3	0.388	0.1	LOS A	0.0	0.0	0.00	0.03	0.00	49.4
Approach			2161	7.0	2161	7.0	0.388	0.4	NA	0.0	0.0	0.00	0.04	0.00	49.1
All Vehicles			2239	6.7	2239	6.7	0.388	0.6	NA	0.3	2.4	0.02	0.06	0.02	48.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_PM_FB_Wellington Street (Site Folder: Future Base)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2035 Future Base
PM Peak 4:00 pm - 5:00 pm
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	76	0.0	76	0.0	0.106	8.7	LOS A	0.4	3.0	0.61	0.78	0.61	39.8
Approach			76	0.0	76	0.0	0.106	8.7	LOS A	0.4	3.0	0.61	0.78	0.61	39.8
North: Wellington Street [N]															
7	L2	All MCs	77	0.0	77	0.0	0.454	4.6	LOS A	0.0	0.0	0.00	0.05	0.00	46.8
8	T1	All MCs	2528	2.8	2528	2.8	0.454	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	49.5
Approach			2605	2.7	2605	2.7	0.454	0.2	NA	0.0	0.0	0.00	0.02	0.00	49.5
All Vehicles			2681	2.6	2681	2.6	0.454	0.5	NA	0.4	3.0	0.02	0.04	0.02	49.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_AM_FB_Charles Street (Site Folder: Future Base)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2035 Future Base
AM Peak 8:00 am - 9:00 am
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	138	1.5	138	1.5	0.624	5.3	LOS A	7.2	51.6	0.56	0.49	0.56	41.3
2	T1	All MCs	544	4.1	544	4.1	0.624	5.1	LOS A	7.2	51.6	0.56	0.49	0.56	39.2
3	R2	All MCs	93	0.0	93	0.0	0.624	7.9	LOS A	7.2	51.6	0.56	0.49	0.56	41.2
Approach			775	3.1	775	3.1	0.624	5.5	LOS A	7.2	51.6	0.56	0.49	0.56	39.9
East: Frankland Street															
4	L2	All MCs	42	5.0	42	5.0	0.095	6.2	LOS A	0.5	4.0	0.53	0.60	0.53	41.2
5	T1	All MCs	20	0.0	20	0.0	0.095	5.8	LOS A	0.5	4.0	0.53	0.60	0.53	42.2
6	R2	All MCs	21	5.0	21	5.0	0.095	8.9	LOS A	0.5	4.0	0.53	0.60	0.53	39.1
Approach			83	3.8	83	3.8	0.095	6.8	LOS A	0.5	4.0	0.53	0.60	0.53	41.0
North: Charles Street															
7	L2	All MCs	26	8.0	26	8.0	0.266	5.7	LOS A	1.9	13.8	0.50	0.54	0.50	40.0
8	T1	All MCs	179	9.4	179	9.4	0.266	5.5	LOS A	1.9	13.8	0.50	0.54	0.50	39.3
9	R2	All MCs	57	0.0	57	0.0	0.266	8.2	LOS A	1.9	13.8	0.50	0.54	0.50	39.5
Approach			262	7.2	262	7.2	0.266	6.1	LOS A	1.9	13.8	0.50	0.54	0.50	39.4
West: Frankland Street															
10	L2	All MCs	76	8.3	76	8.3	0.276	10.6	LOS B	1.8	13.2	0.82	0.76	0.82	35.2
11	T1	All MCs	29	7.1	29	7.1	0.276	10.3	LOS B	1.8	13.2	0.82	0.76	0.82	38.8
12	R2	All MCs	51	2.1	51	2.1	0.276	12.8	LOS B	1.8	13.2	0.82	0.76	0.82	37.2
Approach			156	6.1	156	6.1	0.276	11.3	LOS B	1.8	13.2	0.82	0.76	0.82	36.6
All Vehicles			1276	4.4	1276	4.4	0.624	6.4	LOS A	7.2	51.6	0.58	0.54	0.58	39.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_PM_FB_Charles Street (Site Folder: Future Base)]

Output produced by SIDRA INTERSECTION Version: 9.1.1.200

2035 Future Base
PM Peak 4:00 pm - 5:00 pm
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	82	0.0	82	0.0	0.479	4.9	LOS A	4.4	31.6	0.44	0.47	0.44	41.8
2	T1	All MCs	455	2.3	455	2.3	0.479	4.7	LOS A	4.4	31.6	0.44	0.47	0.44	39.9
3	R2	All MCs	61	0.0	61	0.0	0.479	7.6	LOS A	4.4	31.6	0.44	0.47	0.44	41.7
Approach			598	1.8	598	1.8	0.479	5.0	LOS A	4.4	31.6	0.44	0.47	0.44	40.5
East: Frankland Street															
4	L2	All MCs	69	0.0	69	0.0	0.132	6.8	LOS A	0.8	5.5	0.59	0.63	0.59	40.9
5	T1	All MCs	18	0.0	18	0.0	0.132	6.5	LOS A	0.8	5.5	0.59	0.63	0.59	41.8
6	R2	All MCs	22	0.0	22	0.0	0.132	9.4	LOS A	0.8	5.5	0.59	0.63	0.59	39.1
Approach			109	0.0	109	0.0	0.132	7.3	LOS A	0.8	5.5	0.59	0.63	0.59	40.7
North: Charles Street															
7	L2	All MCs	16	0.0	16	0.0	0.301	5.3	LOS A	2.2	16.3	0.47	0.51	0.47	40.5
8	T1	All MCs	255	5.8	255	5.8	0.301	5.1	LOS A	2.2	16.3	0.47	0.51	0.47	39.7
9	R2	All MCs	51	0.0	51	0.0	0.301	7.9	LOS A	2.2	16.3	0.47	0.51	0.47	39.8
Approach			321	4.6	321	4.6	0.301	5.6	LOS A	2.2	16.3	0.47	0.51	0.47	39.8
West: Frankland Street															
10	L2	All MCs	142	0.0	142	0.0	0.319	8.9	LOS A	2.1	14.9	0.76	0.71	0.76	37.1
11	T1	All MCs	21	0.0	21	0.0	0.319	8.6	LOS A	2.1	14.9	0.76	0.71	0.76	40.1
12	R2	All MCs	61	0.0	61	0.0	0.319	11.5	LOS B	2.1	14.9	0.76	0.71	0.76	38.5
Approach			224	0.0	224	0.0	0.319	9.6	LOS A	2.1	14.9	0.76	0.71	0.76	37.8
All Vehicles			1253	2.0	1253	2.0	0.479	6.2	LOS A	4.4	31.6	0.52	0.54	0.52	39.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_AM_PD_Wellington Street (Site Folder: Post Development)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

2035 Post Development
AM Peak 8:00 am - 9:00 am
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	84	0.0	84	0.0	0.088	7.0	LOS A	0.4	2.6	0.52	0.67	0.52	41.2
Approach			84	0.0	84	0.0	0.088	7.0	LOS A	0.4	2.6	0.52	0.67	0.52	41.2
North: Wellington Street [N]															
7	L2	All MCs	168	2.5	168	2.5	0.390	4.6	LOS A	0.0	0.0	0.00	0.13	0.00	46.0
8	T1	All MCs	2006	7.3	2006	7.3	0.390	0.1	LOS A	0.0	0.0	0.00	0.03	0.00	49.3
Approach			2175	6.9	2175	6.9	0.390	0.4	NA	0.0	0.0	0.00	0.04	0.00	49.1
All Vehicles			2259	6.7	2259	6.7	0.390	0.7	NA	0.4	2.6	0.02	0.07	0.02	48.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_PM_PD_Wellington Street (Site Folder: Post Development)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

2035 Post Development
PM Peak 4:00 pm - 5:00 pm
Wellington Street & Frankland Street
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
East: Frankland Street [E]															
4	L2	All MCs	87	0.0	87	0.0	0.121	8.7	LOS A	0.5	3.4	0.61	0.79	0.61	39.8
Approach			87	0.0	87	0.0	0.121	8.7	LOS A	0.5	3.4	0.61	0.79	0.61	39.8
North: Wellington Street [N]															
7	L2	All MCs	84	0.0	84	0.0	0.455	4.6	LOS A	0.0	0.0	0.00	0.05	0.00	46.8
8	T1	All MCs	2528	2.8	2528	2.8	0.455	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	49.5
Approach			2613	2.7	2613	2.7	0.455	0.2	NA	0.0	0.0	0.00	0.02	0.00	49.4
All Vehicles			2700	2.6	2700	2.6	0.455	0.5	NA	0.5	3.4	0.02	0.04	0.02	49.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_AM_PD_Charles Street (Site Folder: Post Development)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

2035 Post Development
AM Peak 8:00 am - 9:00 am
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	154	1.4	154	1.4	0.647	5.5	LOS A	7.7	55.0	0.61	0.50	0.61	41.2
2	T1	All MCs	544	4.1	544	4.1	0.647	5.3	LOS A	7.7	55.0	0.61	0.50	0.61	39.0
3	R2	All MCs	93	0.0	93	0.0	0.647	8.1	LOS A	7.7	55.0	0.61	0.50	0.61	41.1
Approach			791	3.1	791	3.1	0.647	5.7	LOS A	7.7	55.0	0.61	0.50	0.61	39.8
East: Frankland Street															
4	L2	All MCs	42	5.0	42	5.0	0.099	6.3	LOS A	0.6	4.1	0.54	0.60	0.54	41.1
5	T1	All MCs	22	0.0	22	0.0	0.099	5.9	LOS A	0.6	4.1	0.54	0.60	0.54	42.1
6	R2	All MCs	21	5.0	21	5.0	0.099	9.0	LOS A	0.6	4.1	0.54	0.60	0.54	39.0
Approach			85	3.7	85	3.7	0.099	6.9	LOS A	0.6	4.1	0.54	0.60	0.54	40.9
North: Charles Street															
7	L2	All MCs	26	8.0	26	8.0	0.275	5.8	LOS A	1.9	14.4	0.51	0.54	0.51	39.9
8	T1	All MCs	179	9.4	179	9.4	0.275	5.6	LOS A	1.9	14.4	0.51	0.54	0.51	39.2
9	R2	All MCs	64	0.0	64	0.0	0.275	8.3	LOS A	1.9	14.4	0.51	0.54	0.51	39.4
Approach			269	7.0	269	7.0	0.275	6.2	LOS A	1.9	14.4	0.51	0.54	0.51	39.3
West: Frankland Street															
10	L2	All MCs	80	7.9	80	7.9	0.295	10.7	LOS B	1.9	14.3	0.83	0.76	0.83	35.2
11	T1	All MCs	32	6.7	32	6.7	0.295	10.3	LOS B	1.9	14.3	0.83	0.76	0.83	38.8
12	R2	All MCs	54	2.0	54	2.0	0.295	12.8	LOS B	1.9	14.3	0.83	0.76	0.83	37.2
Approach			165	5.7	165	5.7	0.295	11.3	LOS B	1.9	14.3	0.83	0.76	0.83	36.6
All Vehicles			1311	4.3	1311	4.3	0.647	6.6	LOS A	7.7	55.0	0.61	0.55	0.61	39.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [2035_PM_PD_Charles Street (Site Folder: Post Development)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

2035 Post Development
PM Peak 4:00 pm - 5:00 pm
Charles Street & Frankland Street
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Charles Street															
1	L2	All MCs	91	0.0	91	0.0	0.494	5.0	LOS A	4.6	33.0	0.47	0.48	0.47	41.7
2	T1	All MCs	455	2.3	455	2.3	0.494	4.8	LOS A	4.6	33.0	0.47	0.48	0.47	39.8
3	R2	All MCs	61	0.0	61	0.0	0.494	7.7	LOS A	4.6	33.0	0.47	0.48	0.47	41.6
Approach			606	1.7	606	1.7	0.494	5.2	LOS A	4.6	33.0	0.47	0.48	0.47	40.4
East: Frankland Street															
4	L2	All MCs	69	0.0	69	0.0	0.136	6.9	LOS A	0.8	5.7	0.60	0.63	0.60	40.8
5	T1	All MCs	20	0.0	20	0.0	0.136	6.7	LOS A	0.8	5.7	0.60	0.63	0.60	41.7
6	R2	All MCs	22	0.0	22	0.0	0.136	9.5	LOS A	0.8	5.7	0.60	0.63	0.60	39.0
Approach			112	0.0	112	0.0	0.136	7.4	LOS A	0.8	5.7	0.60	0.63	0.60	40.6
North: Charles Street															
7	L2	All MCs	16	0.0	16	0.0	0.312	5.4	LOS A	2.3	17.1	0.49	0.52	0.49	40.4
8	T1	All MCs	255	5.8	255	5.8	0.312	5.2	LOS A	2.3	17.1	0.49	0.52	0.49	39.6
9	R2	All MCs	57	0.0	57	0.0	0.312	8.0	LOS A	2.3	17.1	0.49	0.52	0.49	39.6
Approach			327	4.5	327	4.5	0.312	5.7	LOS A	2.3	17.1	0.49	0.52	0.49	39.6
West: Frankland Street															
10	L2	All MCs	159	0.0	159	0.0	0.358	9.0	LOS A	2.4	17.1	0.78	0.72	0.78	36.9
11	T1	All MCs	23	0.0	23	0.0	0.358	8.7	LOS A	2.4	17.1	0.78	0.72	0.78	40.0
12	R2	All MCs	68	0.0	68	0.0	0.358	11.6	LOS B	2.4	17.1	0.78	0.72	0.78	38.4
Approach			251	0.0	251	0.0	0.358	9.7	LOS A	2.4	17.1	0.78	0.72	0.78	37.7
All Vehicles			1296	1.9	1296	1.9	0.494	6.4	LOS A	4.6	33.0	0.54	0.55	0.54	39.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
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Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Our ref: 12655712

12 February 2026

Caillen Hassall
Artas Architects Pty Ltd
Level 1, 73 Paterson Street
Launceston, TAS, 7520

Launceston General Hospital Mental Health Precinct – Response to Council Comments

Dear Caillen,

The purpose of this letter is to summarise our responses as they relate to traffic comments and requirements within section 7 of the City of Launceston (CoL) RFI, numbered DA0511/2025. This letter also includes a high-level assessment of the proposed changes to the car park design that are being explored in response to other non-traffic specific queries within the RFI.

1. Scope limitations

This letter has been prepared by GHD for Artas Architects Pty Ltd and may only be used and relied on by Artas Architects Pty Ltd for the purpose agreed between GHD and Artas Architects Pty Ltd as set out above.

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The services undertaken by GHD in connection with preparing this letter were limited to those specifically detailed in the letter and are subject to the scope limitations set out in the letter.

The opinions, conclusions and any recommendations in this letter are based on conditions encountered and information reviewed at the date of preparation of the letter. GHD has no responsibility or obligation to update this letter or other report to account for events or changes occurring subsequent to the date that the letter was prepared.

2. Traffic information request

Although section 7 of the RFI is entitled ‘Overhead Link Bridge’, the matters within are related to the car park design for the proposed Launceston General Hospital (LGH) Mental Health Precinct (NMHP).



Section 7 of the RFI has been reproduced below:

"With regard to parking, 61 parking spaces are proposed on site with 36 being dedicated as staff only, 12 dedicated visitor spaces, 1 fleet space, 1 accessible space and 11 spaces annotated as visitor parking with 'Staff should be allowed to use these spaces as overflow only'. There are some minor matters that require clarification in relation to the swept paths and the line marking.

Please provide:

- *Revised swept paths for the 7 metre Ambulance manoeuvre overlain on drawing 12655712-XC_NWRP_SK002 Rev C in the GHD TIA which shows conflict points through the entrance to the ambulance bay and through the drop off bays in a vehicle is parked in the front (western) loading bay space.*
- *Updated parking plan for the drop off spaces or a revised swept path for the 9.8 metre waste collection vehicle overlain on drawing 12655712-XC_NWRP_SK002 Rev D in the GHD TIA which does not encroach into the drop off parking spaces.*
- *Provide justification of the proposed yellow hatching at the base of the up ramp within the car park as this impacts on the legibility of the car park circulation or remove the yellow hatching."*

The matters requiring clarification are addressed within the following sections of this letter.

3. GHD response to traffic information requested

A revised set of swept paths (Rev E) has been provided in Attachment A to this letter. This set of swept paths has been updated to respond to this RFI as outlined in the following sections.

3.1 Revised swept paths for the 7 metre ambulance

For simplicity, drawing *12655712-XC_NWRP_SK002* has been removed from the swept paths. This swept path diagram previously showed that a Bariatric Ambulance is not able to turn into the ambulance bay in a single drive-in manoeuvre.

Instead, we propose that the remaining ambulance access swept path diagrams be considered. The remaining swept path diagrams shows that the same Bariatric Ambulance vehicle class is able to access the ambulance loading bay via a single reverse-in manoeuvre, without conflict with the entrance or the drop off bays. It is our understanding that ambulances will access the ambulance bay in this manner, in order to support patient loading at the rear of the vehicle.

3.2 Revised swept path for the 9.8 metre waste collection vehicle

The swept paths showing 9.8m Veolia waste collection vehicle access have been updated. The revised swept paths show that the conflict with the first (true north-most) drop off-space has been minimised and that the waste vehicle still requires the use of the rear drop off space to support it's manoeuvring into the site. We consider this to be appropriate on the following basis:

- Waste collection from the site should be restricted to be outside of peak operating hours of the precinct.
- In the instance the first space is occupied, the waste vehicle is able to manoeuvre around this. It is unlikely that both drop off spaces will be occupied concurrently, outside of peak operating hours.
- In the rare instance that this does occur, the imposed delay to the waste vehicle would be minimal given that these are drop-off spaces (not parking spaces) and vehicles will be attended.
  The waste vehicle is also able to wait within the site without blocking the site egress route or the site frontage footpath.

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Version: 1, Version Date: 23/03/2026



3.3 Removal of the yellow hatching

The proposed yellow hatching at the base of the up ramp within the car park is intended to represent a 'no standing' area so that vehicles do not attempt to park in this area, which is needed to support vehicle manoeuvring into the loading bay. We acknowledge that this impacted on the legibility of the car park circulation, so the hatching has been removed from the portion of this area that is to be used by circulating vehicles. The hatching has been retained in the area that is not part of the circulation route and which may otherwise be used as parking if not signified as 'no standing'.

4. Assessment of alternative car park design

4.1 Alternative internal access roadway alignment

Section 4 of the RFI entitled "*Removal of Oak Tree*" refers to the applications request that *"the westernmost tree must be removed to enable the development of the new driveway"* towards the rear of the site, and that *"This reasoning has not been fully explained and alternatives do not appear to have been addressed."*

To support a response to this RFI item, Artas have prepared an alternative car park design that incorporates an internal access roadway alignment that avoids this tree, such that it might be retained.

A revised set of swept paths (SK02) is currently being prepared to confirm that the alternative alignment of the internal access roadway will support two-way vehicle access to the staff parking at the rear of the site and through the proposed ticket gate location.

4.2 Alternative design car parking provision

The revised design results in a reduction of one (1) car parking space in comparison to the design within the submitted application. This results in a total car parking provision of 60 spaces. This continues to exceed the car parking provision requirement of 58 car spaces for this development, based on the assessments outlined within GHD's transport impact assessment (13 November 2025).

4.3 Removal of Balfour Place access

The Balfour Place site access is proposed to provide a staff-only egress point from the site, within the submitted application. However, this existing site access encroaches into the NEZ of the subject Oak Tree.

In response to this, the alternative design removes the site access point to Balfour Place. All traffic entering and exiting the site will therefore be reliant upon the Frankland Street access. The impact of all development traffic movement using the Frankland Street access has already been assessed within GHD's transport impact assessment (13 November 2025) and is considered acceptable.

Regards,

Toby Maywald
Senior Movement Strategies Engineer

040 644 5805
toby.maywald@ghd.com

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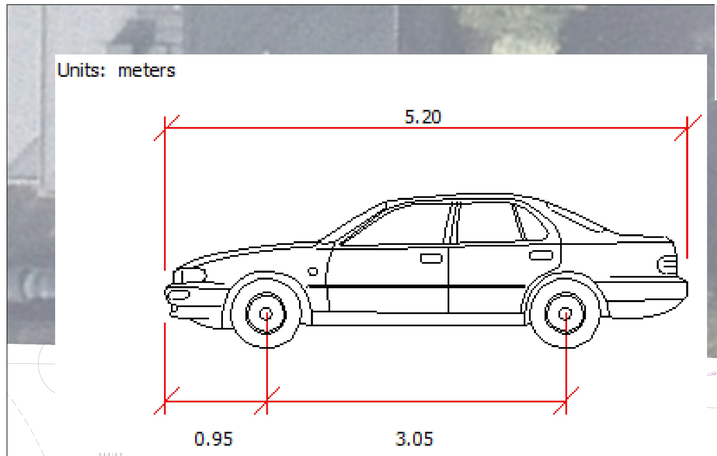



Rev	Description		Checked	Approved	Date
E	RESPONSE TO RFI		T.M.	M.R.	20/01/2026
D	UPDATED BASE PLANS		T.M.	M.R.	12/11/2025
C	UPDATED BASE PLANS		T.M.	M.R.	03/10/2025
B	UPDATED BASE PLANS		T.M.	M.R.	25/06/2025
A	FOR CLIENT COMMENT		T.M.	M.R.	14/04/2025

Author A. Ye **Drafting Check** F. Khung
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Drop-off Access
Schematic Design Layout
Swept Path Assessment

Drawing No.: 12655712-XC_NWRP_SK001
Size: A1
Rev: E

Plot Date: 20 January 2026 - 5:19 PM Plotted by: Farn-Ling Khung File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12655712\Tech\Design\SK01 (2026.01.16)\12655712-XC_NWRP_SK001.dwg

Document Set ID: 5389943
Version: 2, Version Date: 23/03/2026

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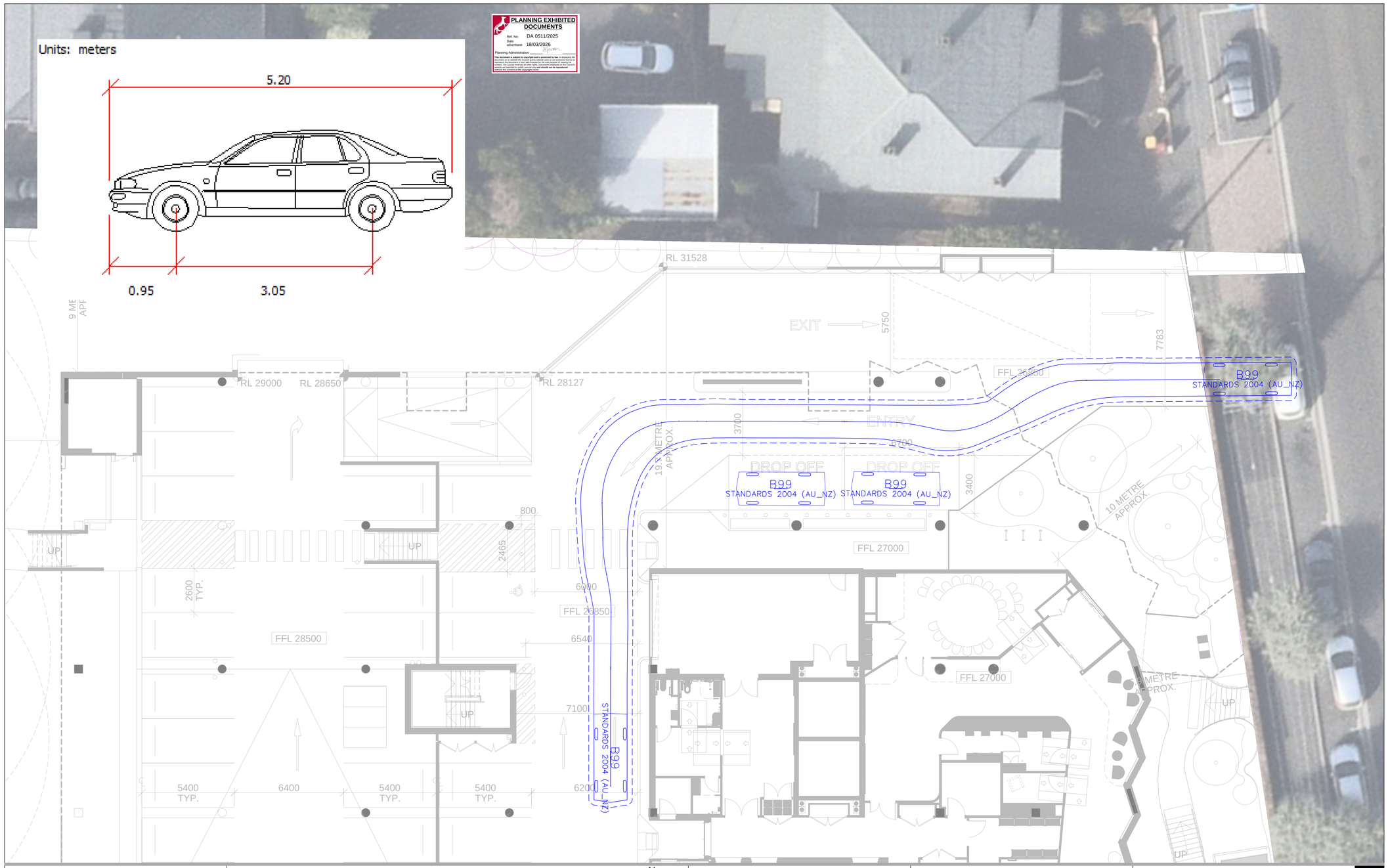

Rev	Description		Checked	Approved	Date
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C	UPDATED BASE PLANS	T.M.	M.R.		03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.		25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.		14/04/2025

Author A. Ye **Drafting Check** F. Khung
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Site Access
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: E

Plot Date: 20 January 2026 - 5:19 PM Plotted by: Farn-Ling Khung File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12655712\Tech\Design\SK01 (2026.01.16)\12655712-XC_NWRP_SK001.dwg

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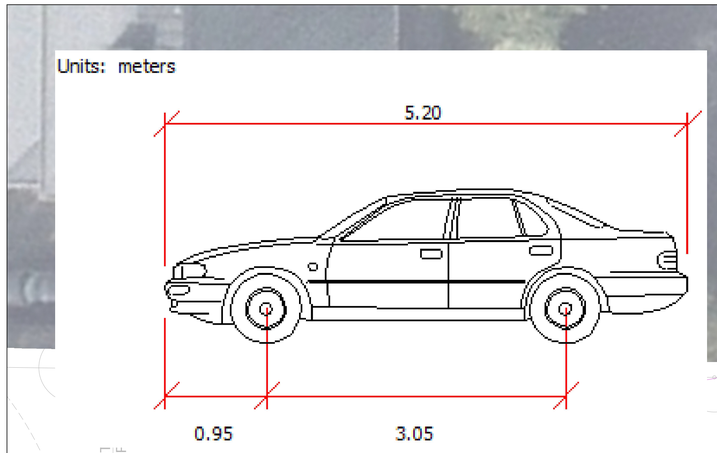

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Author A. Ye **Drafting Check** F. Khung
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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Drop-off Access
Schematic Design Layout
Swept Path Assessment

Size: A1
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Rev: E

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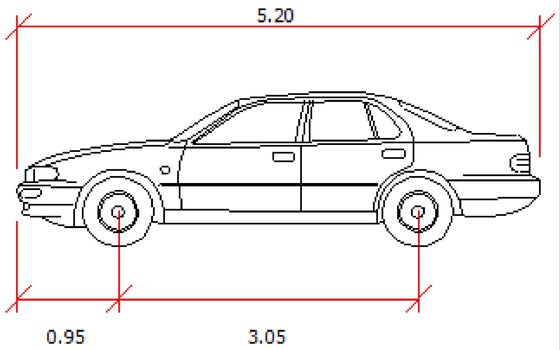

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C	UPDATED BASE PLANS	T.M.	M.R.	03/10/2025
B	UPDATED BASE PLANS	T.M.	M.R.	25/06/2025
A	FOR CLIENT COMMENT	T.M.	M.R.	14/04/2025
Rev	Description	Checked	Approved	Date

Author A. Ye **Drafting Check** F. Khung
Designer A. Ye **Design Check** F. Khung

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Car Park Circulation
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: E

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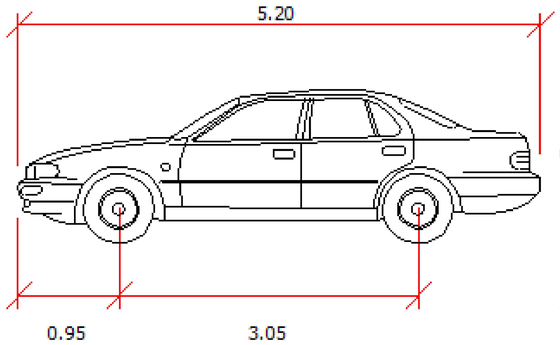

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Author	A. Ye	**Drafting Check**	F. Khung		
Designer	A. Ye	**Design Check**	F. Khung		

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Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary
Project No. 12655712

Drawing Title: Launceston General Hospital, Launceston
Car Park Circulation
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No. 12655712-XC_NWRP_SK001
Rev: E

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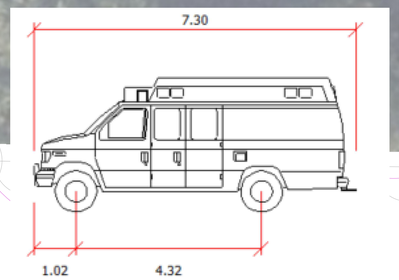

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
7m Ambulance Access
Schematic Design Layout
Swept Path Assessment

Size: A1
Drawing No.: 12655712-XC_NWRP_SK001
Rev: E

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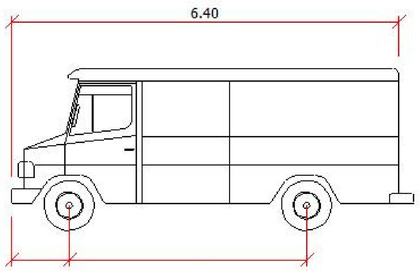

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Project No. 12655712

Client: Artas Pty Ltd
Project: Launceston General Hospital Mental Health
Status: Preliminary

Drawing Title: Launceston General Hospital, Launceston
Waste Access
Schematic Design Layout
Swept Path Assessment

Drawing No.: 12655712-XC_NWRP_SK001
Size: A1
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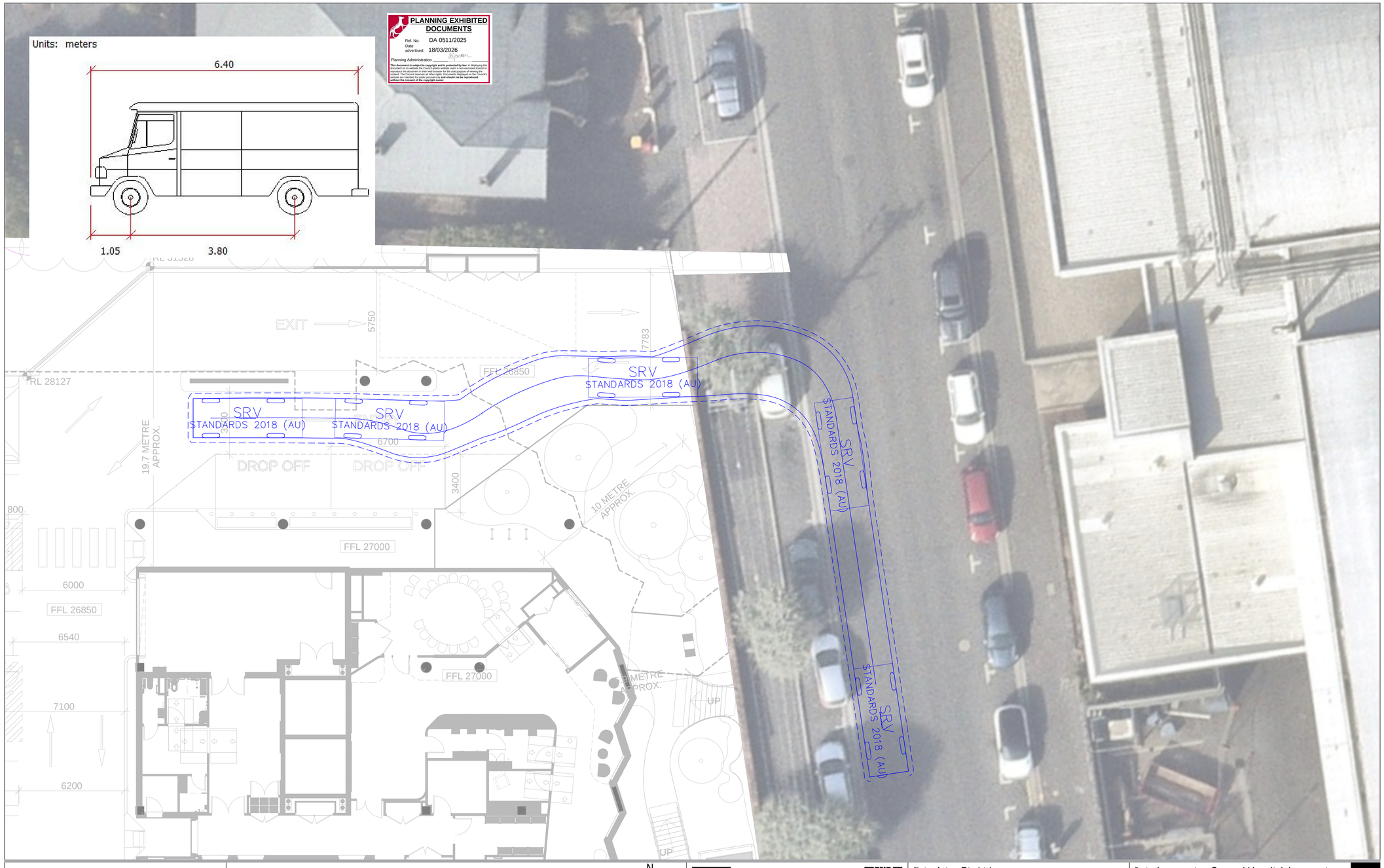

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Drawing Title: Launceston General Hospital, Launceston
Waste Access
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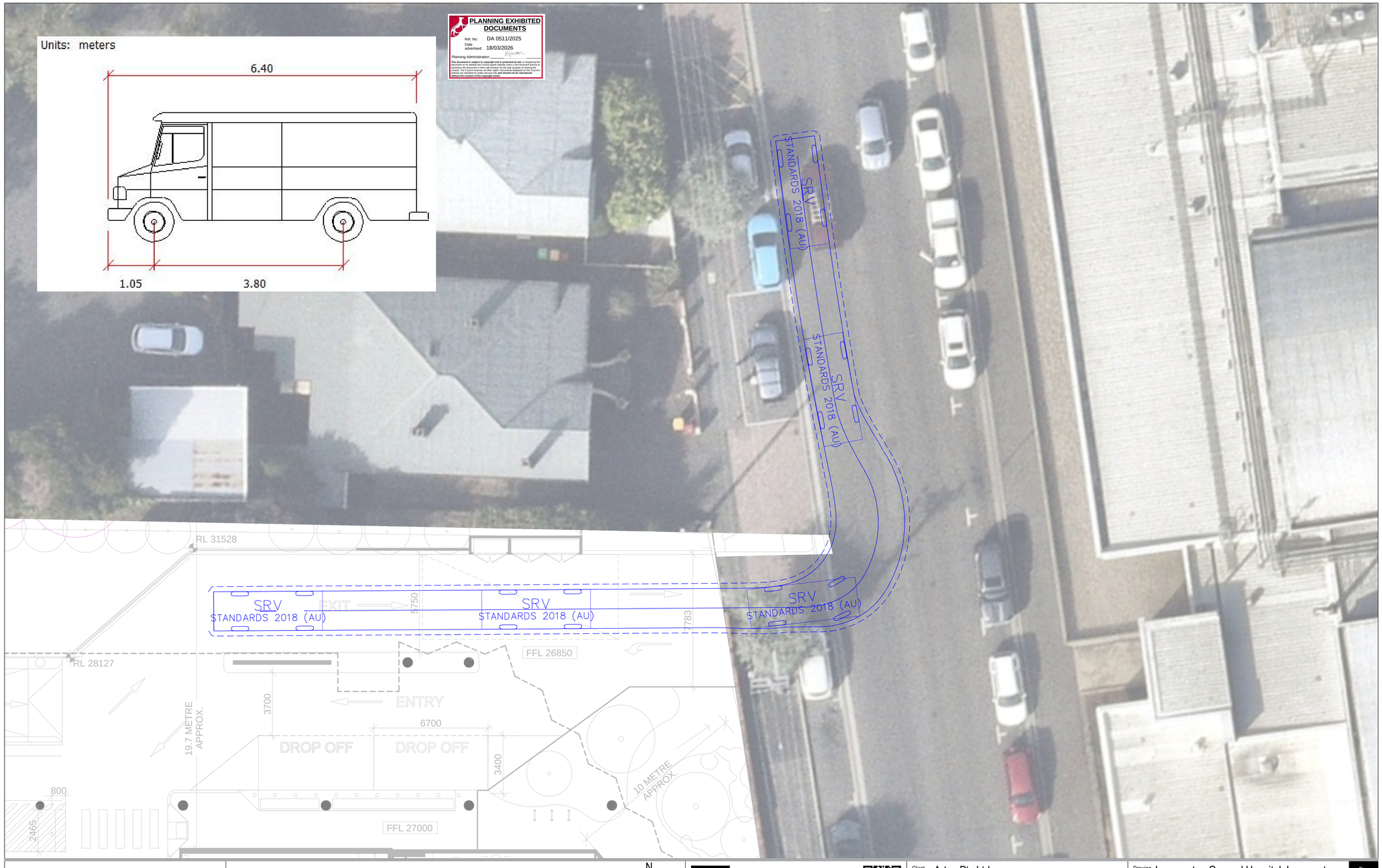

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Waste Access
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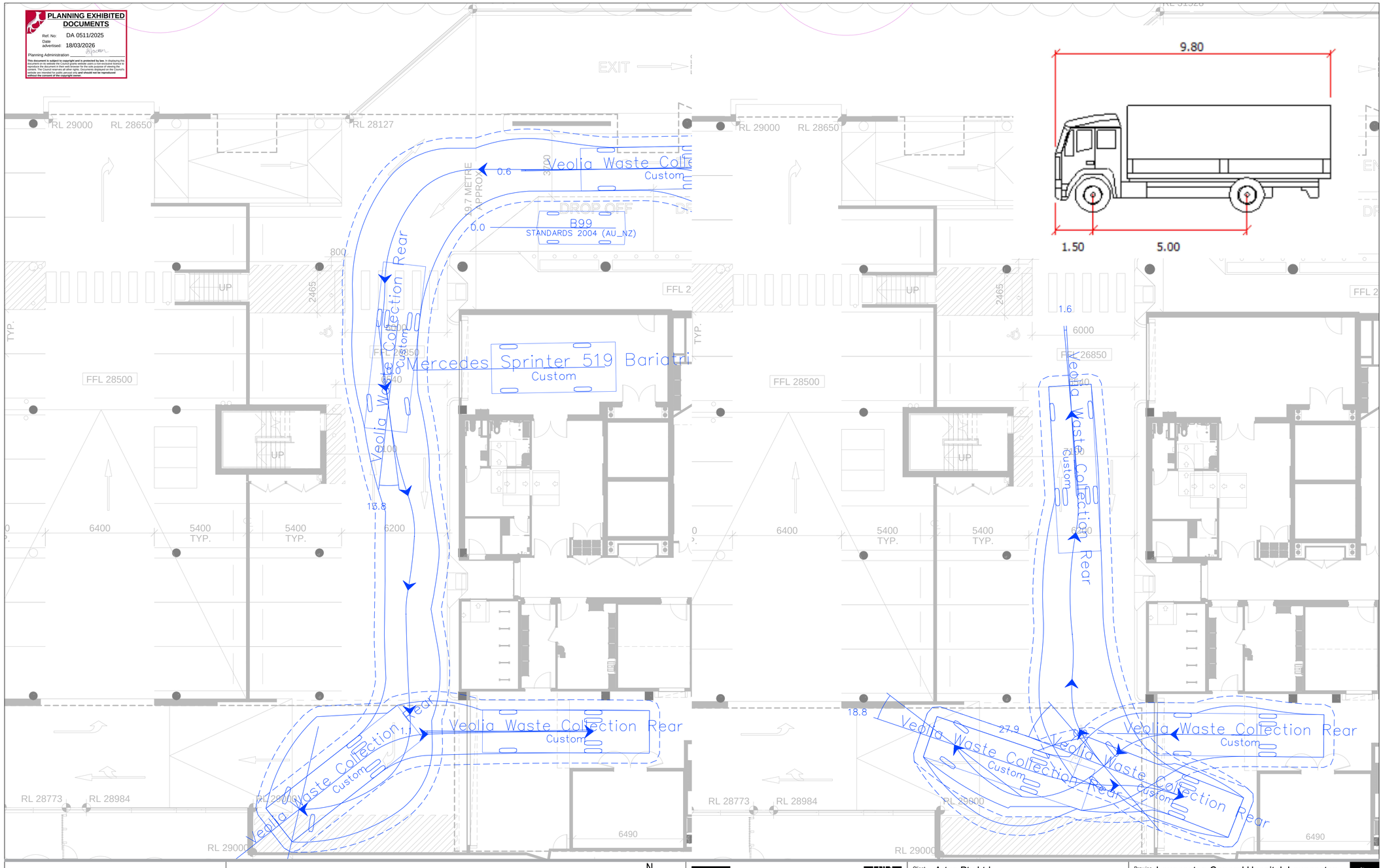

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Author A. Ye — Drafting Check F. Khung
Designer A. Ye — Design Check F. Khung

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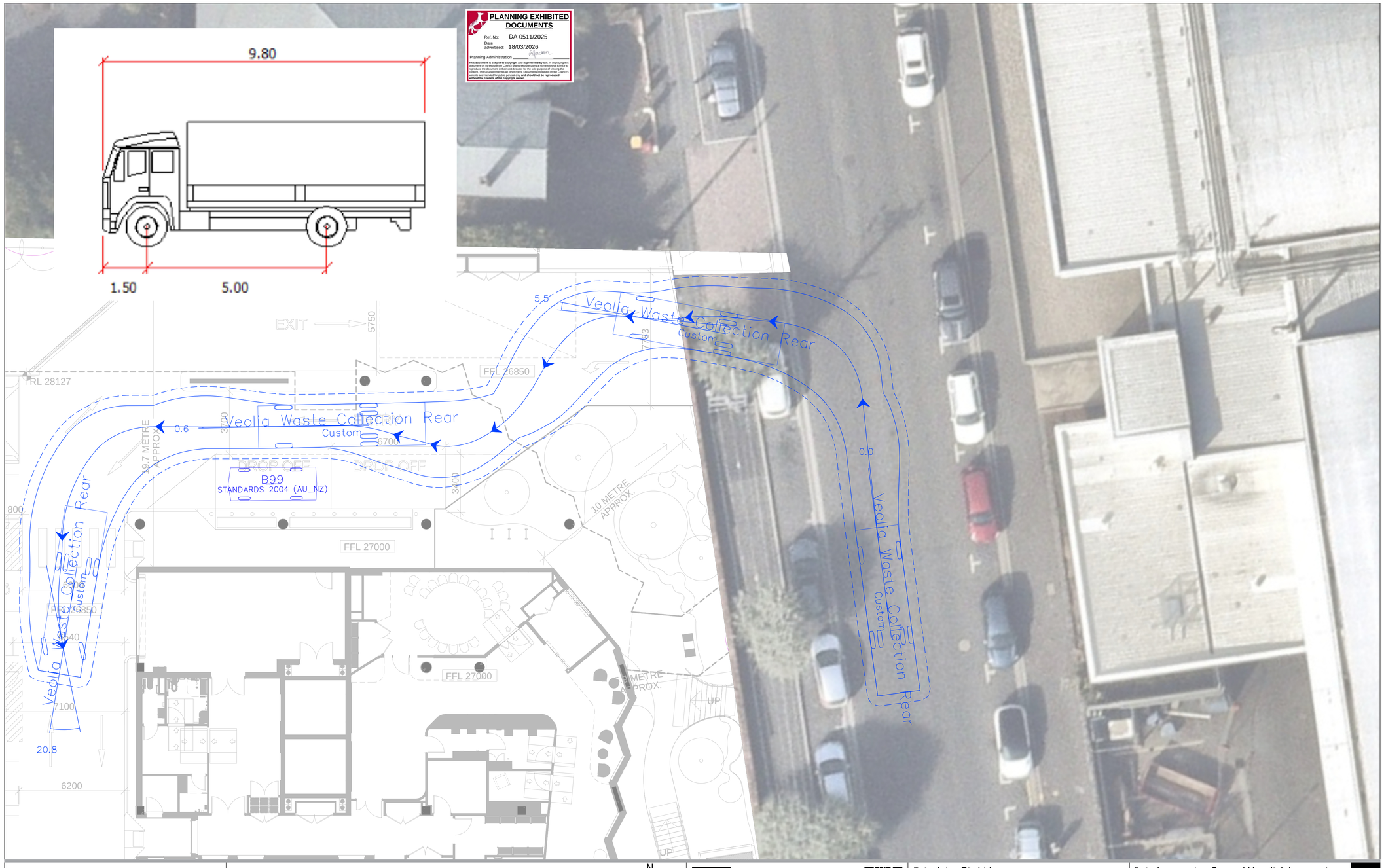

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Project No. 12655712

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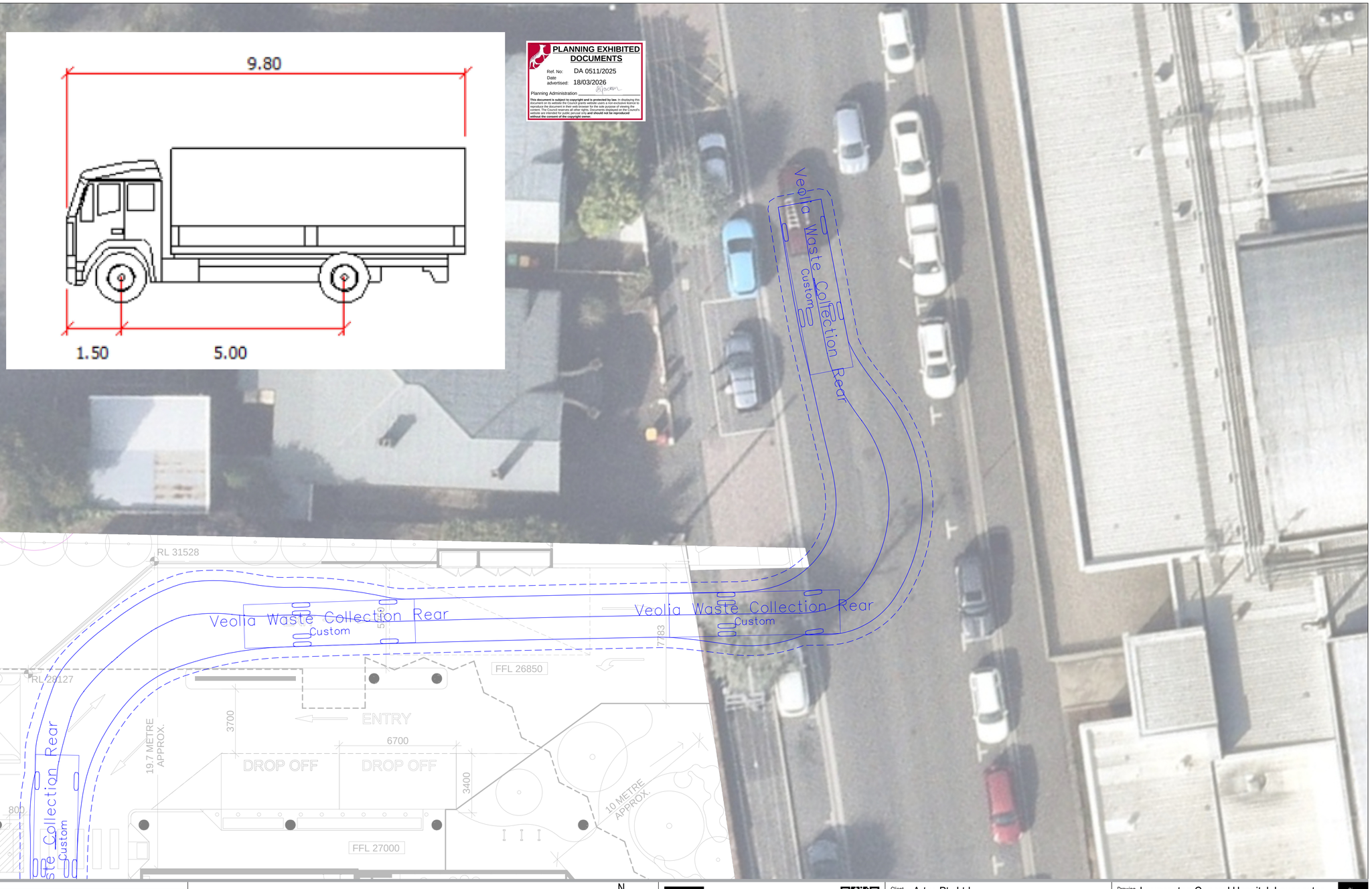

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Client: Artas Pty Ltd

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pitt&sherry

P.22.0282 – 52 Frankland Street

Environmental Sampling Report

Prepared for
Little Company of Mary Health Care Ltd

Client representative
Mr Mick O'Driscoll

Date
14 April 2022

Rev00 - FINAL



Document Set ID: 5389010
Version: 1, Version Date: 23/03/2026



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Appendices

Appendix A — Borehole logs
Appendix B — Summary of analytical results
Appendix C — Laboratory documentation

ref: T-P.22.0282-00-ENV-REP-001-Rev00/FKP/fkp



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Reviewed by — Carly Clark		**Date — 5/4/2022**
Authorised by — Fiona Keserue-Ponte		**Date — 14/4/2022**

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B	Draft for issue to client	F Keserue-Ponte	F Keserue-Ponte	F Keserue-Ponte	05/04/22
00	Final issue to client	F Keserue-Ponte	F Keserue-Ponte	F Keserue-Ponte	14/04/22

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1. Background and introduction

pitt&sherry Operations (Australia) Pty Ltd (pitt&sherry) has been engaged by Little Company of Mary Health Care Ltd (The Client) to perform geotechnical and environmental (safety) investigations, and provide advice on geotechnical and soil contamination matters as they relate to the proposed redevelopment at 52 Frankland Street, Launceston (the Property).

The Property currently includes a car park and several linked buildings, which are understood to be a part of the Launceston General Hospital complex (refer to Figure 1).

It is understood that the Client is proposing to redevelop the Property into a multi-storey medical building, including a basement (refer to Figure 2 and Figure 3). In order to inform its proposed redevelopment, the Client has requested:

- Environmental (safety) assessment; and
- Geotechnical investigations.

This report documents only the environmental sampling component, which forms Appendix E of the main geotechnical report[1]. Additional information can be found in the main geotechnical report.



Figure 1: Site location outlined in bold black (source: the LISTmap)

[1] P.22.0282 – 52 Frankland St Geotechnical Investigations, April 2022 (pitt&sherry, 2022)

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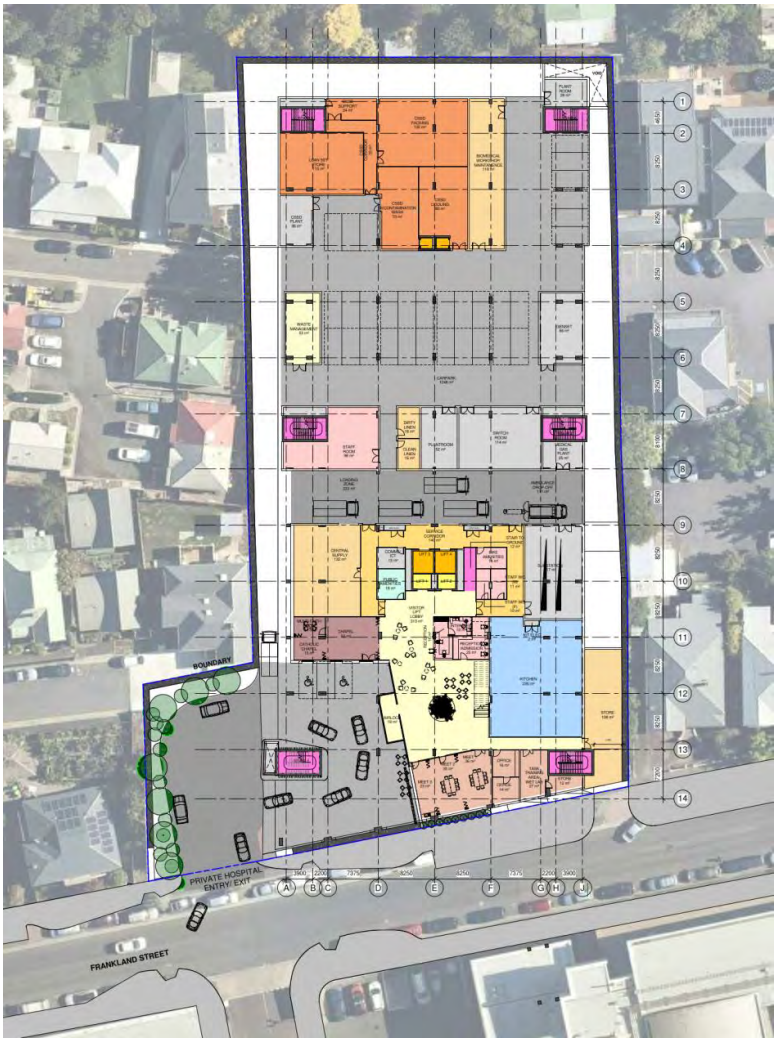

Figure 2: Site layout overview (level 2 indicated) - supplied by Client

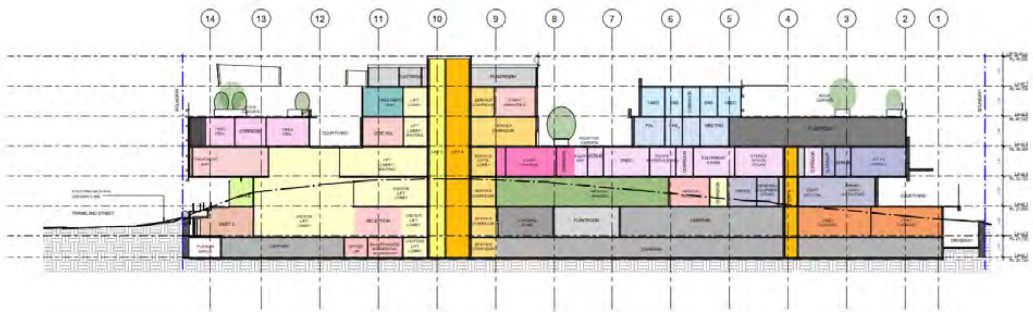

Figure 3: Section view of proposed redevelopment - supplied by Client

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2. Limitations

The following limitations should be noted when reading this report and assessment:

- This report is issued as supplementary documentation to the geotechnical investigation on the Property (pitt&sherry, 2022)
- The results are representative only of the locations sampled at the time of sampling; environmental samples were taken from geotechnical boreholes; no environmental target locations were determined prior to drilling
- Contamination testing was limited to the contaminants of potential concern (CoPCs) listed in Section 3.3
- Due to time constraints on the project, environmental samples were obtained from boreholes drilled for geotechnical purposes, via solid auger and wash boring techniques, which are not ideal for contaminated land investigations; however, given the low risk of contamination within the Property, it is considered that the samples provide a good preliminary indication of the contamination status at the locations sampled, even if the drilling method is expected to have caused sample disturbance
- Although the proposed development may require excavations to around 12 metres below ground level (mbgl), environmental sampling was limited to the horizons between 0 and a maximum of 4.5 mbgl. The investigation depths are considered sufficient to provide a preliminary characterisation of the top layers of fill and near surface soils which are most likely to have been impacted by any potential contamination; and
- No leachability testing of soils, groundwater sampling or soil vapour sampling was undertaken. Given the lack of contamination found within the soil samples, these tests would not be required.

3. Completed works

3.1 Drilling and sampling

Prior to drilling works, it is understood that underground services were located and cleared to allow for safe drilling.

Borehole locations were selected by the pitt&sherry geotechnical engineers and were not representative of contamination targets. No contamination targets were selected prior to drilling due to the short timeframe. A high-level desktop contamination risk assessment is documented in Section 3.4.

On the basis of the high-level desktop risk assessment, no point sources of contamination are expected to be present on the Property. Any potential contamination is expected to be of a diffuse nature. As such, the sampling density requirements outlined in Australian Standard AS4482.1[2] are not applicable, since they are designed to detect a hotspot of contamination (i.e. a point source). Furthermore, this investigation was of a preliminary nature only.

Four boreholes, CHLBH01, CHLBH02, CHLBH03 and CHLBH06 were drilled between 7 and 11 March 2022, to 20 mbgl. Borehole locations are shown in Figure 4. Borehole logs are provided in Appendix A.

Environmental samples were taken by geotechnical engineers who logged the boreholes. The brief was to target horizons for sampling according to the following:

- Near surface (0 to 0.5 mbgl, or below pavement)
- Fill material
- Sample each horizon down to natural / bedrock; and

[2] Australian Standard, *Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds*, 2005

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- Sample any stained, or odorous materials.

Samples were taken from the augered soil pile, with single-use nitrile gloves and filled into laboratory-supplied jars and zip-lock bags appropriate for the contaminants to be tested, and placed on ice in a chiller box.

Chiller boxes were couriered to the National Association of Testing Authorities (NATA)-accredited Analytical Laboratory Services (ALS) in Melbourne under chain of custody conditions.



Figure 4: Borehole locations

3.2 Field and laboratory quality control

Several quality assurance and quality control (QA/QC) procedures were put in place during field sampling, as listed in Table 1. In addition, laboratories carry out internal QA/QC processes, which are also summarised. An assessment of the QA/QC suggests that the field and laboratory methods were robust and that the reported analytical results are representative of the concentrations of CoPCs at the locations and time of sampling.



Table 1: Summary of QA/QC

Activity	Details
Sample containers	• Samples were collected into laboratory-supplied receptacles, suitable for the CoPC to be tested
Sample collection	• Single-use disposable nitrile gloves were used for sampling • The sample containers were filled with minimal headspace, sealed, labelled and placed on ice in portable chiller boxes • Sampling information was recorded on a tablet, and the information compiled into borehole logs (Appendix A), no building demolition rubble or potential asbestos-containing materials were observed within the augered profile
Decontamination	Decontamination and cross-contamination mitigation procedures included: • Single-use disposable nitrile gloves, changed after the collection of each sample • New laboratory-supplied receptacles for each sample • Each sample container was sealed immediately upon sampling • The drilling auger was cleaned by scraping off residual soil between sampling locations • No other reusable sampling equipment was used
QA/QC Samples	• One triplicate set was submitted for analysis, which included a primary sample (BH06 0.5-0.7) a triplicate sample sent to the same laboratory (ALS) and a second triplicate sample sent to a secondary laboratory (Eurofins) • The triplicate results are tabulated in Appendix B and show good correlation of results within the two ALS-analysed samples, and between the ALS and Eurofins-analysed samples, suggesting that the results are accurate
Sample transport	• A chain of custody (CoC) form was completed, dated and submitted to the laboratory with the list of required sample analyses (Appendix C) • The samples were collected by TasFast Couriers for overnight transport to ALS Laboratory for analysis according to CoC instructions • A Sample Receipt Notification was issued by ALS (Appendix C) • One sample (BH06 4.2-4.5) was received in a broken jar, however sufficient sample was recovered for analysis – it was noted that volatile concentrations may have been compromised; given the lack of volatiles and odours detected in the field and laboratory this is not considered to have compromised the results for this sample
Laboratory analysis	• All samples were submitted to the NATA-accredited ALS Laboratory in Melbourne (Accreditation No. 825) for testing of nominated CoPC (refer to Table 2). One triplicate was forwarded to Eurofins laboratory
Holding times	• All samples were received by the laboratory within the required holding times for the individual parameters tested • All samples were extracted and tested by the laboratory within the required holding times for the individual parameters tested with the exception of the soil pH, which is typically in breach as holding time for soil pH is only 24 hours; this does not compromise the chemical contaminant analyses; the soil pH is only used for soil material classification purposes for establishing Property-specific ecological investigation levels (EILs)
Laboratory QA/QC	• ALS quality control interpretive report is provided at Appendix C; other than the pH holding time, discussed above, all other internal QA/QC objectives have been met (represented by a green tick)

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3.3 Samples and testing

Soil samples and testing are summarised in Table 2.

Refer to borehole logs at Appendix A for the full profile description.

No stained or odorous materials were noted. Fill materials were noted in three of the boreholes; the fill consisted of sandy gravels and did not appear to have any fragments of building demolition rubble (e.g. bricks fragments, etc.).

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Table 2: Samples register

Sample ID	Borehole	Depth (mbgl)	Material (geotechnical description)	Analytes#
BH01 0.1-0.2	CHLBH1	0.1-0.2	FILL: Sandy GRAVEL; well graded, coarse grained, angular to subangular, quartzite. Sand (40%), coarse grained.	15 metals, BTEXN, TPH / TRH, ASC NEPM soil classification
BH01 0.5-0.7		0.5-0.7	CLAY: medium to high plasticity, red-brown spotted grey. Trace of sand (5%), fine grained. Tertiary sediments	
BH01 1.3-1.5		1.3-1.5	CLAY: high plasticity, yellow to orange. Trace sand (10%), fine to medium grained, small layers or pockets. Tertiary sediments	
BH02 0.5-0.7	CHLBH2	0.5-0.7	CLAY; high plasticity, red to orange. Trace sand (5%), fine to medium grained, in pockets. Tertiary sediments	15 metals, BTEXN, TPH / TRH
BH03 0.1-0.5	CHLBH3	0.1-0.5	FILL: Sandy GRAVEL; well graded, coarse grained, sub angular to angular, quartzite. Sand (40%), coarse grained.	15 metals, BTEXN, TPH / TRH
BH03 0.5-0.7		0.5-0.7		
BH03 1.5-1.7		1.5-1.7	CLAY; low plasticity, brown. Trace sand (10%), fine grained. Tertiary sediments	
BH06 0.5-0.7	CHLBH6	0.5-0.7	CLAY; medium to high plasticity, orange-brown. Trace sand (10%), fine to medium grained. Tertiary sediments	15 metals, BTEXN, TPH / TRH
BH06 1.3-1.5		1.3-1.5	CLAY; high plasticity, orange- brown. Trace sand (10%), fine to medium grained. Tertiary sediments	15 metals, BTEXN, TPH / TRH
BH06 2.5-2.7		2.5-2.7	CLAY; high plasticity, orange- brown. Trace sand (15%), fine to medium grained. Tertiary sediments	15 metals, BTEXN, TPH / TRH, ASC NEPM soil classification
BH06 3.7-3.9		3.7-3.9	CLAY; medium to high plasticity, yellow-brown. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments	15 metals, BTEXN, TPH / TRH
BH06 4.2-4.5		4.2-4.5 (jar broken but sample partly recovered)		
Triplicate			The triplicated sample was from BH06 0.5-0.7; one of the triplicates was analysed by ALS and the second triplicate was tested by NATA-accredited Eurofins laboratory in Melbourne	

Analyte abbreviations:

15 metals: arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, iron, lead, manganese, nickel, selenium, vanadium, zinc and mercury

BTEXN: benzene, toluene, ethylbenzene, xylenes and naphthalene

TPH / TRH: total petroleum hydrocarbons, total recoverable hydrocarbons

ASC NEPM[3] soil classification which includes, organic matter, total organic carbon, exchangeable cations and cation exchange capacity, soil particle size (clay content), soil particle density, soil pH

[3] National Environment Protection (Assessment of Site Contamination) Measure, 1999, amended 2013

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3.4 Property environmental (contamination) risks summary

To provide context for the soil sampling results, a brief desktop review of potential contamination risks to the Property has been undertaken and is summarised in Table 3.

Table 3: Desktop summary of potential contamination risks

Item	Details	Information source	Contamination risk
Presence of fill of unknown source and composition	Fill noted on site during drilling. The fill material was logged as sandy gravel with no visible fragments of foreign materials (e.g. brick fragments, etc.) which could suggest presence of building demolition rubble which if often associated with asbestos containing materials (ACM). Fill materials were tested for 15 metals, BTEXN, TRH/TPH and concentrations are below adopted assessment criteria (refer to Section 4.1)	pitt&sherry borehole logs (Appendix A) and analytical results, Appendix B	LOW
Contamination from historical and current Property uses	The risk of contamination from the existing and historical Property uses is not well known, however risks may include: possible presence of ACM within the buildings and use of lead-based paints on building components; possible historic use and storage of heating oil; possible historic storage of diesel as a backup generating capability; possible, but very unlikely, disposal of hospital wastes on the Property which may have included mercury and some other heavy metals. Soil profile observations at the borehole locations and soil testing results (refer to Section 4.3) suggest that the risk appears to be low.	Typical site uses pitt&sherry borehole logs (Appendix A) and analytical results, Appendix B	LOW - MEDIUM
Contamination from historical and current neighbouring uses	The Property is surrounded by residential buildings and commercial properties as well as the main portion of the Launceston General Hospital to the south. The nearest underground active underground petroleum storage system(s) (UPSS) is situated upgradient approximately 300 m to the south-west; all other UPSS within 500 m of the Property are located in the interpreted downgradient direction from the Property. There are no know Environmental Protection Authority (EPA)-regulated premises within 1 km of the Property.	The LIST[4]	LOW

[4] The LIST: the Land Information System of Tasmania which is a comprehensive web database of publicly available information

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4. Assessment of analytical results

4.1 Assessment criteria

The assessment criteria have been selected based on:

- The Property zoning
- The proposed development; and
- The likelihood of waste soils being generated.

The Property is situated within an area zoned Community Purpose under the *Launceston Interim Planning Scheme 2015*. Community Purpose zoning is taken to be equivalent to Commercial use in the ASC NEPM site use criteria.

The need for significant excavations to accommodate a basement means that soil results should also be assessed against soil waste classification criteria.

Laboratory-reported concentrations of CoPC in soil were compared against the following criteria:

- Commercial / Industrial criteria for human health (health investigation levels and health screening levels (HILs and HSLs) and ecological investigation levels and ecological screening levels (EILs and ESLs) in Schedule B1 of the ASC NEPM; and
- Information Bulletin 105 (IB105), *Classification and Management of Contaminated Soil for Disposal, version 3, 2018*, Tasmanian EPA.

4.2 Field parameters and observations

Observations – no fill materials including BDR, or potential ACM were observed during sampling.

Odour – no unusual odours were noted during sampling.

Staining – no staining was observed in any of the soils during sampling.

Groundwater – no groundwater was encountered within the depth of environmental sampling; groundwater was recorded during geotechnical investigations, at over 9 mbgl in the installed piezometer (pitt&sherry, 2022).

Fill – fill material was logged in the top of three boreholes and was recoded as sandy gravel.

4.3 Analytical results

Analytical results are tabulated and compared against adopted criteria in Appendix B. The laboratory certificate of analysis is provided in Appendix C.

4.3.1 Comparison to site use criteria

All analytical results for metals were reported either at below the laboratory limit of reporting (LOR) or below the commercial / industrial HILs and EILs (where available).

All TPH/TRH and BTEXN concentrations were reported at below the LOR and below the commercial / industrial HSLs and ESLs (where available).

There were therefore no exceedance of site use criteria for human health or ecological purposes.

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4.3.2 Comparison to waste soil criteria

Half of the chromium (total) reported concentrations exceeded the Level 1 fill material criterion of 50 mg/kg chromium (total). However, the average of the concentrations is 43.6 mg/kg which is below the Level 1 fill material criterion. Since IB105 does not recommend that waste classification is undertaken from *insitu* sampling, instead sampling should be undertaken from waste soil stockpiles. Averaging the concentrations provides an approximation of concentrations from a mixed stockpile.

All other metals concentrations were within their respective Level 1 fill material criteria.

As such, it is likely, unless unexpected contamination is encountered, that waste soils within the proposed excavation are likely to be classified as Level 1 fill material for offsite disposal or reuse.

5. Conclusions and recommendations

5.1 Conclusions

A preliminary environmental investigation was undertaken concurrently with geotechnical drilling and sampling. The results have been compared to ASC NEPM human health and ecological criteria for a commercial / industrial land use and to IB105 waste soil classification criteria. The assessment suggests that the soils at the locations investigated:

- do not exceed site use criteria for human health or ecological purposes; and
- waste soils generated during proposed excavation works are likely to be classified as Level 1 fill material for offsite disposal or reuse.

The above should be qualified by the following:

- the limitations listed at Section 2
- the desktop risk assessment at Section 3.4; and
- the recommendations at Section 5.2.

5.2 Recommendations

On the basis of the findings and the preliminary nature of this investigation, the following is recommended:

- A hazardous materials inspection should be carried out of all buildings and structures on the Property prior to demolition to ensure safe removal of any potentially hazardous materials
- A Construction Environmental Management Plan should be developed by the demolition, excavation and construction contractor(s) to ensure that risks associated with the following have been considered and management measures can be put in place to effectively mitigate the risks:
    - (if present) Hazardous materials removal by a licensed operator and provision of clearance certificate(s)
    - Potential for encountering hydrocarbon-containing underground tanks; measures should include licensed removal, disposal, and remediation of any potential associated soil contamination; works should be documented
    - Potential for encountering other contamination in the ground (e.g. buried wastes); measures should include licensed removal disposal and remediation of any potential associated soil contamination; works should be documented; and
    - Any contaminated soils encountered must be tested and classified according to IB105 prior to disposal to a landfill. Licenced disposal and EPA approval is required for soils classified as Level 2 and above.

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6. References

Australian Standard, *Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds*, 2005

Environment Protection Authority Tasmania (EPA) Information Bulletin No. 105 *Classification and Management of Contaminated Soil for Disposal* (v3, 2018) (IB105)

National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013 (ASC NEPM); Schedule B1 – Investigation Levels for Soil and Groundwater (ASC NEPM)

pitt&sherry, *52 Frankland St Geotechnical Investigations*, April 2022, Project P.22.0282 (pitt&sherry, 2022)

7. Important information

7.1 Scope of services

This report ("the Report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and pitt&sherry ("the scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the client for the purpose set out in the contract or as otherwise agreed between the client and pitt&sherry. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of such third parties.

7.2 Reliance on data

In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the Report ("the data"). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. pitt&sherry does not warrant the accuracy will not be liable in relation to conclusions should any of the data, be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to pitt&sherry.

7.3 Conclusions and recommendations

The conclusions in this Report are based on conditions encountered and information reviewed at the date of preparation of the Report. pitt&sherry has no responsibility or obligation to update this Report to account for events or changes occurring subsequent to the date that the Report was prepared.



Borehole logs

Appendix A

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Engineering Log
Piezometer

Hole Number
CHLBH01

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Project Number: Page: 1 of 3

Client:	Little Company of Mary Health Care Ltd			Date Commenced:	08/03/2022	Completed:	09/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	AR	Date:	08/03/2022
Hole Location:	Corner North West car park			Checked By:	DV	Date:	15/03/2022
Easting:	511758	Northing:	5411830	Estimated R.L:	28.5	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Additional Observations	Well Construction	Water Information	Depth (m)
					ASPHALT; 10mm thick, 20mm aggregate.	D	VL - L	Environmental sample 0.1 to 0.2m			0
24				CH	FILL: Sandy GRAVEL; well graded, coarse grained, angular to subangular, quarzite. Sand (40%), coarse grained.		St - VSt	Environmental sample 0.5 to 0.7m			
				CH	CLAY; medium to high plasticity, red-brown spotted grey. Trace sand (5%), fine grained. Tertiary sediments; Tsa.		St - VSt				1
23		CHLBH01_1. 5-1.95m SPT Blows 3, 6, 6 N=12 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow to orange. Trace sand (10%), fine to medium grained, small layers or pockets. Tertiary sediments; Tsa.		St	Environmental sample 1.3 to 1.5m			
				CH	CLAY; trace sand and fine gravel from drillers observations. Tertiary sediments; Tsa.		St				2
22	AS			CH	CLAY; high plasticity, red mottled grey. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.		St				
		CHLBH01_3- 3.45m SPT Blows 5, 8, 11 N=19 - 0.45m sample recovered		CH	CLAY; high plasticity, red- brown mottled grey. Trace sand (5%), fine to medium grained. Tertiary sediments; Tsa.		VSt				3
21				CH	CLAY; high plasticity, yellow-red. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.		VSt				4
20		CHLBH01_4. 5-4.95m SPT Blows 5, 7, 12 N=19 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow-red spotted grey. With sand (20%), fine to medium grained. Tertiary sediments; Tsa.		VSt				
				CH	CLAY; trace of fine grained sand from drillers observations. Tertiary sediments; Tsa.		VSt				5
19		CHLBH01_6- 6.45m SPT Blows 5, 7, 11 N=18 - 0.45m sample recovered		CI	CLAY; medium plasticity, yellow brown. With sand (25%), fine to medium grained. Tertiary sediments; Tsa.		VSt				6
18				CI	CLAY; trace of medium grained sand from drillers observations. Tertiary sediments; Tsa.		St - VSt				7
17		CHLBH01_7. 5-7.95m SPT Blows 3, 5, 9 N=14		CI-CH	CLAY; medium to high plasticity, yellow spotted grey. With sand (30%), fine to coarse grained. Tertiary sediments; Tsa.		St				
					CLAY; trace of medium grained sand from drillers observations. Tertiary sediments; Tsa.						8

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT - HQ size triple tube diamond drilling
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U60 - Undisturbed 60mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Classification to AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
Level (Date)
Inflow
Partial Loss
Complete Loss
b.t.o.c. - Below top of casing
b.g.l. - Below ground level

Piezometer Construction
Bentonite
Cap
Gatic
Grout
Sand
Screen
Solid Pipe
Concrete
Slough

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Engineering Log
Piezometer

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Hole Number: CHLBH01

Project Number:

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Client:	Little Company of Mary Health Care Ltd			Date Commenced:	08/03/2022	Completed:	09/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	AR	Date:	08/03/2022
Hole Location:	Corner North West car park			Checked By:	DV	Date:	15/03/2022
Easting:	511758	Northing:	5411830	Estimated R.L:	28.5	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Additional Observations	Well Construction	Water Information	Depth (m)
16	W	- 0.45m sample recovered		CH	CLAY; trace of medium grained sand from drillers observations. Tertiary sediments; Tsa.	w < PL	St - VSt			Piezometer Reading 30/03/2022	8
		CHLBH01_9-9.45m SPT Blows 22, 13, 16 N=29 - 0.45m sample recovered		CH	CLAY; medium plasticity, yellow-light brown grey. With sand (30%), fine to coarse grained. Tertiary sediments; Tsa.		VSt			▽	9
15				CH	CLAY; trace of fine to medium grained sand from drillers observations. Tertiary sediments; Tsa.		VSt	Attempt to recover push tube sample at 10m but very stiff and sample was not retrieved			10
14		CHLBH01_10.5-10.95m SPT Blows 11, 14, 18 N=32 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow- brown. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.		H				
13				CH	CLAY; trace of fine grained sand from drillers observations. Tertiary sediments; Tsa.		VSt - H				11
		CHLBH01_12-12.45m SPT Blows 16, 23, 27 N=50 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow- brown spotted red. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.		H				12
12				CH	CLAY; trace of fine to medium grained sand from drillers observations. Tertiary sediments; Tsa.		H				13
11		CHLBH01_13.5-13.95m SPT Blows 17, 23, 22 N=45 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow to brown spotted orange. With sand (25%), fine to medium grained. Tertiary sediments; Tsa.		H				
10				CH	CLAY; trace of sand from drillers observations. Tertiary sediments; Tsa.		H				14
		CHLBH01_15-15.45m SPT Blows 8, 12, 17 N=29 - 0.45m sample recovered		CH	CLAY; high plasticity, grey spotted brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.		VSt				15
9					CLAY; trace of sand from drillers observations. Tertiary sediments; Tsa.		VSt				16

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT - HQ size triple tube diamond drilling
R - Rock Roller
V/O - Vibrator
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U60 - Undisturbed 60mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

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Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◄ - Complete Loss
b.t.o.c. - Below top of casing
b.g.l. - Below ground leve

Piezometer Construction
Bentonite
Cap
Gatic
Grout
Sand
Screen
Solid Pipe
Concrete
Slough

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Engineering Log
Piezometer

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0511/2025
Date advertised: 18/03/2026
Planning Administration
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Hole Number: CHLBH01

Project Number:

Page: 3 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	08/03/2022	Completed:	09/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AR	Date:	08/03/2022
Hole Location:	Corner North West car park	Checked By:	DV	Date:	15/03/2022
Easting:	511758 Northing: 5411830	Estimated R.L:	28.5	Estimation method:	AHD
Zone:	55 Datum: WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Additional Observations	Well Construction	Water Information	Depth (m)
				CH	CLAY; trace of sand from drillers observations. Tertiary sediments; Tsa.		- H				16
8		CHLBH01_1 6.5-16.95m SPT Blows 11, 18, 23 N=41 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow- brown spotted red. Trace sand (5%), fine to medium grained. Tertiary sediments; Tsa.	w ≈ PL	H				
7				CH	CLAY; trace of sand from drillers observations. Tertiary sediments; Tsa.		H				17
		CHLBH01_1 8-18.45m SPT Blows 18, 22, 20 N=42 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow- brown spotted red. Trace of sand (5%), medium grained. Tertiary sediments; Tsa.		H				18
6				CH	CLAY; from driller observations. Tertiary sediments; Tsa.		H				19
5		CHLBH01_1 9.5-19.95m SPT Blows 16, 26, 23 N=49 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow- brown spotted red. Trace sand (5%), medium grained. Tertiary sediments; Tsa.		H				20
4											21
3											22
2											23
1											24

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT - HQ size triple tube diamond drilling
R - Rotary Discharge
VO - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U60 - Undisturbed 60mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
- Level (Date)
- Inflow
- Partial Loss
- Complete Loss
b.t.o.c. - Below top of casing
b.g.l. - Below ground leve

Piezometer Construction
Bentonite
Cap
Gatic
Grout
Sand
Screen
Solid Pipe
Concrete
Slough

Document Set ID: 5385740
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Engineering Log
Soil Borehole

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DOCUMENTS
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Hole Number: CHLBH02

Project Number:

Page: 1 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	07/03/2022	Completed:	08/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	DV-AR	Date:	07/03/2022
Hole Location:	Corner North East car park	Checked By:	AT	Date:	16/03/2022
Easting:	511719 mE	Northing:	5411836 mN	Estimated R.L:	27 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Estimation method:	AHD
				Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
27	O C						ASPHALT; 10mm thick, 20mm aggregate.	D	VL - L			0
	W						FILL: Sandy GRAVEL; well graded, coarse grained, angular, quartzite. Sand (35%), coarse grained.					
	AS					CH	CLAY; high plasticity, red to orange. Trace sand (5%), fine to medium grained, in pockets. Tertiary sediments; Tsa.	w < PL	St - VSt		0.5-0.7m Environmental sample	
26												1
25				CHLBH02_1. 5-1.95m SPT Blows 5, 7, 8 N=15 - 0.45m sample recovered								2
24				CHLBH02_3- 3.45m SPT Blows 10, 16, 19 N=35 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow to orange. Trace sand (10%), fine to medium grained, small layers or pockets. Tertiary sediments; Tsa.	w < PL	H			3
23												4
22				CHLBH02_4. 5-4.95m SPT Blows 10, 13, 18 N=31 - 0.45m sample recovered		CH	CLAY; trace of sand and fine gravel from drillers observations. Tertiary sediments; Tsa.	w < PL	H			5
21				CHLBH02_6- 6.45m SPT Blows 13, 21, 29 N=50 - 0.45m sample recovered		CH	CLAY; high plasticity, orange. Trace sand (10%), coarse grained. Trace gravel (5%), poorly graded, fine grained, subangular to subrounded, various rock types fragments. Tertiary sediments; Tsa.	w < PL	H		Attempt to recover push tube sample at 6m but very stiff and sample was not retrieved	6
20						CH	CLAY; trace of sand and fine gravel from drillers observations. Tertiary sediments; Tsa.	w < PL	H			7
19				CHLBH02_7. 5-7.95m SPT Blows 10, 19, 23		CH	CLAY; high plasticity, orange to brown. With sand (20%), medium to coarse grained. Trace gravel (5%), poorly graded, fine grained, subangular to	w < PL	H			8

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
RQTT - Rock coring
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Version: 2, Version Date: 13/03/2026

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Engineering Log
Soil Borehole

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Hole Number
CHLBH02

Project Number:

Client:	Little Company of Mary Health Care Ltd			Date Commenced:	07/03/2022	Completed:	08/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	DV-AR	Date:	07/03/2022
Hole Location:	Corner North East car park			Checked By:	AT	Date:	16/03/2022
Easting:	511719 mE	Northing:	5411836 mN	Estimated R.L:	27 m	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
19				N=42 - 0.45m sample recovered		CH	subrounded. Tertiary sediments; Tsa. CLAY; with coarse grained sand and fine gravel from drillers observations. Tertiary sediments; Tsa.	w < PL	H			8
18				CHLBH02_9-9.45m SPT Blows 13, 21, 24 N=45 - 0.45m sample recovered		CL-CI	CLAY; low to medium plasticity, orange to brown spotted grey. With sand (30%), coarse grained. Trace gravel (10%), poorly graded, fine grained, subangular to subrounded. Tertiary sediments; Tsa.	w ≈ PL	H			9
17						CL-CI	CLAY; with coarse grained sand and fine gravel from drillers observations. Tertiary sediments; Tsa.	w ≈ PL	H			10
16				CHLBH02_10.5-10.95m SPT Blows 12, 26, 26 N=52 - 0.45m sample recovered		CL-CI	Sandy CLAY; low to medium plasticity, orange-brown spotted grey. Sand (40%), medium to coarse grained. Tertiary sediments; Tsa.	w ≈ PL	H			11
15	W			CHLBH02_12-12.45m SPT Blows 9, 12, 17 N=29 - 0.45m sample recovered		CI	CLAY; with coarse grained sand from drillers observations. Tertiary sediments; Tsa.	w ≈ PL	H			12
14						CI	Sandy CLAY; medium plasticity, orange. Sand (35%), medium to coarse grained. Tertiary sediments; Tsa.	w ≈ PL	VSt			13
13				CHLBH02_13.5-13.95m SPT Blows 16, 34, 28 N=62 - 0.45m sample recovered		CH	CLAY; with medium to coarse grained sand from drillers observations. Tertiary sediments; Tsa.	w ≈ PL	H			14
12				CHLBH02_15-15.45m SPT Blows 14, 23, 27 N=50 - 0.45m sample recovered		CH	CLAY; high plasticity, orange to brown spotted grey. With sand (20%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			15
11						CI-CH	CLAY; with fine to coarse grained sand from drillers observations. Tertiary sediments; Tsa.	w < PL	H			16
							CLAY; medium to high plasticity, orange spotted grey. With sand (25%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			
							CLAY; with fine to coarse grained sand from drillers observations. Tertiary sediments; Tsa.					

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
PQTT/- Diamond triple tube
R - Roller / tricone bit
V - Vane shear
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5339940
Version: 2, Version Date: 23/03/2026

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Engineering Log
Soil Borehole

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Hole Number: CHLBH02

Project Number:

Page: 3 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	07/03/2022	Completed:	08/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	DV-AR	Date:	07/03/2022
Hole Location:	Corner North East car park	Checked By:	AT	Date:	16/03/2022
Easting:	511719 mE	Northing:	5411836 mN	Estimated R.L:	27 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Estimation method:	AHD
				Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
11						CH		w < PL	H			16
				CHLBH02_1 6.5-16.95m SPT Blows 18, 23, 32 N=55 - 0.45m sample recovered		CI-CH	Sandy CLAY; medium to high plasticity, orange-light brown spotted grey. Sand (35%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	H			
10						CH	CLAY; with fine to medium grained sand from drillers observations. Tertiary sediments; Tsa.	w < PL	H			17
9				CHLBH02_1 8-18.45m SPT Blows 21, 20, 28 N=48 - 0.45m sample recovered		CL	CLAY; low plasticity, orange-light brown. With sand (20%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			18
8						CL-CI	CLAY; low to medium plasticity, orange-light brown, with medium to coarse grained sand from drillers observations. Tertiary sediments; Tsa.	w < PL	H		Drillers mentioned an increase in penetration resistance at 19.0m. Washboring became slow until 19.2m. From 19.2 to 19.5m, it washbored down fast.	19
						CL-CI	CLAY; low to medium plasticity, orange-light brown, with medium to coarse grained sand from drillers observations. Tertiary sediments; Tsa.	w ≈ PL	S - F			
				CHLBH02_1 9.5-19.95m SPT Blows 6, 14, 21 N=35 - 0.38m sample recovered		CH	CLAY; high plasticity, orange-light brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	H			
7						CL-CI	CLAY; low to medium plasticity, orange-light brown. With sand (30%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			20
6												21
5												22
4												23
3												24

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
RQTT - Rock Quality Tube
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Engineering Log Soil Borehole

Hole Number
CHLBH03

Project Number: Page: 1 of 3

Client:	Little Company of Mary Health Care Ltd			Date Commenced:	09/03/2022	Completed:	10/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	AR	Date:	09/03/2022
Hole Location:	Western car park in proximity of the trees			Checked By:	DV	Date:	15/03/2022
Easting:	511782 mE	Northing:	5411801 mN	Estimated R.L:	30.5 m	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
							ASPHALT; 10mm thick, 20mm aggregate.					0
28							FILL: Sandy GRAVEL; well graded, coarse grained, sub angular to angular, quarzite. Sand (40%), coarse grained.	D	VL - L		Environmental sample 0.1 to 0.5m Environmental sample 0.5 to 0.7m	
						CL	CLAY; low plasticity, brown. Trace sand (10%), fine grained. Tertiary sediments; Tsa.	w < PL	St			1
27				CHLBH03_1. 5-1.95m SPT Blows 6, 8, 25 N=33 - 0.45m sample recovered		CL	Gravelly CLAY, low plasticity, orange-grey. Gravel (35%) poorly graded, fine to medium grained, subrounded to subangular, quartzite fragments. Tertiary sediments; Tsa.	w < PL	H		Environmental sample 1.5 to 1.7m	
26	AS		▽ Water into hole at end of drilling			CH	CLAY; high plasticity, yellow- brown spotted red. Trace sand (5%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt			2
				CHLBH03_3- 3.45m SPT Blows 6, 10, 15 N=25 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow- brown. With sand (25%), fine grained. Tertiary sediments; Tsa.	w ≈ PL	VSt			3
25						CI-CH	CLAY; medium to high plasticity, yellow- brown spotted orange. With sand (30%), fine grained. Tertiary sediments; Tsa.	w ≈ PL	St - VSt			
24				CHLBH03_4. 5-4.95m SPT Blows 9, 10, 10 N=20 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow- brown spotted black. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w < PL	VSt			4
						CH	CLAY; trace of sand and fine gravel from drillers observations. Tertiary sediments; Tsa.	w < PL	VSt			5
23						CI-CH	CLAY; medium to high plasticity, yellow- brown spotted black. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w < PL	VSt		Attempt to recover push tube sample at 5.5m but very stiff and sample was not retrieved	
				CHLBH03_6- 6.45m SPT Blows 3, 4, 5 N=9 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow- brown spotted black. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w < PL	St			6
22												7
21				CHLBH03_7. 5-7.95m SPT Blows 3, 4, 6 N=10								8

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/PQTT - HQ/PQ size triple tube diamond drilling
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Engineering Log
Soil Borehole

Hole Number
CHLBH03

Project Number: Page: 2 of 3

Client:	Little Company of Mary Health Care Ltd			Date Commenced:	09/03/2022	Completed:	10/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	AR	Date:	09/03/2022
Hole Location:	Western car park in proximity of the trees			Checked By:	DV	Date:	15/03/2022
Easting:	511782 mE	Northing:	5411801 mN	Estimated R.L:	30.5 m	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
20				- 0.45m sample recovered			CLAY; medium to high plasticity, yellow- brown mottled. With gravel (20%), fine grained, angular. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.					8
						CI-CH		w < PL	VSt			
19				CHLBH03_9. 3-9.75m SPT Blows 6, 9, 14 N=23 - 0.45m sample recovered							Attempt to recover push tube sample at 9.3m but very stiff and sample was not retrieved	9
												10
18				CHLBH03_1 0.5-10.95m SPT Blows 6, 7, 11 N=18 - 0.45m sample recovered			Sandy CLAY; medium plasticity, orange-brown mottled grey. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.					
												11
17												
				CHLBH03_1 2-12.45m SPT Blows 13, 23, 30 N=53 - 0.45m sample recovered		CI		w < PL	VSt - H			12
16	W											
												13
15				CHLBH03_1 3.5-13.95m SPT Blows 9, 12, 13 N=25 - 0.45m sample recovered								
						CI	Sandy CLAY; medium plasticity, orange-brown mottled. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			14
14												
				CHLBH03_1 5-15.45m SPT Blows 19, 18, 27 N=45 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity, orange-brown mottled. Sand (40%), fine to coarse grained. Trace gravel (5%), fine grained, angular. Tertiary sediments; Tsa.	w < PL	H			15
13							Sandy CLAY; medium plasticity, orange-brown mottled. Sand (40%), fine to coarse grained. Trace gravel (5%), fine grained, angular. Tertiary					16

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/PQTT - HQ/PQ size triple tube diamond drilling
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Engineering Log
Soil Borehole

Hole Number
CHLBH03

Project Number: Page: 3 of 3

Client:	Little Company of Mary Health Care Ltd			Date Commenced:	09/03/2022	Completed:	10/03/2022
Project Name:	52 Frankland Street Geotech			Logged By:	AR	Date:	09/03/2022
Hole Location:	Western car park in proximity of the trees			Checked By:	DV	Date:	15/03/2022
Easting:	511782 mE	Northing:	5411801 mN	Estimated R.L:	30.5 m	Estimation method:	AHD
Zone:	55	Datum:	WGS84	Inclination:	-90		
Equipment Type:	FRASTE Multidrill MD-PL			Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
12				CHLBH03_1 6.5-16.95m SPT Blows 14, 13, 16 N=29 - 0.45m sample recovered		CI	sediments; Tsa.	w < PL	VSt			16
11				CHLBH03_1 8-18.45m SPT Blows 8, 11, 14 N=25 - 0.45m sample recovered		CH	CLAY; high plasticity, orange- brown. With sand (25%), fine grained. Tertiary sediments; Tsa.	w < PL	VSt			17
10						CI	Sandy CLAY; medium plasticity,orange-brown mottled. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	VSt			18
9				CHLBH03_1 9.5-19.95m SPT Blows 22, 28, 35 N=63 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity,orange-brown mottled. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			19
8												20
7												21
6												22
5												23
												24

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/PQTT - HQ/PQ size triple tube diamond drilling
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5395740
Version: 1, Version Date: 23/03/2026

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Engineering Log
Soil Borehole

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Hole Number: CHLBH06

Project Number:

Page: 1 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Estimation method:	AHD				
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
	AS		Water into hole at end of drilling			CI	TOPSOIL: Silty CLAY; medium plasticity, brown.	w < PL	S			0
30						CI-CH	CLAY; medium to high plasticity, orange- brown. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	S		Environmental sample 0.5 to 0.7m	
29				CHLBH06_1. 5-1.95m SPT Blows 4, 8, 12 N=20 - 0.45m sample recovered		CH	CLAY; high plasticity, orange- brown. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt		Environmental sample 1.3 to 1.5m	1
28						CH	CLAY; high plasticity, orange- brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt		Environmental sample 2.5 to 2.7m	2
			▽	CHLBH06_3- 3.45m SPT Blows 5, 7, 11 N=18 - 0.45m sample recovered		CH	CLAY; high plasticity, yellow- brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt			3
27						CI-CH	CLAY; medium to high plasticity, yellow-brown. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w < PL	VSt		Environmental sample 3.7 to 3.9m	4
26				CHLBH06_4. 5-4.95m SPT Blows 8, 12, 16 N=28 - 0.35m sample recovered							Environmental sample 4.2 to 4.5m	
25						CI	CLAY; medium plasticity, orange-brown mottled. With sand (30%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			5
24				CHLBH06_6- 6.45m SPT Blows 9, 15, 21 N=36 - 0.45m sample recovered								6
23				CHLBH06_7. 5-7.95m SPT Blows 15, 24, 34								7
												8

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
RQTT - Rock Quality Tube
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5349947
Version: 2, Version Date: 13/03/2026

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Engineering Log
Soil Borehole

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Hole Number: CHLBH06

Project Number:

Page: 2 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Estimation method:	AHD				
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
22				N=58 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity, orange-brown mottled grey. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	VSt			8
21				CHLBH06_9.2-9.65m SPT Blows 5, 7, 9 N=16 - 0.45m sample recovered							Attempt to recover push tube sample at 9.2m but very stiff and sample was not retrieved.	9
20				CHLBH06_10.5-10.95m SPT Blows 4, 7, 8 N=15 - 0.45m sample recovered		CH	CLAY; high plasticity, brown-orange spotted red. Trace sand (5%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	St - VSt			10
19												11
18	W			CHLBH06_12-12.45m SPT Blows 5, 15, 18 N=33 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow-brown-orange spotted black. With sand (30%), fine to coarse grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w <PL	H			12
17				CHLBH06_13.5-13.95m SPT Blows 13, 16, 17 N=33 - 0.45m sample recovered		CI-CH	Sandy CLAY; medium to high plasticity, orange-brown mottled yellow. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			13
16												14
15				CHLBH06_15-15.45m SPT Blows 9, 14, 14 N=28 - 0.45m sample recovered		CI-CH	Sandy CLAY; medium to high plasticity, brown-yellow mottled grey. Sand (40%), fine to coarse grained. Trace gravel (5%), fine grained, subangular. Tertiary sediments; Tsa.	w < PL	VSt			15
												16

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
[illegible]
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w=PL Equal to plastic limit
w>PL Above plastic limit
w=LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Engineering Log
Soil Borehole

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Hole Number: CHLBH06

Project Number:

Page: 3 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Estimation method:	AHD
				Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
									- H			16
14				CHLBH06_1 6.5-16.95m SPT Blows 17, 25, 27 N=52 - 0.4m sample recovered								
13						CI-CH	CLAY; medium to high plasticity, brown-yellow mottled grey. With sand (30%), fine to medium grained, banded. Tertiary sediments; Tsa.	w < PL	H		Attempt to recover push tube sample at 17.1m but very stiff and sample was not retrieved	17
12				CHLBH06_1 8-18.45m SPT Blows 13, 24, 28 N=52 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity, brown-yellow mottled grey. Sand (35%), fine to coarse grained. Trace gravel (15%), fine grained, angular. Tertiary sediments; Tsa.	w < PL	H			18
11				CHLBH06_1 9.5-19.95m SPT Blows 32, 33, 47 N=80 - 0.45m sample recovered								19
10												20
9												21
8												22
7												23
												24

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
RCT - Rotary Core Tube
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
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M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

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Engineering Log
Soil Borehole

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Hole Number: CHLBH06

Project Number: Page: 1 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Bearing:	000

Estimation method: AHD

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
						CI	TOPSOIL: Silty CLAY; medium plasticity, brown.	w < PL	S			0
30						CI-CH	CLAY; medium to high plasticity, orange- brown. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	S		Environmental sample 0.5 to 0.7m	
						CH	CLAY; high plasticity, orange- brown. Trace sand (10%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt		Environmental sample 1.3 to 1.5m	1
29				CHLBH06_1. 5-1.95m SPT Blows 4, 8, 12 N=20 - 0.45m sample recovered								
						CH	CLAY; high plasticity, orange- brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt			2
28	AS										Environmental sample 2.5 to 2.7m	
			▽			CH	CLAY; high plasticity, yellow- brown. Trace sand (15%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	VSt			3
27			Water into hole at end of drilling	CHLBH06_3- 3.45m SPT Blows 5, 7, 11 N=18 - 0.45m sample recovered								
						CI-CH	CLAY; medium to high plasticity, yellow-brown. With sand (30%), fine to medium grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w < PL	VSt		Environmental sample 3.7 to 3.9m	4
26				CHLBH06_4. 5-4.95m SPT Blows 8, 12, 16 N=28 - 0.35m sample recovered							Environmental sample 4.2 to 4.5m	
						CI	CLAY; medium plasticity, orange-brown mottled. With sand (30%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			5
25												
				CHLBH06_6- 6.45m SPT Blows 9, 15, 21 N=36 - 0.45m sample recovered								6
24												
												7
23				CHLBH06_7. 5-7.95m SPT Blows 15, 24, 34								
												8

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
PT - Push tube
R - Roller / tricone bit
V - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◄ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5399940
Version: 2, Version Date: 23/03/2026

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Engineering Log
Soil Borehole

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Hole Number: CHLBH06

Project Number:

Page: 2 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Estimation method:	AHD
				Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
22				N=58 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity, orange-brown mottled grey. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	VSt			8
21				CHLBH06_9.2-9.65m SPT Blows 5, 7, 9 N=16 - 0.45m sample recovered							Attempt to recover push tube sample at 9.2m but very stiff and sample was not retrieved.	9
20				CHLBH06_10.5-10.95m SPT Blows 4, 7, 8 N=15 - 0.45m sample recovered		CH	CLAY; high plasticity, brown-orange spotted red. Trace sand (5%), fine to medium grained. Tertiary sediments; Tsa.	w < PL	St - VSt			10
19												11
18	W			CHLBH06_12-12.45m SPT Blows 5, 15, 18 N=33 - 0.45m sample recovered		CI-CH	CLAY; medium to high plasticity, yellow-brown-orange spotted black. With sand (30%), fine to coarse grained. With carbonaceous pockets randomly distributed. Tertiary sediments; Tsa.	w <PL	H			12
17				CHLBH06_13.5-13.95m SPT Blows 13, 16, 17 N=33 - 0.45m sample recovered		CI-CH	Sandy CLAY; medium to high plasticity, orange-brown mottled yellow. Sand (40%), fine to coarse grained. Tertiary sediments; Tsa.	w < PL	H			13
16												14
15				CHLBH06_15-15.45m SPT Blows 9, 14, 14 N=28 - 0.45m sample recovered		CI-CH	Sandy CLAY; medium to high plasticity, brown-yellow mottled grey. Sand (40%), fine to coarse grained. Trace gravel (5%), fine grained, subangular. Tertiary sediments; Tsa.	w < PL	VSt			15
												16

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
[illegible]
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
N* - Standard Penetration Test with Sample

Classification Symbols and Soil Descriptions
Based on AS1726:2017

Moisture Condition - Granular
D - Dry
M - Moist
W - Wet

Moisture Condition - Cohesive
w<PL Below plastic limit
w≈PL Equal to plastic limit
w>PL Above plastic limit
w≈LL Equal to liquid limit
w>LL Above liquid limit

Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable

Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5349947
Version: 2, Version Date: 23/03/2026

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Engineering Log
Soil Borehole

PLANNING EXHIBITED
DOCUMENTS
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Hole Number: CHLBH06

Project Number:

Page: 3 of 3

Client:	Little Company of Mary Health Care Ltd	Date Commenced:	10/03/2022	Completed:	11/03/2022
Project Name:	52 Frankland Street Geotech	Logged By:	AB	Date:	10/03/2022
Hole Location:	South side of old building	Checked By:	DV	Date:	15/03/2022
Easting:	511829 mE	Northing:	5411760 mN	Estimated R.L:	24.5 m
Zone:	55	Datum:	WGS84	Inclination:	-90
Equipment Type:	FRASTE Multidrill MD-PL	Operator:	Groundwave	Estimation method:	AHD
				Bearing:	000

R.L. (m)	Method	Penetration (1 2 3)	Water	Samples Tests Remarks	Graphic Log	Classification Symbol	Material Description (as per AS1726:2017) MAIN COMPONENT; plasticity or particle characteristics, with secondary and minor components, colour. Origin.	Moisture Condition	Consistency or Density Index	Hand Penetrometer (kPa) (100 200 300 400 500)	Additional Observations	Depth (m)
									- H			16
14				CHLBH06_1 6.5-16.95m SPT Blows 17, 25, 27 N=52 - 0.4m sample recovered								
13						CI-CH	CLAY; medium to high plasticity, brown-yellow mottled grey. With sand (30%), fine to medium grained, banded. Tertiary sediments; Tsa.	w < PL	H		Attempt to recover push tube sample at 17.1m but very stiff and sample was not retrieved	17
12				CHLBH06_1 8-18.45m SPT Blows 13, 24, 28 N=52 - 0.45m sample recovered		CI	Sandy CLAY; medium plasticity, brown-yellow mottled grey. Sand (35%), fine to coarse grained. Trace gravel (15%), fine grained, angular. Tertiary sediments; Tsa.	w < PL	H			18
11				CHLBH06_1 9.5-19.95m SPT Blows 32, 33, 47 N=80 - 0.45m sample recovered								19
10												20
9												21
8												22
7												23
												24

Method
AH - Hollow flight auger
AS - Auger screwing
CC - Concrete coring
HA - Hand auger
HD - Hammer drilling
HQTT/- HQ/PQ size triple tube
DQTT - Diamond tube
R - Roller / tricone bit
VC - Vibrocore
W - Washboring

Samples and Tests
B - Bulk Sample
D - Disturbed Sample
U50 - Undisturbed 50mm dia Sample
U63 - Undisturbed 63mm dia Sample
N - Standard Penetration Test, no Sample
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Classification Symbols and Soil Descriptions
Based on AS1726:2017

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Moisture Condition - Cohesive
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Consistency
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
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Relative Density
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Water
▽ - Level (Date)
▷ - Inflow
◁ - Partial Loss
◀ - Complete Loss

Penetration
No resistance ranging to refusal

Document Set ID: 5349940
Version: 2, Version Date: 23/03/2026



Summary of analytical results

Appendix B

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Document Set ID: 5385740
Version: 1, Version Date: 13/03/2026

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SUMMARY RESULTS - SOIL / FILL MATERIAL

52 Frankland St, Launceston, Soil Sampling
Job No: P.22.0282

						Analyte Grouping	Heavy Metals											
						Analyte	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (total)	Cobalt	Copper	Lead	Manganese	Nickel	Selenium	Vanadium	Zinc	Mercury (total)
						ASC NEPM HIL/HSL D (commercial / industrial)	3,000		500	300,000	900	3,600 Cr(VI)	4000	240,000	1,500	60,000	6,000	10,000		400,000	730 (inorganic)
						ASC NEPM EIL/ESL (commercial / industrial)	160					310		85	1,800*		55			110	
						IB105 - Level 1 (fill material)	20	300	2		3	50	100	100	300	500	60	10		200	1
						IB105 - Level 2 (low level contaminated soil)	200	3000	40		40	500	200	2,000	1,200	5000	600	50		14,000	30
						IB105 - Level 3 (contaminated soil)	750	30000	400		400	5,000	1000	7,500	3,000	25000	3,000	200		50,000	110
Sample ID	**Location**	**Date Sampled**	**Sample Depth (m)**	**Lab**	**Units**		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH01 0.1-0.2	NE of Property	8/03/2022	0.1-0.2	ALS			<5	<10	<1	<50	<1	**3**	<2	<5	<5	**10**	<2	<5	<5	<5	<0.1
BH01 0.5-0.7	NE of Property	8/03/2022	0.5-0.7	ALS			<5	**30**	<1	<50	<1	**61**	**7**	**39**	**14**	**20**	**14**	<5	**192**	**18**	<0.1
BH01 1.3-1.5	NE of Property	8/03/2022	1.3-1.5	ALS			<5	**130**	<1	<50	<1	**38**	**3**	**27**	**11**	**7**	**5**	<5	**143**	**5**	<0.1
BH02 0.5-0.7	NW of Property	7/03/2022	0.5-0.7	ALS			<5	**10**	<1	<50	<1	**54**	<2	**19**	**14**	**7**	**4**	<5	**160**	**8**	<0.1
BH03 0.1-0.5	Centre of Property	9/03/2022	0.1-0.5	ALS			<5	<10	<1	<50	<1	**7**	<2	<5	**5**	**7**	<2	<5	<5	<5	<0.1
BH03 0.5-0.7	Centre of Property	9/03/2022	0.5-0.7	ALS			<5	<10	<1	<50	<1	**7**	<2	<5	<5	**5**	<2	<5	8	<5	<0.1
BH03 1.5-1.7	Centre of Property	9/03/2022	1.5-1.7	ALS			<5	**70**	<1	<50	<1	**52**	**36**	**65**	**11**	**387**	**38**	<5	**192**	**82**	<0.1
BH06 0.5-0.7	SE of Property	10/03/2022	0.5-0.7	ALS			<5	**80**	<1	<50	<1	**68**	**20**	**53**	**12**	**44**	**43**	<5	**222**	**62**	<0.1
BH06 1.3-1.5	SE of Property	10/03/2022	1.3-1.5	ALS			<5	**80**	<1	<50	<1	**70**	**19**	**56**	**12**	**36**	**42**	<5	**242**	**65**	<0.1
BH06 2.5-2.7	SE of Property	10/03/2022	2.5-2.7	ALS			<5	**90**	<1	<50	<1	**44**	**21**	**50**	**7**	**37**	**38**	<5	**172**	**71**	<0.1
BH06 3.7-3.9	SE of Property	10/03/2022	3.7-3.9	ALS			<5	**100**	<1	<50	<1	**50**	**24**	**38**	**5**	**52**	**38**	<5	**189**	**59**	<0.1
BH06 4.2-4.5	SE of Property	10/03/2022	4.2-4.5	ALS			<5	**110**	<1	<50	<1	**50**	**29**	**43**	**5**	**73**	**46**	<5	**225**	**72**	<0.1
Triplicate	BH01 0.5-0.7	10/03/2022	0.5-0.7	ALS			<5	**20**	<1	<50	<1	**52**	**6**	**30**	**20**	**34**	**12**	<5	**160**	**21**	<0.1
Triplicate	BH01 0.5-0.7	10/03/2022	0.5-0.7	Eurofins			<2	**21**	<2	<10	<0.4	**54**	**8.1**	**39**	**18**	**44**	**18**	-	**160**	**27**	<0.1
Summary Statistics				**Number of Data Points**			14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
				Number of Detects			0	11	0	0	0	14	10	11	12	14	11	0	12	11	0
				Minimum			<5	<10	<1	<10	<1	3	<2	19	<5	5	<2	<5	8	<5	<0.1
				Maximum			<5	130	<2	<50	<1	70	36	65	20	387	46	<5	242	82	<0.1
				Mean (<LOR is taken to be at the LOR)			<5	55.00	<1	<50	<1	43.6	12.9	33.9	10.3	54.5	21.7	<5	148.2	36.1	<0.1

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Disposal criteria (Tasmania)
LOR	Laboratory Limit of Reporting
Bold	Reported concentration equals or exceeds IB105 Level 1 - fill material => the sample classifies as Level 2, Low Level Contaminated soil waste
Bold	Reported concentration equals or exceeds IB105 - Level 2 - low-level contaminated soil
Bold	Reported concentration equals or exceeds IB105 - Level 3 - contaminated soil
Bold	Reported concentration is greater then the laboratory limit of reporting (LOR)
Red Text	the most stringent commercial/industrial added contaminant limit has been used as an ecological investigation level
<	Less than symbol indicates the result is less than the LOR
	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018, Tasmanian Environment Protection Authority

References:

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018, Tasmanian Environment Protection Authority

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SUMMARY RESULTS - SOIL / FILL MATERIAL

52 Frankland St, Launceston, Soil Sampling
Job No: P.22.0282

						Analyte Grouping	TPH					TRH					BTEXN				
						Analyte	C6-C9	C10-C14	C15-C28	C29-C36	Sum (C10-C36)	C6-C10 minus BTEX (F1)	>C10-C16 minus Naphthalene (F2)	>C16-C34 (F3)	>C34-C40 (F4)	Sum (>C10-C40)	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Naphthalene
						ASC NEPM HIL/HSL D (commercial / industrial)						260-NL (sand) 250-NL (silt) 310-NL (clay)	NL (all soil types)				3 (sand) 4-10 (silt) 4-20 (clay)	NL (all soil types)	NL (all soil types)	NL (all soil types)	NL (all soil types)
						ASC NEPM EIL/ESL (commercial / industrial)						215 (coarse / fine)	170 (coarse / fine)	1,700 (coarse) 2,500 (fine)	3,300 (coarse) 6,600 (fine)		75 (coarse) 95 (fine)	135 (coarse / fine)	165 (coarse) 185 (fine)	180 (coarse) 95 (fine)	370
						IB105 - Level 1 (fill material)	65				1,000	65 (C6-C9)				1,000 (C10-C36)	1	1	3	14	
						IB105 - Level 2 (low level contaminated soil)	650				5,000	650 (C6-C9)				5,000 (C10-C36)	5	100	100	180	
						IB105 - Level 3 (contaminated soil)	1,000				10,000	1,000 (C6-C9)				10,000 (C10-C36)	50	1,000	1,080	1,800	
Sample ID	**Location**	**Date Sampled**	**Sample Depth (m)**	**Lab**	**Units**		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BH01 0.1-0.2	NE of Property	8/03/2022	0.1-0.2	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH01 0.5-0.7	NE of Property	8/03/2022	0.5-0.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH01 1.3-1.5	NE of Property	8/03/2022	1.3-1.5	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH02 0.5-0.7	NW of Property	7/03/2022	0.5-0.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH03 0.1-0.5	Centre of Property	9/03/2022	0.1-0.5	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH03 0.5-0.7	Centre of Property	9/03/2022	0.5-0.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH03 1.5-1.7	Centre of Property	9/03/2022	1.5-1.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH06 0.5-0.7	SE of Property	10/03/2022	0.5-0.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH06 1.3-1.5	SE of Property	10/03/2022	1.3-1.5	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH06 2.5-2.7	SE of Property	10/03/2022	2.5-2.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH06 3.7-3.9	SE of Property	10/03/2022	3.7-3.9	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
BH06 4.2-4.5	SE of Property	10/03/2022	4.2-4.5	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
Triplicate	BH06 0.5-0.7	10/03/2022	0.5-0.7	ALS			<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
Triplicate	BH06 0.5-0.7	10/03/2022	0.5-0.7	Eurofins			<20	<20	<50	<50	<50	<20	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.3	<0.5
Summary Statistics						**Number of Data Points**	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
						Number of Detects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						Minimum	<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
						Maximum	<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1
						Mean (<LOR is taken to be at the LOR)	<10	<50	<100	<100	<50	<10	<50	<100	<100	<50	<0.2	<0.5	<0.5	<0.5	<1

Legend:

	Human health criteria (National)
	Ecological criteria (National)
	Disposal criteria (Tasmania)
LOR	Laboratory Limit of Reporting
Bold	Reported concentration equals or exceeds IB105 Level 1 - fill material => the sample classifies as Level 2, Low Level Contaminated soil waste
Bold	Reported concentration equals or exceeds IB105 - Level 2 - low-level contaminated soil
Bold	Reported concentration equals or exceeds IB105 - Level 3 - contaminated soil
Bold	Reported concentration is greater then the laboratory limit of reporting (LOR)
Red Text	the most stringent commercial/industrial added contaminant limit has been used as an ecological investigation level
<	Less than symbol indicates the result is less than the LOR
	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018, Tasmanian Environment Protection Authority

References:

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
IB105	Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal, version 3, 2018, Tasmanian Environment Protection Authority



Laboratory documentation

Appendix C

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Document Set ID: 5385740
Version: 1, Version Date: 13/03/2026

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CERTIFICATE OF ANALYSIS

Work Order	: **EM2204483**	Page	: 1 of 10
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Scott Richardson
Address	: PO BOX 94 199 MACQUARIE ST HOBART TAS, AUSTRALIA 7001	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61-3-8549 9600
Project	: P.22.0282	Date Samples Received	: 15-Mar-2022 13:15
Order number	: TBC	Date Analysis Commenced	: 17-Mar-2022
C-O-C number	: ----	Issue Date	: 23-Mar-2022 16:36
Sampler	: AB		
Site	: ----		
Quote number	: ME/087/22		
No. of samples received	: 13		
No. of samples analysed	: 13		

Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Aleksandar Vujkovic	Laboratory Technician	Newcastle - Inorganics, Mayfield West, NSW
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER

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General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

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

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

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

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

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

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- ALS is not NATA accredited for the analysis of Exchangeable Cations on Alkaline Soils when performed under ALS Method ED006.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- ED007 and ED008: When Exchangeable Al is reported from these methods, it should be noted that Rayment & Lyons (2011) suggests Exchange Acidity by 1M KCl - Method 15G1 (ED005) is a more suitable method for the determination of exchange acidity (H+ + Al3+).

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
			Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit	EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
				Result	Result	Result	Result	Result
EA001: pH in soil using 0.01M CaCl extract								
pH (CaCl2)	----	0.1	pH Unit	5.3	4.4	4.1	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	6.3	39.4	25.7	28.6	<1.0
EA150: Soil Classification based on Particle Size								
Clay (<2 µm)	----	1	%	4	72	72	----	----
EA152: Soil Particle Density								
Soil Particle Density (Clay/Silt/Sand)	----	0.01	g/cm3	2.51	2.61	2.51	----	----
ED007: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	0.5	7.2	----	----	----
Exchangeable Magnesium	----	0.1	meq/100g	0.2	7.7	----	----	----
Exchangeable Potassium	----	0.1	meq/100g	<0.1	0.7	----	----	----
Exchangeable Sodium	----	0.1	meq/100g	0.2	1.5	----	----	----
Cation Exchange Capacity	----	0.1	meq/100g	0.9	17.2	----	----	----
ED008: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	----	----	0.4	----	----
Exchangeable Magnesium	----	0.1	meq/100g	----	----	1.7	----	----
Exchangeable Potassium	----	0.1	meq/100g	----	----	<0.1	----	----
Exchangeable Sodium	----	0.1	meq/100g	----	----	0.4	----	----
Cation Exchange Capacity	----	0.1	meq/100g	----	----	2.5	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	<5	<5
Barium	7440-39-3	10	mg/kg	<10	30	130	10	<10
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg	<50	<50	<50	<50	<50
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	3	61	38	54	7
Cobalt	7440-48-4	2	mg/kg	<2	7	3	<2	<2
Copper	7440-50-8	5	mg/kg	<5	39	27	19	<5
Iron	7439-89-6	0.005	%	0.098	7.44	6.02	----	----
Lead	7439-92-1	5	mg/kg	<5	14	11	14	5
Manganese	7439-96-5	5	mg/kg	10	20	7	7	7
Nickel	7440-02-0	2	mg/kg	<2	14	5	4	<2
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg	<5	192	143	160	<5

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
				Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
					Result	Result	Result	Result	Result
EG005(ED093)T: Total Metals by ICP-AES - Continued									
Zinc	7440-66-6	5	mg/kg		<5	18	5	8	<5
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EP004: Organic Matter									
Organic Matter	----	0.5	%		<0.5	1.5	0.6	----	----
Total Organic Carbon	----	0.5	%		<0.5	0.8	<0.5	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		76.8	73.0	77.2	63.3	74.6
Toluene-D8	2037-26-5	0.2	%		78.4	73.4	78.8	67.5	77.1

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
				Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
					Result	Result	Result	Result	Result
EP080S: TPH(V)/BTEX Surrogates - Continued									
4-Bromofluorobenzene	460-00-4	0.2	%		**83.0**	**76.4**	**83.3**	**71.2**	**85.7**

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH03 0.5-0.7	BH03 1.5-1.7	BH06 0.5-0.7	BH06 1.3-1.5	BH06 2.5-2.7
			Sampling date / time	09-Mar-2022 00:00	09-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00
Compound	CAS Number	LOR	Unit	EM2204483-006	EM2204483-007	EM2204483-008	EM2204483-009	EM2204483-010
				Result	Result	Result	Result	Result
EA001: pH in soil using 0.01M CaCl extract								
pH (CaCl2)	----	0.1	pH Unit	----	----	----	----	4.4
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	<1.0	19.7	25.7	25.9	24.7
EA150: Soil Classification based on Particle Size								
Clay (<2 µm)	----	1	%	----	----	----	----	40
EA152: Soil Particle Density								
Soil Particle Density (Clay/Silt/Sand)	----	0.01	g/cm3	----	----	----	----	2.57
ED007: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	----	----	----	----	1.3
Exchangeable Magnesium	----	0.1	meq/100g	----	----	----	----	12.3
Exchangeable Potassium	----	0.1	meq/100g	----	----	----	----	0.2
Exchangeable Sodium	----	0.1	meq/100g	----	----	----	----	2.2
Cation Exchange Capacity	----	0.1	meq/100g	----	----	----	----	16.1
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	<5	<5
Barium	7440-39-3	10	mg/kg	<10	70	80	80	90
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg	<50	<50	<50	<50	<50
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	7	52	68	70	44
Cobalt	7440-48-4	2	mg/kg	<2	36	20	19	21
Copper	7440-50-8	5	mg/kg	<5	65	53	56	50
Iron	7439-89-6	0.005	%	----	----	----	----	5.40
Lead	7439-92-1	5	mg/kg	<5	11	12	12	7
Manganese	7439-96-5	5	mg/kg	5	387	44	36	37
Nickel	7440-02-0	2	mg/kg	<2	38	43	42	38
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg	8	192	222	242	172
Zinc	7440-66-6	5	mg/kg	<5	82	62	65	71
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP004: Organic Matter								
Organic Matter	----	0.5	%	----	----	----	----	<0.5
Total Organic Carbon	----	0.5	%	----	----	----	----	<0.5

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH03 0.5-0.7	BH03 1.5-1.7	BH06 0.5-0.7	BH06 1.3-1.5	BH06 2.5-2.7
				Sampling date / time	09-Mar-2022 00:00	09-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-006	EM2204483-007	EM2204483-008	EM2204483-009	EM2204483-010
					Result	Result	Result	Result	Result
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		86.6	78.6	77.7	73.0	75.1
Toluene-D8	2037-26-5	0.2	%		87.4	82.7	81.4	78.3	72.7
4-Bromofluorobenzene	460-00-4	0.2	%		89.7	85.4	85.4	88.5	73.5

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Work Order : EM2204483
Client : Pitt & Sherry (Operations) Pty Ltd
Project : P.22.0282

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH06 3.7-3.9	BH06 4.2-4.5	Triplicate	----	----
			Sampling date / time	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	----	----
Compound	CAS Number	LOR	Unit	EM2204483-011	EM2204483-012	EM2204483-013	--------	--------
				Result	Result	Result	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**25.0**	**34.1**	**24.1**	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	----	----
Barium	7440-39-3	10	mg/kg	**100**	**110**	**20**	----	----
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	----	----
Boron	7440-42-8	50	mg/kg	<50	<50	<50	----	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	----	----
Chromium	7440-47-3	2	mg/kg	**50**	**50**	**52**	----	----
Cobalt	7440-48-4	2	mg/kg	**24**	**29**	**6**	----	----
Copper	7440-50-8	5	mg/kg	**38**	**43**	**30**	----	----
Lead	7439-92-1	5	mg/kg	**5**	**5**	**20**	----	----
Manganese	7439-96-5	5	mg/kg	**52**	**73**	**34**	----	----
Nickel	7440-02-0	2	mg/kg	**38**	**46**	**12**	----	----
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	----	----
Vanadium	7440-62-2	5	mg/kg	**189**	**225**	**160**	----	----
Zinc	7440-66-6	5	mg/kg	**59**	**72**	**21**	----	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	----	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	10	mg/kg	<10	<10	<10	----	----
C10 - C14 Fraction	----	50	mg/kg	<50	<50	<50	----	----
C15 - C28 Fraction	----	100	mg/kg	<100	<100	<100	----	----
C29 - C36 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	----	----
>C10 - C16 Fraction	----	50	mg/kg	<50	<50	<50	----	----
>C16 - C34 Fraction	----	100	mg/kg	<100	<100	<100	----	----
>C34 - C40 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	<50	<50	<50	----	----

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH06 3.7-3.9	BH06 4.2-4.5	Triplicate	----	----
				Sampling date / time	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	----	----
Compound	CAS Number	LOR	Unit		EM2204483-011	EM2204483-012	EM2204483-013	--------	--------
					Result	Result	Result	----	----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	----	----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		76.5	85.4	73.7	----	----
Toluene-D8	2037-26-5	0.2	%		80.5	86.1	80.4	----	----
4-Bromofluorobenzene	460-00-4	0.2	%		84.4	88.4	89.1	----	----

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Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124

Inter-Laboratory Testing

Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology).

(SOIL) EA150: Soil Classification based on Particle Size

(SOIL) EA152: Soil Particle Density

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QA/QC Compliance Assessment to assist with Quality Review

Work Order	: **EM2204483**	Page	: 1 of 8
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Telephone	: +61-3-8549 9600
Project	: P.22.0282	Date Samples Received	: 15-Mar-2022
Site	: ----	Issue Date	: 23-Mar-2022
Sampler	: AB	No. of samples received	: 13
Order number	: TBC	No. of samples analysed	: 13

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Duplicate outliers occur.**
- **NO Laboratory Control outliers occur.**
- **NO Matrix Spike outliers occur.**
- **For all regular sample matrices, NO surrogate recovery outliers occur.**

Outliers : Analysis Holding Time Compliance

- **Analysis Holding Time Outliers exist - please see following pages for full details.**

Outliers : Frequency of Quality Control Samples

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

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Outliers : Analysis Holding Time Compliance

Matrix: **SOIL**

Method / Container / Client Sample ID(s)		Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Days overdue	Date analysed	Due for analysis	Days overdue
EA001: pH in soil using 0.01M CaCl extract							
Soil Glass Jar - Unpreserved							
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	17-Mar-2022	15-Mar-2022	**2**	----	----	----

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for ***VOC in soils*** vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA001: pH in soil using 0.01M CaCl extract								
Soil Glass Jar - Unpreserved (EA001)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**17-Mar-2022**	15-Mar-2022	×	**17-Mar-2022**	17-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA001)								
BH06 2.5-2.7		**10-Mar-2022**	**17-Mar-2022**	17-Mar-2022	✓	**17-Mar-2022**	17-Mar-2022	✓
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055)								
BH02 0.5-0.7		**07-Mar-2022**	**----**	----	----	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**18-Mar-2022**	22-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**----**	----	----	**18-Mar-2022**	23-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**----**	----	----	**18-Mar-2022**	24-Mar-2022	✓

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA150: Soil Classification based on Particle Size								
Snap Lock Bag (EA150H)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**23-Mar-2022**	04-Sep-2022	✓
Snap Lock Bag (EA150H)								
BH06 2.5-2.7		**10-Mar-2022**	**----**	----	----	**23-Mar-2022**	06-Sep-2022	✓
EA152: Soil Particle Density								
Snap Lock Bag (EA152)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**23-Mar-2022**	04-Sep-2022	✓
Snap Lock Bag (EA152)								
BH06 2.5-2.7		**10-Mar-2022**	**----**	----	----	**23-Mar-2022**	06-Sep-2022	✓
ED006: Exchangeable Cations on Alkaline Soils								
Soil Glass Jar - Unpreserved (ED006)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED006)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
ED007: Exchangeable Cations								
Soil Glass Jar - Unpreserved (ED007)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED007)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
ED008: Exchangeable Cations								
Soil Glass Jar - Unpreserved (ED008)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED008)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
EG005(ED093)T: Total Metals by ICP-AES								
Soil Glass Jar - Unpreserved (EG005T)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	03-Sep-2022	✓	**19-Mar-2022**	03-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	04-Sep-2022	✓	**19-Mar-2022**	04-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	05-Sep-2022	✓	**19-Mar-2022**	05-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**18-Mar-2022**	06-Sep-2022	✓	**19-Mar-2022**	06-Sep-2022	✓

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EG035T: Total Recoverable Mercury by FIMS								
Soil Glass Jar - Unpreserved (EG035T)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	04-Apr-2022	✓	**18-Mar-2022**	04-Apr-2022	✓
Soil Glass Jar - Unpreserved (EG035T)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	05-Apr-2022	✓	**18-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (EG035T)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	06-Apr-2022	✓	**18-Mar-2022**	06-Apr-2022	✓
Soil Glass Jar - Unpreserved (EG035T)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**18-Mar-2022**	07-Apr-2022	✓	**18-Mar-2022**	07-Apr-2022	✓
EP004: Organic Matter								
Soil Glass Jar - Unpreserved (EP004)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**22-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (EP004)								
BH06 2.5-2.7		**10-Mar-2022**	**22-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
EP080/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							
EP080: BTEXN								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							

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Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Exchangeable Cations	ED007	1	5	20.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
pH in soil using a 0.01M CaCl2 extract	EA001	3	24	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	18	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Exchangeable Cations	ED007	1	5	20.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
pH in soil using a 0.01M CaCl2 extract	EA001	4	24	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Exchangeable Cations	ED007	1	5	20.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl2 extract	EA001	SOIL	In house: Referenced to Rayment and Lyons 4B3 (mod.) or 4B4 (mod.) 10 g of soil is mixed with 50 mL of 0.01M CaCl2 and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Particle Size Analysis by Hydrometer	EA150H	SOIL	Particle Size Analysis by Hydrometer according to AS1289.3.6.3
Soil Particle Density	EA152	SOIL	Soil Particle Density by AS 1289.3.5.1: Methods of testing soils for engineering purposes - Soil classification tests - Determination of the soil particle density of a soil - Standard method
Exchangeable Cations on Alkaline Soils	* ED006	SOIL	In house: Referenced to Soil Survey Test Method C5. Soluble salts are removed from the sample prior to analysis. Cations are exchanged from the sample by contact with alcoholic ammonium chloride at pH 8.5. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil.
Exchangeable Cations	ED007	SOIL	In house: Referenced to Rayment & Lyons Method 15A1. Cations are exchanged from the sample by contact with Ammonium Chloride. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil. This method is compliant with NEPM Schedule B(3).
Exchangeable Cations with pre-treatment	ED008	SOIL	In house: Referenced to Rayment & Lyons Method 15A2. Soluble salts are removed from the sample prior to analysis. Cations are exchanged from the sample by contact with Ammonium Chloride. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3)
Organic Matter	EP004	SOIL	In house: Referenced to AS1289.4.1.1. Dichromate oxidation method after Walkley and Black. This method is compliant with NEPM Schedule B(3)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015 Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM Schedule B(3) amended.

Preparation Methods	Method	Matrix	Method Descriptions

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Preparation Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl2 extract	EA001-PR	SOIL	In house: Referenced to Rayment and Lyons 4B1, 10 g of soil is mixed with 50 mL of 0.01M CaCl2 and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
Exchangeable Cations Preparation Method (Alkaline Soils)	ED006PR	SOIL	In house: Referenced to Rayment and Lyons method 15C1.
Exchangeable Cations Preparation Method	ED007PR	SOIL	In house: Referenced to Rayment & Lyons method 15A1. A 1M NH4Cl extraction by end over end tumbling at a ratio of 1:20. There is no pretreatment for soluble salts. Extracts can be run by ICP for cations.
1:5 solid / water leach following drying at 40°C	EN34-AD	SOIL	10 g of 40°C dried soil is mixed with 50 mL of reagent grade water and tumbled end over end for 1 hour. Water soluble salts are leached from the soil by the continuous suspension. Samples are settled and the water filtered off for analysis.
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM Schedule B(3).
Organic Matter	EP004-PR	SOIL	In house: Referenced to AS1289.4.1.1. Dichromate oxidation method after Walkley and Black. This method is compliant with NEPM Schedule B(3).
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.



SAMPLE RECEIPT NOTIFICATION (SRN)

Work Order : **EM2204483**

Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Scott Richardson
Address	: PO BOX 94 199 MACQUARIE ST HOBART TAS, AUSTRALIA 7001	Address	: 4 Westall Rd Springvale VIC Australia 3171
E-mail	: fkeserueponte@pittsh.com.au	E-mail	: scott.richardson@alsglobal.com
Telephone	: ----	Telephone	: +61-3-8549 9600
Facsimile	: ----	Facsimile	: +61-3-8549 9626
Project	: P.22.0282	Page	: 1 of 2
Order number	: TBC	Quote number	: EM2022PITSHE0001 (ME/087/22)
C-O-C number	: ----	QC Level	: NEPM 2013 B3 & ALS QC Standard
Site	: ----		
Sampler	: AB		

Dates

Date Samples Received	: 15-Mar-2022 13:15	Issue Date	: 16-Mar-2022
Client Requested Due Date	: 24-Mar-2022	Scheduled Reporting Date	: **24-Mar-2022**

Delivery Details

Mode of Delivery	: Carrier	Security Seal	: Not Available
No. of coolers/boxes	: 1	Temperature	: 12.5°c
Receipt Detail	:	No. of samples received / analysed	: 13 / 13

General Comments

- This report contains the following information:
  - Sample Container(s)/Preservation Non-Compliances
  - Summary of Sample(s) and Requested Analysis
  - Proactive Holding Time Report
  - Requested Deliverables
- **Jar for sample 012 "BH06 4.2-4.5" was received broken and the sample has been partially recovered. Analysis has been logged for sample 012 as per the COC. Results for volatiles analysis however may be compromised.**
- **Please direct any queries related to sample condition / numbering / breakages to Client Services.**
- Sample Disposal - Aqueous (3 weeks), Solid (2 months) from receipt of samples.
- **Analytical work for this work order will be conducted at ALS Springvale & ALS Newcastle.**
- **Please refer to the Proactive Holding Time Report table below which summarises breaches of recommended holding times that have occurred prior to samples/instructions being received at the laboratory. The laboratory will process these samples unless instructions are received from you indicating you do not wish to proceed. The absence of this summary table indicates that all samples have been received within the recommended holding times for the analysis requested.**
- Please be aware that APHA/NEPM recommends water and soil samples be chilled to less than or equal to 6°C for chemical analysis, and less than or equal to 10°C but unfrozen for Microbiological analysis. Where samples are received above this temperature, it should be taken into consideration when interpreting results. Refer to ALS EnviroMail 85 for ALS recommendations of the best practice for chilling samples after sampling and for maintaining a cool temperature during transit.

Document Set ID: 5389940
Version: 1, Version Date: 23/03/2026

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Issue Date	:	16-Mar-2022
Page	:	2 of 2
Work Order	:	EM2204483 Amendment 0
Client	:	Pitt & Sherry (Operations) Pty Ltd

Sample Container(s)/Preservation Non-Compliances

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

- **No sample container / preservation non-compliance exists.**

Summary of Sample(s) and Requested Analysis

Some items described below may be part of a laboratory process necessary for the execution of client requested tasks. Packages may contain additional analyses, such as the determination of moisture content and preparation tasks, that are included in the package.
If no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component

Matrix: **SOIL**

Laboratory sample ID	Sampling date / time	Sample ID	SOIL - EA055-103 Moisture Content	SOIL - P-22 (Melb) Soil Characterisation Package	SOIL - S-03 15 Metals (NEPM 2013 Suite - incl. Digestion)	SOIL - S-04 TRH/BTEXN
EM2204483-001	08-Mar-2022 00:00	BH01 0.1-0.2	✓	✓	✓	✓
EM2204483-002	08-Mar-2022 00:00	BH01 0.5-0.7	✓	✓	✓	✓
EM2204483-003	08-Mar-2022 00:00	BH01 1.3-1.5	✓	✓	✓	✓
EM2204483-004	07-Mar-2022 00:00	BH02 0.5-0.7	✓		✓	✓
EM2204483-005	09-Mar-2022 00:00	BH03 0.1-0.5	✓		✓	✓
EM2204483-006	09-Mar-2022 00:00	BH03 0.5-0.7	✓		✓	✓
EM2204483-007	09-Mar-2022 00:00	BH03 1.5-1.7	✓		✓	✓
EM2204483-008	10-Mar-2022 00:00	BH06 0.5-0.7	✓		✓	✓
EM2204483-009	10-Mar-2022 00:00	BH06 1.3-1.5	✓		✓	✓
EM2204483-010	10-Mar-2022 00:00	BH06 2.5-2.7	✓	✓	✓	✓
EM2204483-011	10-Mar-2022 00:00	BH06 3.7-3.9	✓		✓	✓
EM2204483-012	10-Mar-2022 00:00	BH06 4.2-4.5	✓		✓	✓
EM2204483-013	10-Mar-2022 00:00	Triplicate	✓		✓	✓

Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

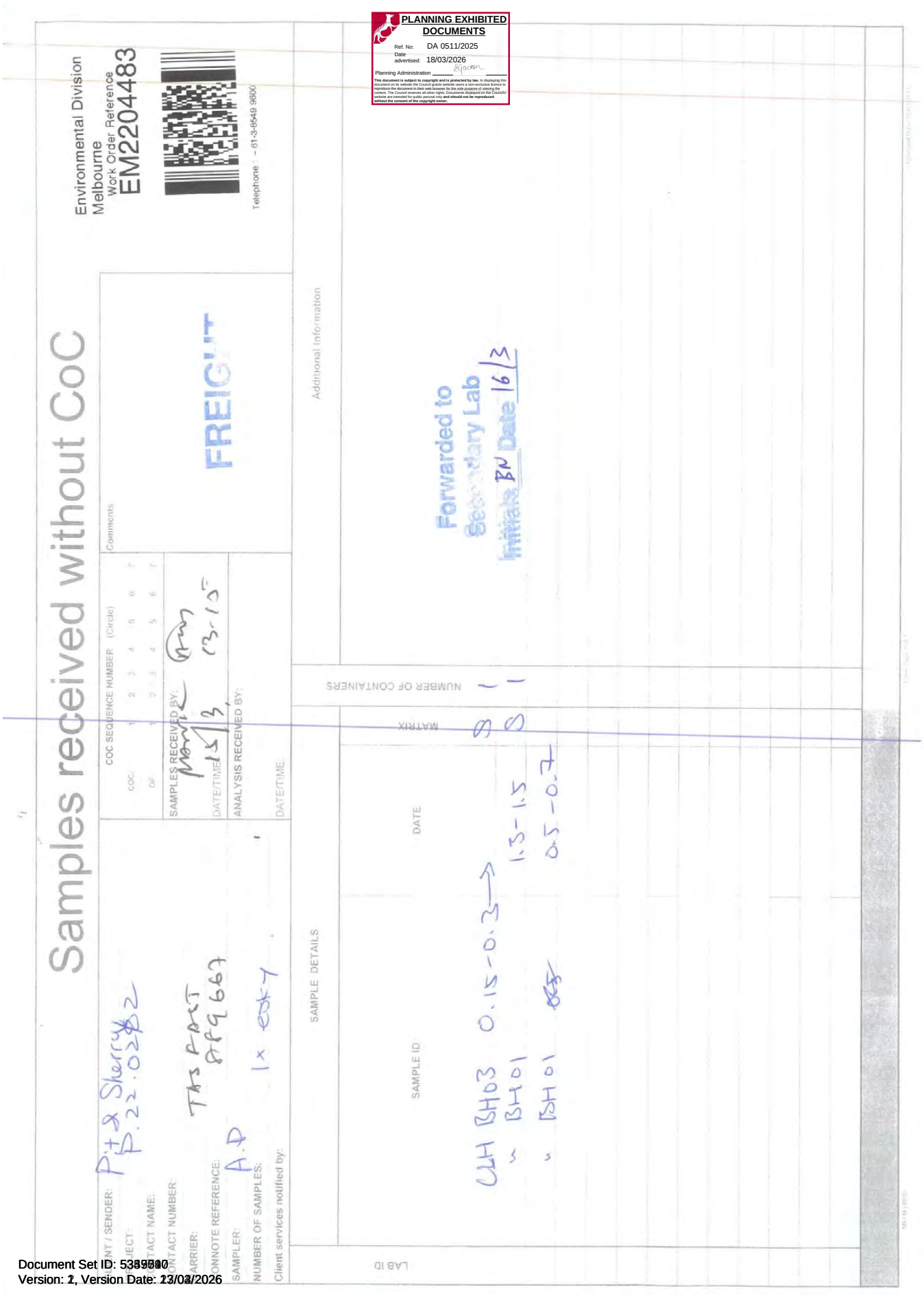
Requested Deliverables

ALL ACCOUNTS

- A4 - AU Tax Invoice (INV)	Email	accounts@pittsh.com.au

FIONA KESERUE-PONTE

- *AU Certificate of Analysis - NATA (COA)	Email	fkeserueponte@pittsh.com.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	fkeserueponte@pittsh.com.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	fkeserueponte@pittsh.com.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	fkeserueponte@pittsh.com.au
- A4 - AU Tax Invoice (INV)	Email	fkeserueponte@pittsh.com.au
- Attachment - Report (SUBCO)	Email	fkeserueponte@pittsh.com.au
- Chain of Custody (CoC) (COC)	Email	fkeserueponte@pittsh.com.au
- EDI Format - ENMRG (ENMRG)	Email	fkeserueponte@pittsh.com.au
- EDI Format - ESDAT (ESDAT)	Email	fkeserueponte@pittsh.com.au



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Version: 1, Version Date: 13/03/2026

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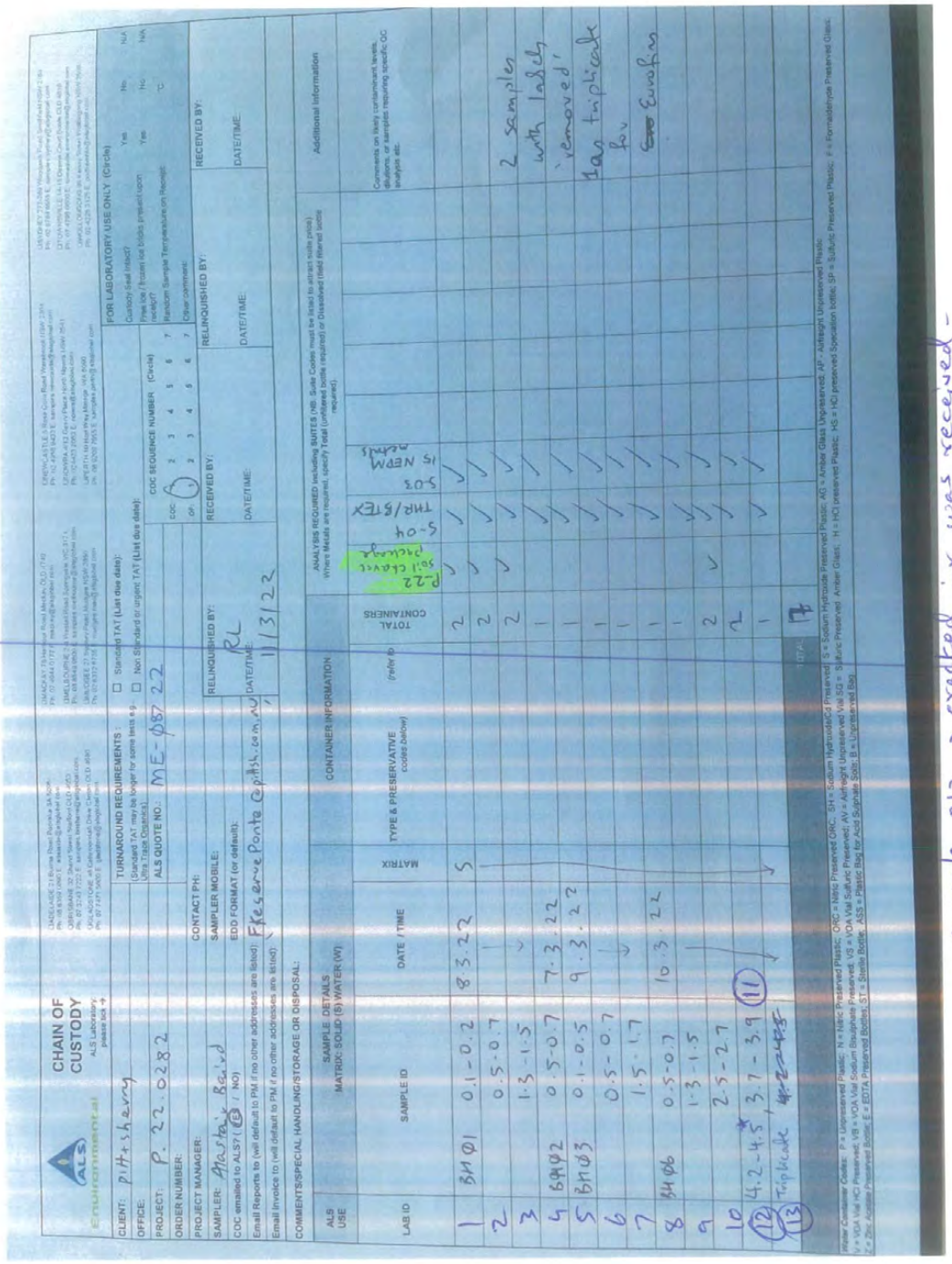

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Ranil Weerakkody

From: ALS Enviro Melbourne
Sent: Friday, 11 March 2022 5:37 PM
To: COC Melbourne
Subject: PITSHE-.22.0282 sample incoming COC

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COC for incoming samples

From: Fiona Keserue-Ponte <FKeseruePonte@pittsh.com.au>
Sent: Friday, 11 March 2022 5:14 PM
To: ALS Enviro Melbourne <ALSEnviroMelbourne@ALSGlobal.com>
Cc: Rose Lindner <RLindner@pittsh.com.au>
Subject: [EXTERNAL] - P.22.0282 COC

CAUTION: This email originated from outside of ALS. Do not click links or open attachments unless you recognize the sender and are sure content is relevant to you.

Hi Team,

We have dispatched some samples to ALS per the below COC, which includes one sample (triplicate) for Eurofins (please see their COC below).

Thanks,

Rose Lindner
M: 0457 180 592



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Certificate of Analysis

Pitt & Sherry (Operations) Pty Ltd
4th Floor, 113 Cimitiere Street
Launceston
Tasmania 7250





NATA Accredited
Accreditation Number 1261
Site Number 1254

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates.

Attention: **Rose Lindner**

Report **872488-S**
Project name
Project ID P.22.0282
Received Date Mar 17, 2022

Client Sample ID			**BH - TRIPLICATE**
Sample Matrix			**Soil**
Eurofins Sample No.			**M22-Ma37806**
Date Sampled			**Mar 10, 2022**
Test/Reference	LOR	Unit	
Total Recoverable Hydrocarbons			
TRH C6-C9	20	mg/kg	< 20
TRH C10-C14	20	mg/kg	< 20
TRH C15-C28	50	mg/kg	< 50
TRH C29-C36	50	mg/kg	< 50
TRH C10-C36 (Total)	50	mg/kg	< 50
Naphthalene[N02]	0.5	mg/kg	< 0.5
TRH C6-C10	20	mg/kg	< 20
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20
TRH >C10-C16	50	mg/kg	< 50
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	< 50
TRH >C16-C34	100	mg/kg	< 100
TRH >C34-C40	100	mg/kg	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100
BTEX			
Benzene	0.1	mg/kg	< 0.1
Toluene	0.1	mg/kg	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2
o-Xylene	0.1	mg/kg	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3
4-Bromofluorobenzene (surr.)	1	%	109
Chromium (hexavalent)	1	mg/kg	< 1
Chromium (trivalent)	5	mg/kg	54
% Moisture	1	%	18
Heavy Metals			
Arsenic	2	mg/kg	< 2
Barium	10	mg/kg	21
Beryllium	2	mg/kg	< 2
Boron	10	mg/kg	< 10
Cadmium	0.4	mg/kg	< 0.4
Chromium	5	mg/kg	54
Cobalt	5	mg/kg	8.1
Copper	5	mg/kg	39
Lead	5	mg/kg	18



Client Sample ID			BH - TRIPLICATE
Sample Matrix			Soil
Eurofins Sample No.			M22-Ma37806
Date Sampled			Mar 10, 2022
Test/Reference	LOR	Unit	
Heavy Metals			
Manganese	5	mg/kg	44
Mercury	0.1	mg/kg	< 0.1
Nickel	5	mg/kg	18
Vanadium	10	mg/kg	160
Zinc	5	mg/kg	27

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Version: 1, Version Date: 23/03/2026



Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Melbourne	Mar 21, 2022	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Mar 21, 2022	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Mar 21, 2022	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
BTEX	Melbourne	Mar 21, 2022	14 Days
- Method: LTM-ORG-2010 BTEX and Volatile TRH			
Chromium (hexavalent)	Melbourne	Mar 21, 2022	28 Days
- Method: LTM-INO-4100 Hexavalent Chromium by Spectrometric detection			
Heavy Metals	Melbourne	Mar 21, 2022	28 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
% Moisture	Melbourne	Mar 18, 2022	14 Days
- Method: LTM-GEN-7080 Moisture			

Document Set ID: 5397910
Version: 1, Version Date: 23/03/2026

eurofins Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 91 05 0159 898

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Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

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16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

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Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

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4/52 Industrial Drive
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Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

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35 O'Rorke Road
Penrose, Auckland 1061
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IANZ # 1327

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43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

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Company Name:	Pitt & Sherry (Operations) Pty Ltd	**Order No.:**		**Received:**	Mar 17, 2022 8:10 AM
Address:	4th Floor, 113 Cimitiere Street Launceston Tasmania 7250	**Report #:**	872488	**Due:**	Mar 22, 2022
		Phone:	03 6323 1900	**Priority:**	5 Day
		Fax:	03 6334 4651	**Contact Name:**	Rose Lindner
Project Name:					
Project ID:	P.22.0282				

Eurofins Analytical Services Manager : Michael Morrison

Sample Detail						BTEX	NEPM 1999 Metals : Metals M15	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA # 1261 Site # 1254						X	X	X	X
Sydney Laboratory - NATA # 1261 Site # 18217									
Brisbane Laboratory - NATA # 1261 Site # 20794									
Mayfield Laboratory - NATA # 1261 Site # 25079									
Perth Laboratory - NATA # 2377 Site # 2370									
External Laboratory									
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**				
1	BH - TRIPLICATE	Mar 10, 2022		Soil	M22-Ma37806	X	X	X	X
Test Counts						1	1	1	1

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Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. Information identified on this report with blue colour, indicates data provided by customer that may have an impact on the results.
9. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
µg/L: micrograms per litre
ppm: parts per million
ppb: parts per billion
%: Percentage
org/100 mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100 mL: Most Probable Number of organisms per 100 millilitres

Terms

APHA	American Public Health Association
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment however free tributyltin was measured and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 5.4
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site specific Sampling Analysis and Quality Plan (SAQP) have been implemented

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR: No Limit

Results between 10-20 times the LOR: RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.4 where no positive PFAS results have been reported have been reviewed and no data was affected.

.

QC Data General Comments

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time.Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.



Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Total Recoverable Hydrocarbons							
TRH C6-C9	mg/kg	< 20			20	Pass	
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
TRH >C10-C16	mg/kg	< 50			50	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
Method Blank							
BTEX							
Benzene	mg/kg	< 0.1			0.1	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total*	mg/kg	< 0.3			0.3	Pass	
Method Blank							
Chromium (hexavalent)	mg/kg	< 1			1	Pass	
Method Blank							
Heavy Metals							
Arsenic	mg/kg	< 2			2	Pass	
Barium	mg/kg	< 10			10	Pass	
Beryllium	mg/kg	< 2			2	Pass	
Boron	mg/kg	< 10			10	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Chromium	mg/kg	< 5			5	Pass	
Cobalt	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	
Manganese	mg/kg	< 5			5	Pass	
Mercury	mg/kg	< 0.1			0.1	Pass	
Nickel	mg/kg	< 5			5	Pass	
Vanadium	mg/kg	< 10			10	Pass	
Zinc	mg/kg	< 5			5	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons							
TRH C6-C9	%	111			70-130	Pass	
TRH C10-C14	%	92			70-130	Pass	
Naphthalene	%	99			70-130	Pass	
TRH C6-C10	%	106			70-130	Pass	
TRH >C10-C16	%	87			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	92			70-130	Pass	
Toluene	%	97			70-130	Pass	
Ethylbenzene	%	98			70-130	Pass	
m&p-Xylenes	%	99			70-130	Pass	
Xylenes - Total*	%	99			70-130	Pass	
LCS - % Recovery							



Test			Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Chromium (hexavalent)			%	96			70-130	Pass	
LCS - % Recovery									
Heavy Metals									
Arsenic			%	106			80-120	Pass	
Barium			%	110			80-120	Pass	
Beryllium			%	104			80-120	Pass	
Boron			%	104			80-120	Pass	
Cadmium			%	105			80-120	Pass	
Chromium			%	111			80-120	Pass	
Cobalt			%	114			80-120	Pass	
Copper			%	109			80-120	Pass	
Lead			%	117			80-120	Pass	
Manganese			%	110			80-120	Pass	
Mercury			%	106			80-120	Pass	
Nickel			%	105			80-120	Pass	
Vanadium			%	109			80-120	Pass	
Zinc			%	106			80-120	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Spike - % Recovery									
Total Recoverable Hydrocarbons				Result 1					
TRH C6-C9	M22-Ma33155	NCP	%	113			70-130	Pass	
TRH C10-C14	M22-Ma37664	NCP	%	111			70-130	Pass	
Naphthalene	M22-Ma33155	NCP	%	79			70-130	Pass	
TRH C6-C10	M22-Ma33155	NCP	%	108			70-130	Pass	
TRH >C10-C16	M22-Ma37664	NCP	%	114			70-130	Pass	
Spike - % Recovery									
BTEX				Result 1					
Benzene	M22-Ma33155	NCP	%	92			70-130	Pass	
Toluene	M22-Ma33155	NCP	%	100			70-130	Pass	
Ethylbenzene	M22-Ma33155	NCP	%	103			70-130	Pass	
m&p-Xylenes	M22-Ma33155	NCP	%	104			70-130	Pass	
o-Xylene	M22-Ma33155	NCP	%	104			70-130	Pass	
Xylenes - Total*	M22-Ma33155	NCP	%	104			70-130	Pass	
Spike - % Recovery									
				Result 1					
Chromium (hexavalent)	M22-Ma39826	NCP	%	83			70-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Arsenic	M22-Ma36471	NCP	%	108			75-125	Pass	
Barium	M22-Ma38742	NCP	%	121			75-125	Pass	
Beryllium	M22-Ma36471	NCP	%	93			75-125	Pass	
Boron	M22-Ma36471	NCP	%	94			75-125	Pass	
Cadmium	M22-Ma36471	NCP	%	116			75-125	Pass	
Chromium	M22-Ma36471	NCP	%	102			75-125	Pass	
Cobalt	M22-Ma36471	NCP	%	102			75-125	Pass	
Copper	M22-Ma36471	NCP	%	110			75-125	Pass	
Lead	M22-Ma36471	NCP	%	111			75-125	Pass	
Manganese	M22-Ma38742	NCP	%	101			75-125	Pass	
Mercury	M22-Ma36471	NCP	%	95			75-125	Pass	
Nickel	M22-Ma38742	NCP	%	99			75-125	Pass	
Vanadium	M22-Ma38742	NCP	%	96			75-125	Pass	



Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
TRH C6-C9	M22-Ma38963	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C10-C14	M22-Ma38310	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	M22-Ma38310	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH C29-C36	M22-Ma38310	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
Naphthalene	M22-Ma38963	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	M22-Ma38963	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH >C10-C16	M22-Ma38310	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	M22-Ma38310	NCP	mg/kg	< 100	< 100	<1	30%	Pass	
TRH >C34-C40	M22-Ma38310	NCP	mg/kg	< 100	< 100	<1	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	M22-Ma38963	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	M22-Ma38963	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	M22-Ma38963	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	M22-Ma38963	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	M22-Ma38963	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total*	M22-Ma38963	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Chromium (hexavalent)	B22-Ma30104	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
% Moisture	M22-Ma37660	NCP	%	15	14	8.0	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M22-Ma36471	NCP	mg/kg	37	38	2.0	30%	Pass	
Barium	M22-Ma36471	NCP	mg/kg	170	180	1.0	30%	Pass	
Beryllium	M22-Ma36471	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Boron	M22-Ma36471	NCP	mg/kg	13	13	5.0	30%	Pass	
Cadmium	M22-Ma36471	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	M22-Ma36471	NCP	mg/kg	120	120	3.0	30%	Pass	
Cobalt	M22-Ma36471	NCP	mg/kg	60	61	3.0	30%	Pass	
Copper	M22-Ma36471	NCP	mg/kg	61	62	2.0	30%	Pass	
Lead	M22-Ma36471	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Manganese	M22-Ma36471	NCP	mg/kg	1400	1400	1.0	30%	Pass	
Mercury	M22-Ma36471	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	M22-Ma36471	NCP	mg/kg	200	200	2.0	30%	Pass	
Vanadium	M22-Ma36471	NCP	mg/kg	150	150	3.0	30%	Pass	
Zinc	M22-Ma36471	NCP	mg/kg	130	130	2.0	30%	Pass	

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Comments

Eurofins | Environment Testing accreditation number 1261, site 18217 is currently in progress of a controlled transition to a new custom built location at 179 Magowar Road, Girraween, NSW 2145. All results on this report denoted as being performed by Eurofins | Environment Testing Unit F3, Building F, 16 Mars road, Lane Cove West, NSW 2066, corporate site 18217, will have been performed on either Lane Cove or new Girraween site

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.

Authorised by:

Callum McEwan	Analytical Services Manager
Vivian Wang	Senior Analyst-Volatile (VIC)
Scott Beddoes	Senior Analyst-Inorganic (VIC)
Joseph Edouard	Senior Analyst-Organic (VIC)
Emily Rosenberg	Senior Analyst-Metal (VIC)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

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eurofins | Environment Testing

Eurofins Environment Testing Australia Pty Ltd

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NATA # 1261 Site # 1254

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16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

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1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

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46-48 Banksia Road
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Company Name:	Pitt & Sherry (Operations) Pty Ltd	**Order No.:**		**Received:**	Mar 17, 2022 8:10 AM
Address:	4th Floor, 113 Cimitiere Street Launceston Tasmania 7250	**Report #:**	872488	**Due:**	Mar 22, 2022
		Phone:	03 6323 1900	**Priority:**	5 Day
		Fax:	03 6334 4651	**Contact Name:**	Rose Lindner
Project Name:					
Project ID:	P.22.0282				

Eurofins Analytical Services Manager : Michael Morrison

Sample Detail						BTEX	NEPM 1999 Metals : Metals M15	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA # 1261 Site # 1254						X	X	X	X
Sydney Laboratory - NATA # 1261 Site # 18217									
Brisbane Laboratory - NATA # 1261 Site # 20794									
Mayfield Laboratory - NATA # 1261 Site # 25079									
Perth Laboratory - NATA # 2377 Site # 2370									
External Laboratory									
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**				
1	BH - TRIPLICATE	Mar 10, 2022		Soil	M22-Ma37806	X	X	X	X
Test Counts						1	1	1	1



eurofins | Environment Testing

www.eurofins.com.au EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
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NATA # 1261 Site # 20794

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Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Sample Receipt Advice

Company name:	Pitt & Sherry (Operations) Pty Ltd
Contact name:	Rose Lindner
Project name:	Not provided
Project ID:	P.22.0282
Turnaround time:	5 Day
Date/Time received	Mar 17, 2022 8:10 AM
Eurofins reference	872488

Sample Information

✓	A detailed list of analytes logged into our LIMS, is included in the attached summary table.
✓	All samples have been received as described on the above COC.
✓	COC has been completed correctly.
✓	Attempt to chill was evident.
✓	Appropriately preserved sample containers have been used.
✓	All samples were received in good condition.
✓	Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
✓	Appropriate sample containers have been used.
✓	Sample containers for volatile analysis received with zero headspace.
X	Split sample sent to requested external lab.
X	Some samples have been subcontracted.
N/A	Custody Seals intact (if used).

Notes

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Michael Morrison on phone : 03 8564 5933 or by email: MichaelMorrison@eurofins.com

Results will be delivered electronically via email to Rose Lindner - rlindner@pttsh.com.au.

Note: A copy of these results will also be delivered to the general Pitt & Sherry (Operations) Pty Ltd email address.

Global Leader - Results you can trust

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#11

CHAIN OF CUSTODY

CLIENT: Pitt&Sherry
PROJECT: P22.0282
ORDER NUMBER:
PROJECT MANAGER:
SAMPLER: Martin Reid
COC emailed to ALS? (YES / NO)
Email Reports to (will default to PM if no other addresses are listed): Reserve Ponte Capital.com.au
Email Invoice to (will default to PM if no other addresses are listed): Reserve Ponte Capital.com.au

TURNAROUND REQUIREMENTS: ☐ Standard TAT (List due date)
(Standard TAT may be longer for some tests e.g. Ultra Trace Organics) ☐ Non Standard or urgent TAT (List due date)
ALS QUOTE NO: ME-087 22
CONTACT PH:
SAMPLER MOBILE:
EDD FORMAT (or default):
DATE/TIME: 11/3/22

COC SEQUENCE NUMBER (Circle): COC 1 2 3 4 5 6 7 of 1 2 3 4 5 6 7
RELINQUISHED BY: RL
RECEIVED BY:
DATE/TIME:
RELINQUISHED BY: JM (ALS)
DATE/TIME: 16/3
RECEIVED BY:
DATE/TIME:

FOR LABORATORY USE ONLY (Circle)
Yes
Chilled: Yes / No
Temp: 2.4 1.6
Correction:
Final Temp:

COMMENTS/SPECIAL HANDLING/STORAGE OR DISPOSAL:

ALS USE	SAMPLE DETAILS (MATRIX: SOLID (S) WATER (W))			CONTAINER INFORMATION		ANALYSIS REQUIRED (including SUITE and Suite Codes)	Additional information
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE (refer to codes below)	TOTAL CONTAINERS		
1	BH01 0.1-0.2	8.3.22	S		2	P22 Soil Cl Suite, Phosphate / S-04 THR/STEX / S-03 ISNEPM Asbestos	2 samples with labels removed, 1 jar to break for Eurofins
2	0.5-0.7				2		
3	1.3-1.5				2		
4	BH02 0.5-0.7	7.3.22			1		
5	BH03 0.1-0.5	9.3.22			1		
6	0.5-0.7				1		
7	1.5-1.7				1		
8	BH06 0.5-0.7	10.3.22			1		
9	1.3-1.5				2		
10	2.5-2.7				2		
11	4.2-4.5 / 3.7-3.9				2		
12	Triplicate				1		
13					17		

* sample 12 → Triplicate of 11

Received BW 16/3

R. 872488 18/3 TY

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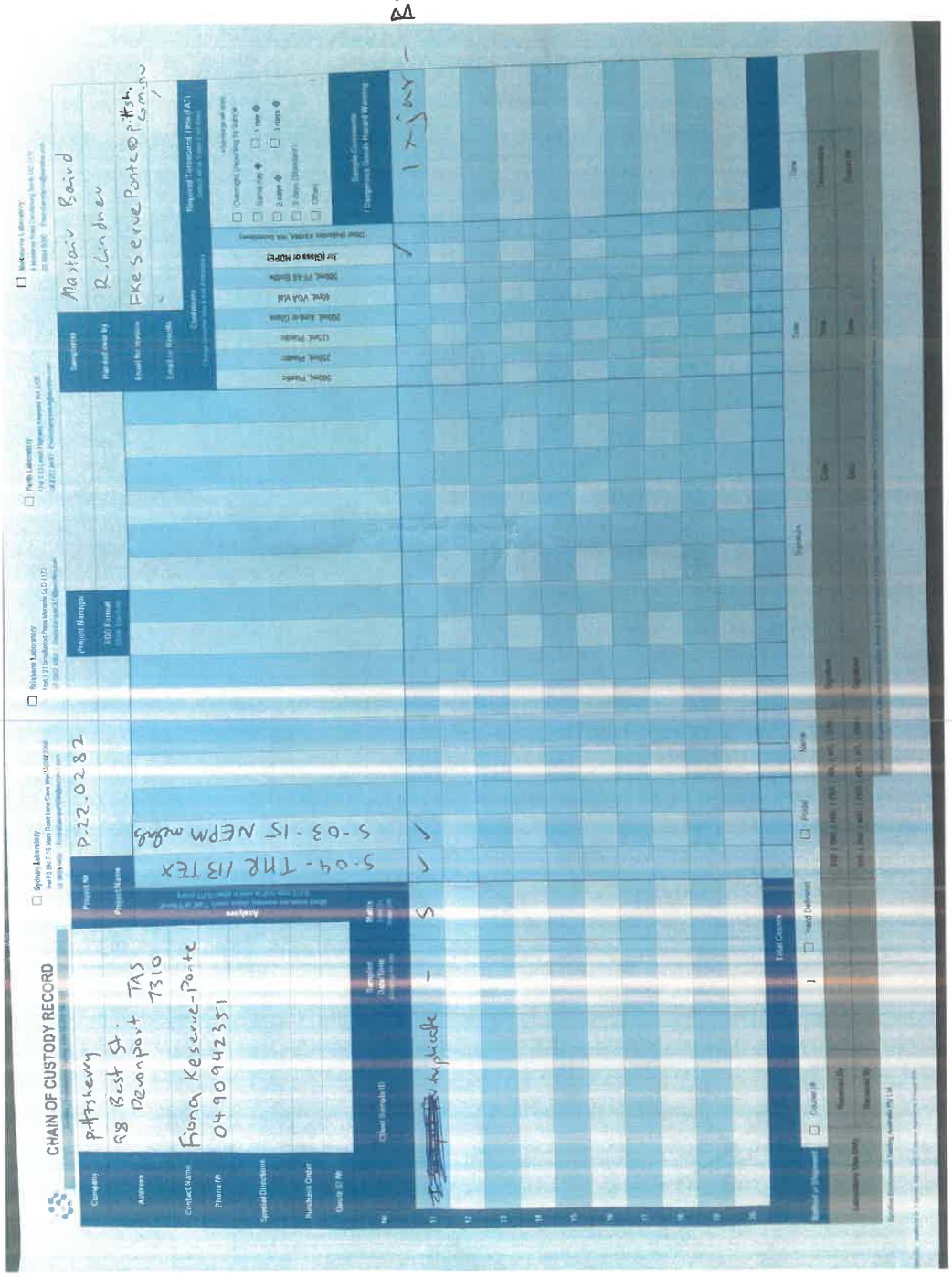


Environmental Division
Melbourne
Work Order Reference
EM2204483
Telephone : +61-3-8549 9600
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#11
RELINQUISHED BY
16/3
Samples received without CoC



Ranil Weerakkody

From: ALS Enviro Melbourne
Sent: Friday, 11 March 2022 5:37 PM
To: COC Melbourne
Subject: PITSHE-.22.0282 sample incoming COC

#11

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COC for incoming samples

From: Fiona Keserue-Ponte <FKeseruePonte@pittsh.com.au>
Sent: Friday, 11 March 2022 5:14 PM
To: ALS Enviro Melbourne <ALSEnviroMelbourne@ALSGlobal.com>
Cc: Rose Lindner <RLindner@pittsh.com.au>
Subject: [EXTERNAL] - P.22.0282 COC

CAUTION: This email originated from outside of ALS. Do not click links or open attachments unless you recognize the sender and are sure content is relevant to you.

Hi Team,

We have dispatched some samples to ALS per the below COC, which includes one sample (triplicate) for Eurofins (please see their COC below).

Thanks,

Rose Lindner
M: 0457 180 692

pitt&sherry



P.22.0282 – 52 Frankland St

Environmental Sampling Report

Pitt & Sherry (Operations) Pty Ltd
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

Document Set ID: 5385910
Version: 1, Version Date: 23/03/2026



CERTIFICATE OF ANALYSIS

Work Order	: **EM2204483**	Page	: 1 of 10
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Contact	: Scott Richardson
Address	: PO BOX 94 199 MACQUARIE ST HOBART TAS, AUSTRALIA 7001	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: ----	Telephone	: +61-3-8549 9600
Project	: P.22.0282	Date Samples Received	: 15-Mar-2022 13:15
Order number	: TBC	Date Analysis Commenced	: 17-Mar-2022
C-O-C number	: ----	Issue Date	: 23-Mar-2022 16:36
Sampler	: AB		
Site	: ----		
Quote number	: ME/087/22		
No. of samples received	: 13		
No. of samples analysed	: 13		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Aleksandar Vujkovic	Laboratory Technician	Newcastle - Inorganics, Mayfield West, NSW
Dilani Fernando	Laboratory Coordinator	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Xing Lin	Senior Organic Chemist	Melbourne Organics, Springvale, VIC

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General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

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

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

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

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

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

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- ALS is not NATA accredited for the analysis of Exchangeable Cations on Alkaline Soils when performed under ALS Method ED006.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- ED007 and ED008: When Exchangeable Al is reported from these methods, it should be noted that Rayment & Lyons (2011) suggests Exchange Acidity by 1M KCl - Method 15G1 (ED005) is a more suitable method for the determination of exchange acidity (H+ + Al3+).

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
			Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit	EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
				Result	Result	Result	Result	Result
EA001: pH in soil using 0.01M CaCl extract								
pH (CaCl2)	----	0.1	pH Unit	5.3	4.4	4.1	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	6.3	39.4	25.7	28.6	<1.0
EA150: Soil Classification based on Particle Size								
Clay (<2 µm)	----	1	%	4	72	72	----	----
EA152: Soil Particle Density								
Soil Particle Density (Clay/Silt/Sand)	----	0.01	g/cm3	2.51	2.61	2.51	----	----
ED007: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	0.5	7.2	----	----	----
Exchangeable Magnesium	----	0.1	meq/100g	0.2	7.7	----	----	----
Exchangeable Potassium	----	0.1	meq/100g	<0.1	0.7	----	----	----
Exchangeable Sodium	----	0.1	meq/100g	0.2	1.5	----	----	----
Cation Exchange Capacity	----	0.1	meq/100g	0.9	17.2	----	----	----
ED008: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	----	----	0.4	----	----
Exchangeable Magnesium	----	0.1	meq/100g	----	----	1.7	----	----
Exchangeable Potassium	----	0.1	meq/100g	----	----	<0.1	----	----
Exchangeable Sodium	----	0.1	meq/100g	----	----	0.4	----	----
Cation Exchange Capacity	----	0.1	meq/100g	----	----	2.5	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	<5	<5
Barium	7440-39-3	10	mg/kg	<10	30	130	10	<10
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg	<50	<50	<50	<50	<50
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	3	61	38	54	7
Cobalt	7440-48-4	2	mg/kg	<2	7	3	<2	<2
Copper	7440-50-8	5	mg/kg	<5	39	27	19	<5
Iron	7439-89-6	0.005	%	0.098	7.44	6.02	----	----
Lead	7439-92-1	5	mg/kg	<5	14	11	14	5
Manganese	7439-96-5	5	mg/kg	10	20	7	7	7
Nickel	7440-02-0	2	mg/kg	<2	14	5	4	<2
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg	<5	192	143	160	<5

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
				Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
					Result	Result	Result	Result	Result
EG005(ED093)T: Total Metals by ICP-AES - Continued									
Zinc	7440-66-6	5	mg/kg		<5	18	5	8	<5
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EP004: Organic Matter									
Organic Matter	----	0.5	%		<0.5	1.5	0.6	----	----
Total Organic Carbon	----	0.5	%		<0.5	0.8	<0.5	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		76.8	73.0	77.2	63.3	74.6
Toluene-D8	2037-26-5	0.2	%		78.4	73.4	78.8	67.5	77.1

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH01 0.1-0.2	BH01 0.5-0.7	BH01 1.3-1.5	BH02 0.5-0.7	BH03 0.1-0.5
				Sampling date / time	08-Mar-2022 00:00	08-Mar-2022 00:00	08-Mar-2022 00:00	07-Mar-2022 00:00	09-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-001	EM2204483-002	EM2204483-003	EM2204483-004	EM2204483-005
					Result	Result	Result	Result	Result
EP080S: TPH(V)/BTEX Surrogates - Continued									
4-Bromofluorobenzene	460-00-4	0.2	%		**83.0**	**76.4**	**83.3**	**71.2**	**85.7**

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH03 0.5-0.7	BH03 1.5-1.7	BH06 0.5-0.7	BH06 1.3-1.5	BH06 2.5-2.7
			Sampling date / time	09-Mar-2022 00:00	09-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00
Compound	CAS Number	LOR	Unit	EM2204483-006	EM2204483-007	EM2204483-008	EM2204483-009	EM2204483-010
				Result	Result	Result	Result	Result
EA001: pH in soil using 0.01M CaCl extract								
pH (CaCl2)	----	0.1	pH Unit	----	----	----	----	4.4
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	<1.0	19.7	25.7	25.9	24.7
EA150: Soil Classification based on Particle Size								
Clay (<2 µm)	----	1	%	----	----	----	----	40
EA152: Soil Particle Density								
Soil Particle Density (Clay/Silt/Sand)	----	0.01	g/cm3	----	----	----	----	2.57
ED007: Exchangeable Cations								
Exchangeable Calcium	----	0.1	meq/100g	----	----	----	----	1.3
Exchangeable Magnesium	----	0.1	meq/100g	----	----	----	----	12.3
Exchangeable Potassium	----	0.1	meq/100g	----	----	----	----	0.2
Exchangeable Sodium	----	0.1	meq/100g	----	----	----	----	2.2
Cation Exchange Capacity	----	0.1	meq/100g	----	----	----	----	16.1
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	<5	<5
Barium	7440-39-3	10	mg/kg	<10	70	80	80	90
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg	<50	<50	<50	<50	<50
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	7	52	68	70	44
Cobalt	7440-48-4	2	mg/kg	<2	36	20	19	21
Copper	7440-50-8	5	mg/kg	<5	65	53	56	50
Iron	7439-89-6	0.005	%	----	----	----	----	5.40
Lead	7439-92-1	5	mg/kg	<5	11	12	12	7
Manganese	7439-96-5	5	mg/kg	5	387	44	36	37
Nickel	7440-02-0	2	mg/kg	<2	38	43	42	38
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg	8	192	222	242	172
Zinc	7440-66-6	5	mg/kg	<5	82	62	65	71
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP004: Organic Matter								
Organic Matter	----	0.5	%	----	----	----	----	<0.5
Total Organic Carbon	----	0.5	%	----	----	----	----	<0.5

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH03 0.5-0.7	BH03 1.5-1.7	BH06 0.5-0.7	BH06 1.3-1.5	BH06 2.5-2.7
				Sampling date / time	09-Mar-2022 00:00	09-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00
Compound	CAS Number	LOR	Unit		EM2204483-006	EM2204483-007	EM2204483-008	EM2204483-009	EM2204483-010
					Result	Result	Result	Result	Result
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		86.6	78.6	77.7	73.0	75.1
Toluene-D8	2037-26-5	0.2	%		87.4	82.7	81.4	78.3	72.7
4-Bromofluorobenzene	460-00-4	0.2	%		89.7	85.4	85.4	88.5	73.5

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	BH06 3.7-3.9	BH06 4.2-4.5	Triplicate	----	----
			Sampling date / time	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	----	----
Compound	CAS Number	LOR	Unit	EM2204483-011	EM2204483-012	EM2204483-013	--------	--------
				Result	Result	Result	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**25.0**	**34.1**	**24.1**	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	<5	----	----
Barium	7440-39-3	10	mg/kg	**100**	**110**	**20**	----	----
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	----	----
Boron	7440-42-8	50	mg/kg	<50	<50	<50	----	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	----	----
Chromium	7440-47-3	2	mg/kg	**50**	**50**	**52**	----	----
Cobalt	7440-48-4	2	mg/kg	**24**	**29**	**6**	----	----
Copper	7440-50-8	5	mg/kg	**38**	**43**	**30**	----	----
Lead	7439-92-1	5	mg/kg	**5**	**5**	**20**	----	----
Manganese	7439-96-5	5	mg/kg	**52**	**73**	**34**	----	----
Nickel	7440-02-0	2	mg/kg	**38**	**46**	**12**	----	----
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	----	----
Vanadium	7440-62-2	5	mg/kg	**189**	**225**	**160**	----	----
Zinc	7440-66-6	5	mg/kg	**59**	**72**	**21**	----	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	----	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	10	mg/kg	<10	<10	<10	----	----
C10 - C14 Fraction	----	50	mg/kg	<50	<50	<50	----	----
C15 - C28 Fraction	----	100	mg/kg	<100	<100	<100	----	----
C29 - C36 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	----	----
>C10 - C16 Fraction	----	50	mg/kg	<50	<50	<50	----	----
>C16 - C34 Fraction	----	100	mg/kg	<100	<100	<100	----	----
>C34 - C40 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	<50	<50	<50	----	----

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	BH06 3.7-3.9	BH06 4.2-4.5	Triplicate	----	----
				Sampling date / time	10-Mar-2022 00:00	10-Mar-2022 00:00	10-Mar-2022 00:00	----	----
Compound	CAS Number	LOR	Unit		EM2204483-011	EM2204483-012	EM2204483-013	--------	--------
					Result	Result	Result	----	----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
^ **Sum of BTEX**	----	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
^ **Total Xylenes**	----	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	----	----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		**76.5**	**85.4**	**73.7**	----	----
Toluene-D8	2037-26-5	0.2	%		**80.5**	**86.1**	**80.4**	----	----
4-Bromofluorobenzene	460-00-4	0.2	%		**84.4**	**88.4**	**89.1**	----	----

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Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124

Inter-Laboratory Testing

Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology).

(SOIL) EA150: Soil Classification based on Particle Size

(SOIL) EA152: Soil Particle Density

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QA/QC Compliance Assessment to assist with Quality Review

Work Order	: **EM2204483**	Page	: 1 of 8
Client	: **Pitt & Sherry (Operations) Pty Ltd**	Laboratory	: Environmental Division Melbourne
Contact	: FIONA KESERUE-PONTE	Telephone	: +61-3-8549 9600
Project	: P.22.0282	Date Samples Received	: 15-Mar-2022
Site	: ----	Issue Date	: 23-Mar-2022
Sampler	: AB	No. of samples received	: 13
Order number	: TBC	No. of samples analysed	: 13

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Duplicate outliers occur.**
- **NO Laboratory Control outliers occur.**
- **NO Matrix Spike outliers occur.**
- **For all regular sample matrices, NO surrogate recovery outliers occur.**

Outliers : Analysis Holding Time Compliance

- **Analysis Holding Time Outliers exist - please see following pages for full details.**

Outliers : Frequency of Quality Control Samples

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

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Outliers : Analysis Holding Time Compliance

Matrix: **SOIL**

Method / Container / Client Sample ID(s)		Extraction / Preparation			Analysis		
		Date extracted	Due for extraction	Days overdue	Date analysed	Due for analysis	Days overdue
EA001: pH in soil using 0.01M CaCl extract							
Soil Glass Jar - Unpreserved							
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	17-Mar-2022	15-Mar-2022	**2**	----	----	----

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for ***VOC in soils*** vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA001: pH in soil using 0.01M CaCl extract								
Soil Glass Jar - Unpreserved (EA001)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**17-Mar-2022**	15-Mar-2022	×	**17-Mar-2022**	17-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA001)								
BH06 2.5-2.7		**10-Mar-2022**	**17-Mar-2022**	17-Mar-2022	✓	**17-Mar-2022**	17-Mar-2022	✓
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055)								
BH02 0.5-0.7		**07-Mar-2022**	**----**	----	----	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**18-Mar-2022**	22-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**----**	----	----	**18-Mar-2022**	23-Mar-2022	✓
Soil Glass Jar - Unpreserved (EA055)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**----**	----	----	**18-Mar-2022**	24-Mar-2022	✓

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA150: Soil Classification based on Particle Size								
Snap Lock Bag (EA150H)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**23-Mar-2022**	04-Sep-2022	✓
Snap Lock Bag (EA150H)								
BH06 2.5-2.7		**10-Mar-2022**	**----**	----	----	**23-Mar-2022**	06-Sep-2022	✓
EA152: Soil Particle Density								
Snap Lock Bag (EA152)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**----**	----	----	**23-Mar-2022**	04-Sep-2022	✓
Snap Lock Bag (EA152)								
BH06 2.5-2.7		**10-Mar-2022**	**----**	----	----	**23-Mar-2022**	06-Sep-2022	✓
ED006: Exchangeable Cations on Alkaline Soils								
Soil Glass Jar - Unpreserved (ED006)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED006)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
ED007: Exchangeable Cations								
Soil Glass Jar - Unpreserved (ED007)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED007)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
ED008: Exchangeable Cations								
Soil Glass Jar - Unpreserved (ED008)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**21-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
Soil Glass Jar - Unpreserved (ED008)								
BH06 2.5-2.7		**10-Mar-2022**	**21-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
EG005(ED093)T: Total Metals by ICP-AES								
Soil Glass Jar - Unpreserved (EG005T)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	03-Sep-2022	✓	**19-Mar-2022**	03-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH01 0.1-0.2, BH01 1.3-1.5	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	04-Sep-2022	✓	**19-Mar-2022**	04-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH03 0.1-0.5, BH03 1.5-1.7	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	05-Sep-2022	✓	**19-Mar-2022**	05-Sep-2022	✓
Soil Glass Jar - Unpreserved (EG005T)								
BH06 0.5-0.7, BH06 2.5-2.7, BH06 4.2-4.5,	BH06 1.3-1.5, BH06 3.7-3.9, Triplicate	**10-Mar-2022**	**18-Mar-2022**	06-Sep-2022	✓	**19-Mar-2022**	06-Sep-2022	✓

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EG035T: Total Recoverable Mercury by FIMS								
Soil Glass Jar - Unpreserved (EG035T)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	04-Apr-2022	✓	**18-Mar-2022**	04-Apr-2022	✓
Soil Glass Jar - Unpreserved (EG035T)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	05-Apr-2022	✓	**18-Mar-2022**	05-Apr-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EG035T)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	06-Apr-2022	✓	**18-Mar-2022**	06-Apr-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EG035T)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	07-Apr-2022	✓	**18-Mar-2022**	07-Apr-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							
EP004: Organic Matter								
Soil Glass Jar - Unpreserved (EP004)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**22-Mar-2022**	05-Apr-2022	✓	**22-Mar-2022**	05-Apr-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP004)								
BH06 2.5-2.7		**10-Mar-2022**	**22-Mar-2022**	07-Apr-2022	✓	**22-Mar-2022**	07-Apr-2022	✓
EP080/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							

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Matrix: **SOIL**

Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							
EP080: BTEXN								
Soil Glass Jar - Unpreserved (EP080)								
BH02 0.5-0.7		**07-Mar-2022**	**18-Mar-2022**	21-Mar-2022	✓	**18-Mar-2022**	21-Mar-2022	✓
Soil Glass Jar - Unpreserved (EP080)								
BH01 0.1-0.2,	BH01 0.5-0.7,	**08-Mar-2022**	**18-Mar-2022**	22-Mar-2022	✓	**18-Mar-2022**	22-Mar-2022	✓
BH01 1.3-1.5								
Soil Glass Jar - Unpreserved (EP080)								
BH03 0.1-0.5,	BH03 0.5-0.7,	**09-Mar-2022**	**18-Mar-2022**	23-Mar-2022	✓	**18-Mar-2022**	23-Mar-2022	✓
BH03 1.5-1.7								
Soil Glass Jar - Unpreserved (EP080)								
BH06 0.5-0.7,	BH06 1.3-1.5,	**10-Mar-2022**	**18-Mar-2022**	24-Mar-2022	✓	**18-Mar-2022**	24-Mar-2022	✓
BH06 2.5-2.7,	BH06 3.7-3.9,							
BH06 4.2-4.5,	Triplicate							

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Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Exchangeable Cations	ED007	1	5	20.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
pH in soil using a 0.01M CaCl2 extract	EA001	3	24	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	18	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Exchangeable Cations	ED007	1	5	20.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
pH in soil using a 0.01M CaCl2 extract	EA001	4	24	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Exchangeable Cations	ED007	1	5	20.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Exchangeable Cations with pre-treatment	ED008	1	1	100.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Organic Matter	EP004	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	18	5.56	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl2 extract	EA001	SOIL	In house: Referenced to Rayment and Lyons 4B3 (mod.) or 4B4 (mod.) 10 g of soil is mixed with 50 mL of 0.01M CaCl2 and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Particle Size Analysis by Hydrometer	EA150H	SOIL	Particle Size Analysis by Hydrometer according to AS1289.3.6.3
Soil Particle Density	EA152	SOIL	Soil Particle Density by AS 1289.3.5.1: Methods of testing soils for engineering purposes - Soil classification tests - Determination of the soil particle density of a soil - Standard method
Exchangeable Cations on Alkaline Soils	* ED006	SOIL	In house: Referenced to Soil Survey Test Method C5. Soluble salts are removed from the sample prior to analysis. Cations are exchanged from the sample by contact with alcoholic ammonium chloride at pH 8.5. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil.
Exchangeable Cations	ED007	SOIL	In house: Referenced to Rayment & Lyons Method 15A1. Cations are exchanged from the sample by contact with Ammonium Chloride. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil. This method is compliant with NEPM Schedule B(3).
Exchangeable Cations with pre-treatment	ED008	SOIL	In house: Referenced to Rayment & Lyons Method 15A2. Soluble salts are removed from the sample prior to analysis. Cations are exchanged from the sample by contact with Ammonium Chloride. They are then quantitated in the final solution by ICPAES and reported as meq/100g of original soil. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3)
Organic Matter	EP004	SOIL	In house: Referenced to AS1289.4.1.1. Dichromate oxidation method after Walkley and Black. This method is compliant with NEPM Schedule B(3)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015 Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM Schedule B(3) amended.

Preparation Methods	Method	Matrix	Method Descriptions

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Preparation Methods	Method	Matrix	Method Descriptions
pH in soil using a 0.01M CaCl2 extract	EA001-PR	SOIL	In house: Referenced to Rayment and Lyons 4B1, 10 g of soil is mixed with 50 mL of 0.01M CaCl2 and tumbled end over end for 1 hour. pH is measured from the continuous suspension. This method is compliant with NEPM Schedule B(3).
Exchangeable Cations Preparation Method (Alkaline Soils)	ED006PR	SOIL	In house: Referenced to Rayment and Lyons method 15C1.
Exchangeable Cations Preparation Method	ED007PR	SOIL	In house: Referenced to Rayment & Lyons method 15A1. A 1M NH4Cl extraction by end over end tumbling at a ratio of 1:20. There is no pretreatment for soluble salts. Extracts can be run by ICP for cations.
1:5 solid / water leach following drying at 40°C	EN34-AD	SOIL	10 g of 40°C dried soil is mixed with 50 mL of reagent grade water and tumbled end over end for 1 hour. Water soluble salts are leached from the soil by the continuous suspension. Samples are settled and the water filtered off for analysis.
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM Schedule B(3).
Organic Matter	EP004-PR	SOIL	In house: Referenced to AS1289.4.1.1. Dichromate oxidation method after Walkley and Black. This method is compliant with NEPM Schedule B(3).
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.

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Launceston General Hospital Mental Health Precinct

Waste Management Plan

Artas Pty Ltd

13 November 2025

→ The Power of Commitment



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1. Introduction

GHD Pty Ltd (GHD) was engaged by Artas Pty Ltd to prepare this Waste Management Plan (WMP) for the proposed Mental Health Precinct (MHP) at 52 Frankland Street, Launceston. The proposed development forms part of the draft Launceston General Hospital (LGH) Precinct Masterplan. This site-specific WMP describes the environmental strategy, methods, controls and legislative and approval requirements relating to construction and operational waste management to be implemented for the MHP.

1.1 Purpose of this report

The purpose of this WMP is to:

- identify key waste streams and likely waste type during construction and operation
- estimate waste quantities and storage requirements
- outline the strategies and procedures for managing waste
- ensure compliance with relevant regulations, minimises environmental impact, and promotes sustainable waste management practices.

1.2 Objectives

The WMP is developed with the following objectives:

- minimise waste generation through efficient resource use
- maximise waste recovery, recycling, and reuse
- ensure proper disposal of hazardous and non-hazardous waste
- comply with national and local waste management regulations
- promote staff awareness and training on waste management best practices

1.3 Site location

The proposed MHP is located at 52 Frankland St (the site, shown in Figure 1), a site formerly used for community mental health and hospital functions (currently with vacant buildings and hospital car parking) opposite the main site for LGH. The site is located within Community Purpose Zone, and occupies approximately 6,678 square metres. The site is located in the Launceston City Council area.

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Figure 1 *LGH Mental Health Services Precinct site and context*

1.4 The Mental Health Precinct

The new MHP will provide inpatient services, community services, safe haven and recovery college services aligned with the Statewide Clinical Services Plan. The proposed development schedule of accommodation for the new MHP building is summarised in Table 1.

Table 1 *Schedule of development*

Type	Number of beds	Estimated staff	Notes
High Care	6	Maximum of 7 doctors and 43 other employees	Considered hospital services
Low Care	24		
Recovery College	-	Maximum of 1 educator and 20 students	Considered educational services
Safe Haven	-	Maximum of 2 practitioners	Considered medical centre / clinic
Office	-	Up to 29 employees within a total 315m^2 office space	Considered office. Area includes associated support spaces.
Total	**30**	**-**	

*based on Schematic Design Schedule of Areas, "Appendix_D1_24111_NMHP_SD__SoA_v6.2.xlsx"

1.5 Scope

GHD has undertaken the following as part of this WMP:

– Review of controls, legislative and approval requirements including:
  - Waste management regulatory framework in Tasmania
  - Relevant waste management policies and guidelines particularly on clinical waste
– Review of the development documents including proposed layout design and architectural plans
– Assessment of key likely waste quantities and classifications during construction and operation

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- Identification of construction phase waste management measures including reuse/recycle based on architectural plans
- Identification of potential operational waste measures based on the identified waste streams and quantities
- Development of a high-level on-site management and controls including roles and responsibilities
- Preparation of a Waste Management Plan (for DA purposes) with consideration of the relevant waste management legislation, policies and guidelines that covers construction and operational waste management of the proposed MHP

1.6 Limitations

This report: has been prepared by GHD for Artas Pty Ltd and may only be used and relied on by Artas Pty Ltd for the purpose agreed between GHD and Artas Pty Ltd as set out in Section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Artas Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer Section 1.7 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

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1.7 Assumptions

The information is based on referenced documentation and is current at the time of writing this report. It is not intended to restrict or limit the design and is subject to clarification or change as the design develops.

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2. Legislative requirements and guidelines

This section provides a description of the regulatory requirements and strategic guidelines applicable to the proposed development, as well as how the proposed development aligns with these.

2.1 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* (LUPA Act) is the overarching planning legislation in Tasmania. The objectives of the LUPA Act include promoting the sustainable development of natural and physical resources and establishing a system of planning instruments for setting the objectives, policies and controls for the use, development and protection of land. The Act includes the provisions for state and local planning, including the information required and the requirements for public exhibition.

Schedule 1, Section 1e of the Act aims to promote sharing the responsibility of resource management across the Government, community and industry. The proposed development would foster the collaboration between Government and the industry in resource recovery as it is part of the Tasmanian Government's LGH Precinct Masterplan and would utilise local and private waste handling services and facilities for construction and operational waste.

2.2 Environmental Management and Pollution Control Act 1994

The *Environmental Management and Pollution Control Act 1994* (EMPCA) is the principle environmental protection legislation in Tasmania that addresses waste. It sets out the waste types, licensing requirements and other regulatory controls that would be applicable to waste generated by the proposed development. It provides a range of controls about waste management requirements including the means of processing, handling, moving, storage and disposal of materials. The EMPCA defines and classifies offences relating to waste and sets penalties.

The EMPCA regulates waste management and specifies licensing requirements for activities including generation, storage and transport of controlled waste.

2.3 Environmental Management and Pollution Control (Waste Management) Regulations 2020

The Environmental Management and Pollution Control (Waste Management) Regulations 2020 sets out the requirements for the management of controlled wastes, which include various substances that are potentially hazardous. The Regulation sets out the conditions for production, storage, treatment and disposal of controlled waste, and the disposal of general waste.

The proposed development will involve the disposal of controlled waste including asbestos, which would need to be carried out in accordance with the Regulations.

2.4 The Environmental Management and Pollution Control (Controlled Waste Tracking) Regulations 2010

The Environmental Management and Pollution Control (Controlled Waste Tracking) Regulations 2010 sets out the process of registering handlers, tracking movement and tracking of controlled waste. The Regulation outlines the requirements for waste handling registration and the obligations of controlled waste handlers in managing the production, transportation, and facility operation related to controlled wastes.

Clinical and related waste is a known controlled waste that will be generated during operation. Any controlled wastes generated by the proposed development will be handled in accordance with this Regulation.

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2.5 National Waste Policy 2018

The *National Waste Policy 2018* (Commonwealth of Australia, 2018) provides a national framework for waste and resource recovery in Australia. It outlines roles and responsibilities for collective action by businesses, governments, communities and individuals. The policy identifies five overarching principles underpinning waste management in a circular economy. These include:

- Avoid waste
- Improve resource recovery
- Increase use of recycled material and build demand and markets for recycled products
- Better manage material flows to benefit human health, the environment and the economy
- Improve information to support innovation, guide investment and enable informed consumer decisions.

The proposed development will contribute to the objectives of resource recovery and recycling by identifying opportunities to recycle and recover construction and operational waste generated from the works.

2.6 Draft Waste Action Plan

The Draft Waste Action Plan 2019 (DPIPWE, 2019) is an overarching waste strategy for Tasmania, with a focus on reducing traditional disposal methods and adopting more opportunities to further implement the Circular Economy model and reusing waste as a resource at different lifecycles of a product. The plan has been developed with collaboration between the Tasmanian Government, local government, and industry. The plan is structured around seven priority themes, or Focus Areas as referred to in the plan, with associated actions. The themes are:

- Moving to a Circular Economy
- Governance
- Data, targets, and innovation networks
- Infrastructure planning
- Support for the Resource Recovery Industry
- Education and community engagement
- State and National Policy and Regulatory setting

The waste management approach for construction and operational wastes generated by the proposed development will be managed in accordance with the Plan.

2.7 Tasmanian Waste and Resource Recovery Strategy 2023-2026

The Tasmanian Waste and Resource Recovery Strategy 2023-2026 (Tasmanian Waste and Resource Recovery Board, 2023) informs the reform of waste management in Tasmania to promote greater rates of waste recovery, reuse, repair, and diversion from landfill through economic investment. The strategy aims to identify the opportunities for investment, circular networks and purpose of the Tasmanian Waste and Resource Recovery Board in promoting resource recovery across Tasmania. The actions put forward in the strategy is divided into four ‘pillars’ which are:

- Integrated Planning and Action
- Strategic Investment
- Prioritise Circularity
- Engagement and Partnership.

Opportunities for waste diversion from landfill and recycling and recovery will be implemented as part of the proposed development.

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2.8 Landfill Sustainability Guide

The Landfill Sustainability Guide (DPIWE, 2004) provides a framework for the siting, design, operation and after-care of landfills in Tasmania. The guide defines the following waste types.

– Solid inert material: waste which will not degrade in the short term and has a negligible risk to the environment including inert building and construction waste, clean fill, wood, bricks, concrete.
– Potentially contaminated materials: materials that may contain metals, organic substances or other wastes that will have a harmful effect on the environment if disposed of in an inappropriate manner
– Putrescible waste: waste containing major components able to be decomposed by bacterial action, often resulting in offensive odours including food waste, paper and cardboard and green waste
– Controlled waste: as defined in section 3 of the EMPCA including asbestos, tyres, clinical and related waste

2.9 Controlled waste category codes

The Environment Protection Authority (EPA) Tasmania governs the waste categories and codes of controlled wastes (EPA Tasmania, n.d.). The identification of controlled waste into accurate categories is the responsibility of the waste handler. The controlled wastes and their categories likely to be applicable to the proposed development are outlined in Table 2. The full list of controlled waste is provided in Appendix A, with their categories and characteristics provided in Appendix B.

Table 2 Controlled waste categories (EPA Tasmania, n.d.)

Waste Code	Description
R100	Clinical and related wastes
R120	Waste pharmaceuticals, drugs and medicines

2.10 Bulletin 105, Classification and Management of Contaminated Soil for Disposal

Information Bulletin No. 105, *Classification and Management of Contaminated Soil for Disposal* (EPA Tasmania, 2018) published by EPA Tasmania provides guidance on appropriate disposal, management and the application process for disposal approval. The bulletin encourages soil waste handlers and their contractors to consider on-site remediation, treatment and/or re-use of soil prior to taking soils to landfill.

Any unexpected contaminated soils encountered during construction works would be required to be classified in accordance with this bulletin.

2.11 Construction and Demolition Waste Guide – Recycling and Re-use across the supply chain

The *Construction and Demolition Waste Guide – Recycling and Re-use across the Supply Chain* (Commonwealth of Australia, 2012) describes opportunities for construction and demolition (C&D) waste to be re-used as a resource and ways for the construction industry to profit from C&D waste. The guide identifies the international move towards this approach of C&D waste re-use. It presents 15 different case studies of businesses and local governments implementing this approach across Australia. Materials with re-use potential identified in the guide include concrete and bricks, asphalt, metals, timber, plastics, plasterboard, rock and excavation stone, and soil and sand.

The proposed MHP will consider opportunities to re-use and recycle construction waste.

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2.12 Approved Management Method for Clinical and Related Waste 2007

The *Approved Management Method for Clinical and Related Waste 2007* (AMM) (DTAE, 2007) sets out the minimal requirements for the safe identification, segregation, handling, storage, transport, treatment and disposal of clinical and related wastes which may be hazardous to the environment or human health and safety. This WMP has been developed in accordance with the AMM.

2.13 Standard Precautions: A guide for healthcare workers

This guide (Department of Health, 2024) emphasises practices such as waste segregation at the point of generation and proper containment, which are crucial for operational waste management in healthcare facilities. The proposed MHP will incorporate these safety practices into its waste management.

2.14 Tasmanian Health Service Protocol: Waste Management

The protocol (Tasmanian Health Service, 2024) has been developed in line with Commonwealth and state legislative requirements and evidence-based practices to ensure that waste products are disposed of safely, protecting the health of patients, staff, the public, and the environment. The WMP is prepared in accordance with this protocol.

2.15 Victorian Framework for handling and disposal of pharmaceutical waste 2020

This Framework (Victorian Therapeutic Advisory Group, 2020) provides guidance for the identification, segregation, handling, storage and disposal of pharmaceutical waste generated by health services. This waste includes (but is not limited to) pharmaceuticals that have expired, residues from preparations no longer required for patient treatment, or no longer required by the health service.

While the Framework is primarily intended for use by Victorian health services, the WMP for the new MPH has been developed with consideration of this Framework.

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3. Waste management during construction

3.1 Waste quantities and classification

The key waste streams expected to be generated during construction are:

- Excess spoil from excavation and grading
- Excess construction materials
- Packaging
- General waste and sewage from construction site offices and amenities.

This WMP excludes waste that would be generated during demolition. Demolition waste management has been addressed in the ***Demolition Waste Management Plan, dated 11 March 2025***, a report prepared by GHD separately.

Table 3 provides a summary of the key waste types that may be generated from construction activities and likely waste classification.

Table 3 Summary of construction waste quantities and waste classification

Waste type	Description	Estimated quantity	Likely waste classification
Timber/wood	Timber offcuts, packaging (pallets and crates)	TBC at detailed design	Non-controlled waste (solid inert waste)
Plasterboard	Plasterboard waste	TBC at detailed design	
Bricks	Broken brick and tiles	TBC at detailed design	
Concrete	Excess concrete	TBC at detailed design	
Metal	Metal scraps	TBC at detailed design	
Plastic	Plastic packaging material including wrap and sheeting; excess PVC pipes and fittings	TBC at detailed design	
Electrical waste	Wire and cable offcuts, broken light fixtures and fittings	Minimal	
Vegetation	Tree branches, shrubs, and grass removed during site preparation	Minimal	Non-controlled waste (putrescible waste)
Hazardous material	Hazardous material such as excess paints, tyres	Minimal	Controlled waste
General waste	General waste from construction staff such as food waste, beverage containers, disposable PPE, office waste	TBC at detailed design	Non-controlled waste (putrescible waste)
			Non-controlled waste (solid inert waste)
Excess spoil	Excavated soil and rock from site preparation	11,500 m^3	Non-controlled waste (solid inert waste)
Sewage	Sewage from site amenities	Minimal	Non-controlled waste (sewage)

3.2 Potential construction waste impacts

The potential impacts associated with aspects of waste generation and management during construction are summarised in Table 4.

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Table 4 Potential impacts associated with construction waste generation and management

Aspect of waste management	Potential impacts
Generation of waste	– Dust from construction, excavation, handling and movement of waste – Erosion and sedimentation due to runoff from exposed surfaces – Sediment laden runoff entering stormwater collection system – Noise from plant and equipment movement – Human health risks due to handling of hazardous materials
Storage and segregation of waste on site	– Odours and dust from stockpiling/storage of waste – Human health risks due to improper storage of hazardous materials – Sediment laden runoff, which could impact stormwater quality – Waste build up from irregular or disrupted collections – Cross contamination of waste due to improper segregation and storage – Attracting pests and disease vectors.
Waste transportation	– Dust from loading waste onto vehicles and movement of waste on haul roads – Road traffic noise from waste collection vehicles and movement of spoil and construction waste – Traffic generated by haulage of waste to reuse/disposal facilities – Odours from loading waste onto vehicles and movement of waste collection vehicles to disposal or recycling facilities – Mud tracking on road from waste collection vehicles – Unlawful transport and disposal
Non-classified or incorrectly classified waste transport and disposal	– Regulatory non-compliance – Contamination of resource recovery and disposal facilities – Contamination of soils, groundwater and surface water – Unlicensed waste contractors transporting waste
Unlicensed waste contractors transporting waste	– Regulatory non-compliance – Potential illegal dumping of waste – Potential for disposal at unlawful unlicensed receival sites.

Construction waste management activities are not expected to have a significant impact on the environment or human health, assuming the mitigation and management measures identified in Section 3.3 are implemented.

3.3 Waste management

3.3.1 Management approach

The proposed approach to managing construction waste to facilitate segregation and prevent cross contamination is summarised in Table 5.

Table 5 Management approach for waste types

Waste type	Management
General construction waste (concrete, plasterboard, asphalt, road base, timber, bricks, roof tiles, scrap metals, etc)	General construction waste would be managed in accordance with Tasmanian waste and recycling strategies and directed to a waste management facility that is lawfully permitted to accept that type of waste. Local services specialising in recycling specific waste types will be engaged, as per Section 3.3.2.
Vegetation	As far as practicable, cleared vegetation material would be chipped, mulched, and stockpiled for reuse on-site as part of rehabilitation or landscaping works. If unable to be reused on site, the material would be removed off-site for reuse or sent to a suitably licensed facility.
Excess spoil	Excess spoil would be reused on site for construction of laydown areas and for roadworks. Remaining spoil will be transported offsite and reused as clean fill.

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Waste type	Management
	Any unexpected contaminated fill would be managed in accordance with Bulletin 105, Classification and Management of Contaminated Soil for Disposal (EPA Tasmania, 2018)
General waste from construction staff	Labelled and colour coded receptacles would be provided at the site office/s for general waste from construction personnel to ensure source separation of recyclable materials and residual landfill waste. These wastes would be collected on a regular basis by authorised and appropriately licensed waste collection contractors for offsite recycling or disposal.
Litter	Daily site inspections would be undertaken to identify and collect litter and investigate the cause to reduce the potential for the issue to occur in the future. Litter prevention strategies would include: – Ensuring sufficient number of bins and waste receptacles are available to avoid littering outside bins. – Covering all bins to ensure that wastes cannot be blown out during windy conditions. This would also apply to relevant stocks of materials to be used during construction. Litter management personnel would be nominated, undertaking regular inspections of sites and surrounds and litter collection.
Dust	Dust from waste storage, transport and collection would be controlled within the subject site by applying management measures such as using dust suppression sprays to minimise the impacts on the environment.
Hazardous material	Hazardous material would be properly identified, documented and safely handled, segregated, transported, treated and/or disposed of in accordance with EPA regulations. Hazardous material would be transported with appropriate documentation, as listed in Section 3.3.6, and only licensed transporters would be allowed to handle these materials. Treatment may be required before disposal at licensed facilities. Emergency response procedures and ongoing compliance monitoring would be implemented to minimise risks to health and the environment.

3.3.2 Waste handling, storage and collection

A waste storage and laydown area will be established on-site. The designated area should provide sufficient space for waste collection vehicles and ensures vehicles can enter and exit the site via Frankland Street. The layout shown in Figure 2 is indicative and may be redefined during detailed construction planning.

It is noted that heavy vehicle access into the site is expected to require management on Frankland Street. Heavy vehicles swept paths are provided in Appendix C and show that movements may conflict with on-street parking during reverse-in and drive-out manoeuvres, depending on the waste vehicle size(s) used. The construction contractor engaged to undertake works should consider this in planning.

Waste stored onsite would be located or screened to minimise the impact on views into the site from adjoining road or public open space.

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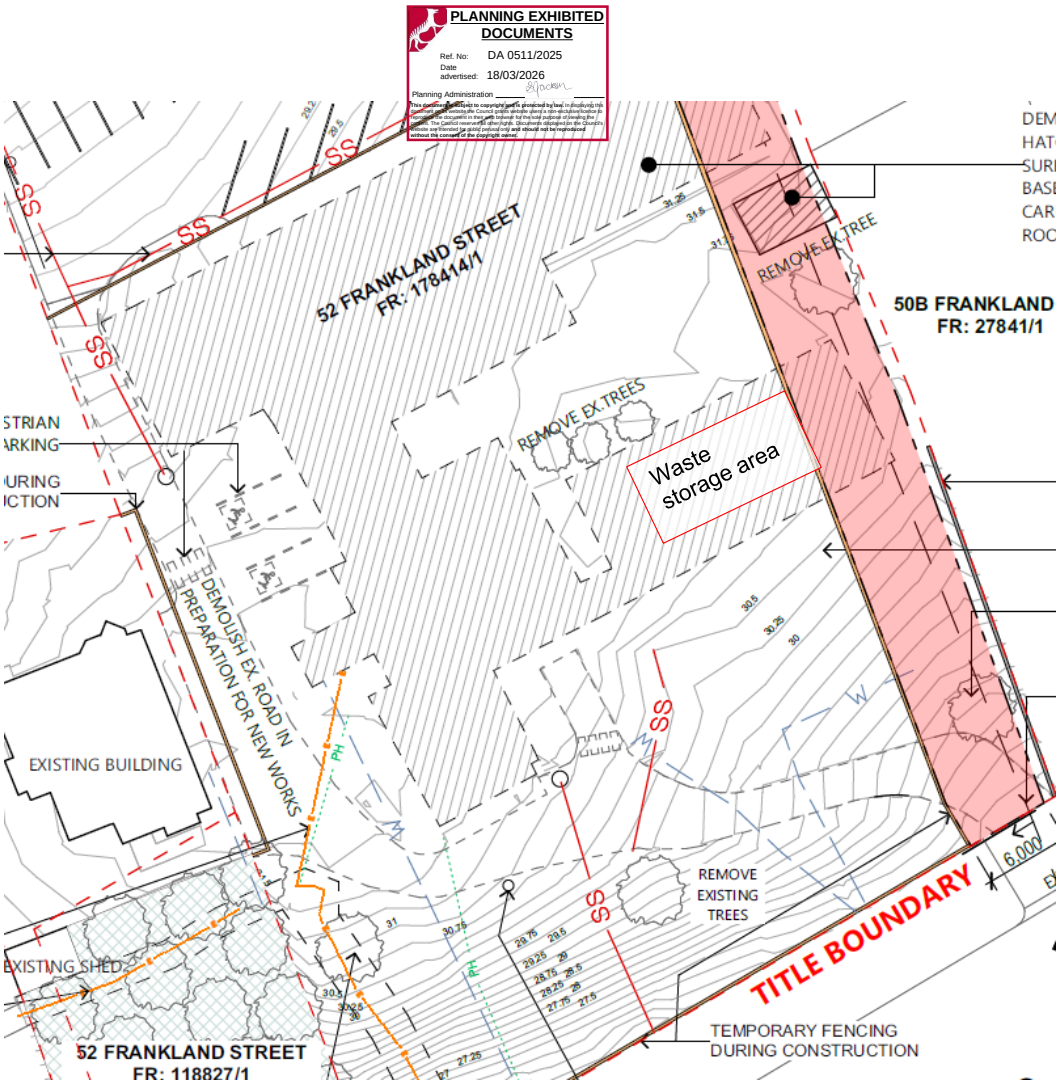

Figure 2 *Indicative waste storage area*

The recommended storage and management approach for each waste type identified in Section 3.1 is summarised in Table 6. The destination for each waste type will be confirmed during detailed construction planning.

Table 6 *Construction waste storage and destination*

Waste	Management	Storage	Potential destinations
Timber/wood	Recycle	Skip bin or stockpile	Launceston Waste Centre
Plasterboard	Recycle	Skip bin or stockpile	Launceston Waste Centre
Bricks	Recycle	Skip bin or stockpile	Launceston Waste Centre
Concrete	Recycle	Skip bin or stockpile	Launceston Waste Centre
Metal	Recycle	Skip bin or stockpile	Launceston Waste Centre / Recycal Metal Recycler
Plastic	Recycle	Skip bin or stockpile	Launceston Waste Centre
Electrical waste	Recycle / dispose	Stored in designated bins	Launceston Waste Centre
Vegetation	Compost	Temporary stockpile	Launceston Waste Centre

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Waste	Management	Storage	Potential destinations
Hazardous material	Dispose	Stored in designated bins	Launceston Waste Centre
General waste	Dispose	Mobile waste bins or skip bins	Launceston Waste Centre
Recyclables	Recycle	Mobile waste bins	Launceston Waste Centre
Excess spoil	Reuse	Temporary stockpile	Onsite and Launceston Waste Centre
Sewage	Dispose	To be collected directly from portable toilet by tanker	Ti-tree Bend Wastewater Treatment Plant

3.3.3 Waste planning

Waste planning activities will include:

- Implementing weather protection for stored materials on site, to maximise their usability and minimise deterioration or waste
- Encouraging bulk handling and use of reusable and returnable packaging materials
- At the time of tendering, advise contractors and sub-contractors and suppliers of the requirements to minimise waste on site
- Include provision in the tender documentation for the client to monitor the use of waste and recycling bins on site.

3.3.4 Onsite controls

The onsite controls for appropriate management of construction wastes will include:

- Segregating wastes generated on site, using different skip bins for recycling and waste, with separate bins or stockpiles for different recyclable materials
- Discuss the site's waste management and recycling policies and practices with employees and subcontractors during site inductions and toolbox talks
- Ensuring all waste disposal bins are clearly marked
- Waste tracking, record keeping and reporting requirements including keeping records of quantities of waste and recycled materials disposed of, and the destinations of these materials
- Ensuring that wastes are only disposed to licenced facilities lawfully able to accept the waste type.

3.3.5 Waste disposal and recycling facilities

The Launceston Waste Centre (LWC) is located approximately six kilometres north of the site. The facility is permitted to accept up to 150,000 tonnes per year of the following waste types excluding clean fill material in accordance with Environment Protection Notice (EPN) 7175/1 (DPIWE , 2005).

- Inert waste
- Clean fill
- Putrescible waste
- Asbestos
- Medical sharps, stored as per relevant Australian Standards
- Sanitary waste
- Animal effluent and residues
- Sewage sludge
- Soil with low contamination level
- Batteries (storage for recycling)
- Waste oil (storage for recycling)

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The City of Launceston notes that the LWC also accepts fluorescent tubes and bulbs (City of Launceston, 2024).

Recycal is a recycling facility located approximately eight kilometres north of the site. The facility is permitted under EPN 11143/2 (EPA Tasmania, 2023) to receive up to 60,000 tonnes per year of scrap metal. A limit of 30,000 tonnes of waste metal may be stored at the subject site at any one time.

Ti-tree Bend Wastewater Treatment Plant is located approximately 3.5 kilometres northwest of the site. The plant is owned and operated by the Tasmanian Water and Sewage Corporation under EPN 8638/1 (EPA Tasmania, 2011). The plant is permitted to treat up to 25,000 kilolitres per day of sewage or wastewater.

3.3.6 Waste tracking

All controlled waste being transported must be accompanied by the following information, where applicable.

Part 1: To be supplied by the waste producer

- Description of the waste(s) [Use proper shipping name/technical name if applicable for Dangerous Goods]
- The physical nature of the waste
- Waste code(s)
- UN Number(s) and code(s)
- Dangerous Goods Class(es) (UN Class(es)) [and Subsidiary Risk if applicable for Dangerous Goods]
- Packaging Group number
- Amount of waste(s)
- Type of package (e.g. bulk) [and number of packages of each type if applicable for Dangerous Goods]
- Facility name and address
- Facility licence number
- State/Territory of destination
- Name of waste producer
- Address of waste source
- Producer's telephone number
- Emergency contact number in the event of accident or spillage
- Consignment authorisation number
- Producer identification number
- Date of dispatch

Part 2: To be supplied by the transporter

- Name of transporter(s)
- Address of transporter(s)
- Vehicle registration number(s)
- Name(s) of transit State(s)/Territory or Territories
- Transport licence number(s)
- Date of transport
- Type of transport e.g. train, truck

Part 3: To be supplied by the facility operator

- Type of treatment at facility
- Date of receipt at facility
- Any discrepancies noted in information provided in parts 1 and 2 Schedule B should be reported as required by the relevant agency in the jurisdiction in which the facility is located.

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3.3.7 Waste vehicle traffic

The quantum and frequency of waste vehicle traffic will depend on the overall volume of waste and the final demolition contractor works program. At this stage this program and the associated bill of quantities is not known. The only known waste quantity at this stage is the 11,500 m^3 excess spoil from excavation works as summarised in Table 3. If an earth density of 2 tonnes per m^3 is assumed, this equates to a total of 23,000 tonnes of soil waste.

Based on the above, the number of waste vehicle trips across both demolition phases has been estimated on the following basis.

Total excavation loads

Vehicle conversation factors within Table 4.1 of the *NSW Environment Protection Authority (EPA) Waste Levy Guidelines (July 2015)* provide a tonnage-to-load ratio to measure the quantity of the load of waste, for the specified type of vehicle in which the waste is transported. These rates and the estimated total number of trips needed to transport the waste from this demolition are summarised in Table 7 below. It is noted that trips are considered as a single direction, so collection of one waste load is assumed to result in two vehicle trips (one in and one out of the site).

Table 7 Waste conversion factors by types of open truck

Demolition Phase	Predominant waste truck type*	Tonnage of demolition waste load	Resultant total loads expected	Resultant total Trips expected
Excavation	Twin steer with twin rear axles	7.61	3,023	6,046

**Assumption for the purpose of this analysis. Requires confirmation by the final demolition contractor engaged*

Based on the assumptions and outcomes outlined in Table 7, a total of 6,046 waste vehicle trips is estimated to be generated to dispose of the excavation waste. The construction period over which this will occur is not currently known and is subject to contract refinement. Notwithstanding, this excavation period is expected to result in the highest frequency of waste vehicle movements during the construction program. Table 8 provides an indicative number of waste vehicle trips per day based on different lengths of this excavation period.

Table 8 Indicative waste vehicle trips per day to support excavation waste removal

Parameter	Number of 6-day weeks (assuming 10 operating hours per day)			
	10 weeks	15 weeks	20 weeks	25 weeks
Required loads/day*	50.38	33.59	25.19	20.15
Required trips/day*	102	68	52	42

** Based on assumptions outlined in Table 4*

The estimated traffic generation in Table 8 shows fewer traffic movements per day than is currently generated by the staff car parking at 52 Frankland Street as summarised within GHD's Mental Health Precinct – Traffic Impact Assessment (13 November 2025). Whilst this will result in a higher proportion of heavy vehicle traffic accessing the site, these movements will be distributed across the working day, resulting in approximately 4-10 vehicle movements per hour for the excavation periods shown. This traffic volume is not expected to have a significant detrimental impact on the road network.

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4. Waste management during operation

This section outlines procedures for the safe handling, storage, transportation, and disposal of clinical and related waste in compliance with the *Approved Management Method for Clinical and Related Waste 2007* developed by the Department of Tourism, Arts and the Environment (DTAE), Tasmania.

4.1 Waste management hierarchy

The waste management hierarchy (DTAE, 2007) serves as a guiding framework for prioritising waste management strategies in this WMP. This hierarchy establishes an order of preference for waste management actions, aiming to minimise environmental impact, enhance resource efficiency, and reduce costs associated with waste disposal.

The primary objective of the waste management hierarchy is to reduce potential hazards to human health and the environment by avoiding or minimising waste generation wherever possible.

Secondary objectives include:

– Promoting the efficient use and conservation of resources
– Reducing the need for disposal through waste recovery and recycling
– Enhancing cost efficiency by lowering waste disposal expenses and material procurement costs

Table 9 Waste hierarchy and implementation at the MHP

Waste hierarchy	Implementation
Waste avoidance	Waste avoidance can be achieved through product substitutions, product modification, and procedural changes where clinically appropriate. The following practices would be explored and implemented during operation: – Implement inventory management to prevent over-ordering of medical supplies, pharmaceuticals, and consumables – Choose reusable medical instruments over single-use items where clinically appropriate – Review housekeeping and purchasing policies periodically to avoid excessive waste, without compromising work standards or environmental outcomes. – Consult the manufacturer and supplier to determine if toxic product can be substituted by non-toxic product or modified. – Request the manufacturer and supplier to reduce unnecessary packaging or replace polystyrene foam with recyclable or biodegradable fillers. – Minimise the variety of products used and streamline product selection helps prevent shelf-life issues and reduces the number of partially used containers that require disposal. – Purchase appropriately sized containers and buy chemical products in container sizes suited to actual usage can be more cost-effective than purchasing larger volumes at a lower unit cost, which may lead to wastage and disposal of unused portions. – Reduce hazardous material inventory and keep hazardous materials inventory to a minimum and implement a stock rotation system, ensuring older containers are used first. This will help prevent the disposal of expired, unused materials.
Reuse	– Reusable items would be prioritised over disposable alternatives when clinically appropriate and practical. – Encourage the use of washable gowns, linens, and food trays instead of disposable options.
Recycling	– Establish recycling systems for waste streams generated onsite including: • Paper and cardboard • Bottles and cans • Packaging and plastics – Ensure signage on recycling bins or in recycling areas to promote correct recycling practice – Use color-coded waste bins to separate general, recycling and clinical hazardous waste streams – Provide regular information and education to staff on appropriate usage and recycling bins – Investigate alternative uses for organic waste that cannot be reduced or reused (i.e. composting)

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Waste hierarchy	Implementation
	– Explore opportunities for recycling waste types not included in the main waste stream separation (i.e. batteries, coffee cups, e-waste, etc.)
Energy recovery	– Explore facilities that convert non-recyclable waste into energy where feasible, although clinical and related waste from the MHP may not be suitable for this purpose.
Treatment	– Consider sterilisation and/or chemical treatment to safely treat hazardous waste before disposal
Disposal/ containment	– Ensure waste is disposed of in accordance with the WMP – Partner with licensed waste disposal contractors for appropriate treatment of clinical and related waste

4.2 Waste definitions and classification

'Clinical Waste' means waste generated in a clinical setting that is comprised of materials in one or more of the categories described in Table 10, except where one or more of the listed exclusions applies. It includes:

– Pathology and sampling waste directly involved in laboratory testing
– Human anatomical waste
– Blood and body fluids and materials or equipment containing human blood or body fluids
– Animal tissue, carcasses or other associated animal waste arising from laboratory investigation, or from medical or veterinary research or treatment
– Discarded sharps (i.e. an object capable of cutting or penetrating the skin).

'Related Waste' means waste generated in a clinical or similar setting that constitutes, or is contaminated with, cytotoxic, pharmaceutical, chemical or radioactive material as described in Table 10, except where one or more of the listed exclusions applies. It includes:

– Cytotoxic
– Pharmaceuticals
– Chemical
– Radioactive waste.

All clinical and related wastes are classified as 'controlled waste' under the provisions of the EMPCA.

Table 10 Clinical and related waste definitions and exclusions

Classification	Description	Exclusions
Clinical waste		
Pathology and sampling waste	– All specimens and associated wastes directly involved in specimen processing. This category includes tissues, disposable bench protectors, gloves and aprons, vials, test strips and cards, solid wastes from auto-analysers, specimen collection containers, suspensions of micro-organisms in tissue culture, discarded blood and blood products, cultures and contaminated material such as growth media (nutrient agars, broths), used culture dishes and so on.	– Urine & faecal specimens discharged directly to sewer. – Hair, nails and teeth (unless contaminated with free-flowing blood) – Cultures prepared for consumption in the food industry – Effluent from laboratory auto-analysers where discharged directly to sewer (with prior approval from the relevant sewerage authority)
Human anatomical waste	– Human tissue, organs, limbs, biopsy specimens, foetuses and placentae.	– Hair, nails and teeth (unless contaminated with free-flowing blood) – Foetuses requested by parents for private burial – Placentae requested for home retention

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Classification	Description	Exclusions
		– Corpses
Blood and body fluids	– Blood and blood products (such as sera and plasma) and other body fluids including excretions, exudates, suction fluids, fluid wastes emanating from dialysis, cerebrospinal, pleural, pericardial, peritoneal and amniotic fluids, and any fluid visibly contaminated with blood. – Materials and equipment heavily saturated with blood or body fluids, or containing free-flowing or expressible blood or body fluids. May include disposable gowns, dressings, gauze sponges, lavage tubes, drainage sets, surgical gloves and so on.	– Blood and body fluids disposed directly to sewer. – Sanitary waste (Such as tampons, sanitary napkins, nappies, incontinence pads), unless from a person with, or suspected of having, a communicable disease, or undergoing cytotoxic drug therapy.
Animal tissue and carcasses	– Tissue, carcasses, bedding materials and other waste arising from animals used in chemical, drug or microbiological laboratory investigation, or for medical or veterinary research or treatment. This includes animal waste contaminated with infectious organisms or chemical residues, and materials contaminated with urine, faeces and/or vomitus where the animal has been in contact with an infectious organism.	– Animals used in educational institutions for dissection purposes.
Sharps	– Discarded items capable of cutting or penetrating the skin and includes syringes, needles, lancets, and scalpel blades, ‘spikes’ of intravenous sets, pasteur pipettes, microscope slides and coverslips, and broken glass. Hard plastic items such as broken plastic pipettes are also classified as ‘sharps’ waste. – This category includes sharps generated in the home or public places commonly referred to as ‘Community Sharps’.	– Sharps contaminated with cytotoxic substances are to be managed as: Cytotoxic Waste. – Sharps contaminated with radioactive material are to be managed as: Radioactive Waste.
Related waste		
Cytotoxic	– Material that is, or may be, contaminated with a cytotoxic drug (that is, one capable of impairing, injuring or killing cells) during the preparation, transport, or administration of chemotherapy. Includes cytotoxic drugs, vials, materials or equipment contaminated with cytotoxic drugs, as well as the sanitary waste from any person undergoing treatment with cytotoxic drugs.	– Urine, faeces and/or vomitus from patients undergoing cytotoxic drug therapy.
Pharmaceutical	Includes antibiotics, endocrine disruptors, medications, whether in vial, ampoule, tablet, inhaler or capsule form, arising from: – Pharmaceuticals that are returned by patients or discarded by the public; – Pharmaceuticals that are past their expiry date; – Pharmaceuticals discarded by the manufacturer due to failed quality control specifications or contaminated packaging; – Pharmaceuticals that are no longer wanted or required by the facility; – Waste generated during pharmaceutical manufacture and administration, and – Waste otherwise contaminated by pharmaceuticals	– Non-hazardous materials such as, normal saline, dextrin, nutrient solutions and any intravenous fluids that do not have hazardous additives. – Materials containing trace quantities of pharmaceutical – for example, used plastic syringes with sharps removed; used intravenous sets with ‘spikes’ removed (managed as ‘sharps’) and empty pill bottles. – Urine, faeces and/or vomitus containing low levels of pharmaceutical or associated metabolic by-products from patients undergoing therapy
Chemical waste	– Waste generated from the use of chemicals in medical and dental clinics, funeral parlours, veterinary, and laboratory procedures, including waste mercury and amalgams, waste solvents, waste chemical reagents, embalming and preserving fluids, spent photographic developing and fixing solutions (such as from X-rays), waste disinfectants and sterilising solutions.	– No exclusions

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Classification	Description	Exclusions
Radioactive waste	– Waste which is also a radioactive material as defined in section 6(3) of the *Radiation Protection Act 2005*.	– No exclusions

General waste refers to any waste that is not a 'controlled waste' and is not contaminated with a 'controlled waste' (such as clinical and related waste). List of key general waste streams that would be generated from the MHP are provided in Table 11.

Table 11 General waste definitions and exclusions

Classification	Description	Exclusions
Sanitary	– Disposable nappy and incontinence product waste as well as feminine hygiene sanitary products such as tampons and sanitary pads. Includes bulk sanitary waste generated from public areas or commercial premises, provided an appropriate disposal system is used.	– Sanitary waste from patients with, or suspected of having, a communicable disease must be segregated and managed as clinical waste. – Sanitary waste from any person receiving cytotoxic drugs must be segregated and managed as cytotoxic waste
Plastics	– Such as single-use syringe barrels, drained dialysis bags and tubing sets, naso-gastric feeding tubing, bed liners and intravenous drip equipment not containing 'sharps'.	– Plastics contaminated with pharmaceutical, cytotoxic, radioactive or chemical material must be segregated and managed accordingly.
Miscellaneous	– Waste materials including paper, flowers, cardboard, textiles, packaging waste and organic waste such as garden waste, food, vegetable matter, wood fibre and other non-contaminated material.	– Medical records must be labelled 'Confidential' and managed through appropriate security measures.

4.3 Waste management overview and management strategies

4.3.1 Waste types and generation

The new MHP is expected to generate general waste and typical clinical and related waste during operation. The waste generation has been estimated based on the waste data identified from the existing mental health unit. The key waste streams and their associated hazards are summarised in Table 12.

Table 12 Key waste streams

Waste streams	Source of waste	Estimated generation (m^3/wk)	Waste classification	Potential hazard
Clinical waste	– Used dressings, swabs, and bandages – Used personal protective equipment (PPE) – Syringes, needles, and other sharps – Bodily fluids and contaminated items – Contaminated linens and beddings	1.1	Controlled waste	– Risk of transmission of diseases through contact with blood, bodily fluids, and contaminated items – Sharps can cause injuries and transmit infections – Improper handling or disposal can spread pathogens
Pharmaceutical waste	– Expired or unused medications (e.g.,	0.1	Controlled waste	– Accidental ingestion or

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Waste streams	Source of waste	Estimated generation (m^3/wk)	Waste classification	Potential hazard
	tablets, capsules, injectables) – Partially used vials and ampoules – Empty medication blister packs – IV bags and tubing containing medication residue – Narcotic and controlled drugs for destruction – Inhalers and medicated patches			exposure to medications – Improper disposal can contaminate water and soil – Exposure to certain medications can cause adverse reactions
Cytotoxic waste	– Cytotoxic waste is unlikely to be generated at the MHP	NA	Controlled waste	NA
Radioactive waste	– Radioactive waste is unlikely to be generated at the MHP	NA	Controlled waste	NA
Recyclables	– Paper and cardboard – Plastic bottles and containers – Glass bottles – Aluminium cans – Clean metal and plastic packaging	0.5	Non-controlled waste	– Broken glass, metal cans, and plastic edges can cause cuts and punctures – Cross contamination if mixed with clinical and related waste
Cardboard	– Cardboard packaging – Paperboard	3.0	Non-controlled waste	– Cross contamination if mixed with clinical and related waste
Paper waste	– Office paper – Newspapers and magazines – Paper packaging	0.1	Non-controlled waste	– Cross contamination if mixed with clinical and related waste – Leaking of confidential information if not securely stored or disposed of
General waste	– Non-recyclable packaging materials – Non-contaminated PPE – Disposable cups, cutlery, and napkins –	18.7	Non-controlled waste	– Cross contamination if mixed with clinical and related waste –
Organic waste	– Food waste – Garden organics	0.2	Non-controlled waste	– Food waste can cause odour and attract rodents and insects if not stored properly
Secure paper	– Confidential waste including patient records and reports	0.7	Non-controlled waste	– Leaking of confidential information if not securely stored or disposed of

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Waste streams	Source of waste	Estimated generation (m^3/wk)	Waste classification	Potential hazard
Sanitary waste	– Sanitary pads, tissues and wipes, and incontinence products	0.3	Non-controlled waste	– Cross contamination if mixed with clinical and related waste

4.3.2 Waste management audit

A baseline waste management audit would be conducted at the new MHP to assess performance in terms of safety, efficiency, environmental impact, costs and regulatory compliance. Subsequent audits would be conducted annually or as needed to evaluate their effectiveness and identify further opportunities for improvement.

The waste management audit would include at least the following:

- Types, volumes and/or weight and composition of waste generated
- Hazard assessment
- In-house procedures or processes generating waste (to identify potential elimination options)
- Points of generation, collection and storage sites
- Waste segregation and packaging methods
- Waste storage and transport methods and records
- Treatment and disposal methods and records
- Documented contracts for waste collection, removal and disposal
- Incidence and severity of waste handling injuries
- Incidence and nature of spills and leaks
- Costs of waste packaging, internal and external transport, treatment and disposal
- Effectiveness of current waste segregation procedures
- Effectiveness of education programs
- The response mechanisms/procedures for spills and accidents
- The relationship to current benchmarks or best practice management
- Quality improvement mechanisms.

4.3.3 Staff responsibilities

Staff are responsible for effective waste management at the new MHP. Their key responsibilities would include:

LGH operations management team

- Develop and implement the hospital's waste management plan
- Ensure compliance with local regulations and hospital policies
- Monitor waste generation and disposal practices, identifying areas for improvement
- Provide resources and training to staff on proper waste handling and disposal procedures
- Engage with waste disposal contractors and oversee waste collection schedules

Facility management team

- Oversee daily waste collection, segregation, and disposal
- Ensure proper functioning of waste management equipment such as bins, bags and trolleys
- Conduct routine audits to ensure compliance with waste management protocols
- Manage the inventory of waste disposal supplies (e.g. bins, liners)
- Maintain records of waste generation and disposal for reporting and compliance

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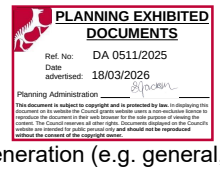

Medical and nursing staff

- Segregate waste at the point of generation (e.g. general, recycling, clinical)
- Ensure proper use of colour-coded bins for different waste types
- Follow OH&S guidelines for handling hazardous waste
- Report any issues with waste management such as overflowing bins, incorrect segregation and contamination in bins
- Manage pharmaceutical waste, including expired or unused medications
- Ensure proper documentation and disposal of controlled substances
- Follow protocols for the return of unused medications where applicable

Housekeeping staff

- Collect and transport waste from clinical and non-clinical areas to central waste storage
- Ensure proper waste segregation and disposal according to guidelines
- Maintain cleanliness of waste disposal areas
- Segregate food waste and recyclables

All staff would be required to follow hospital waste management policies and procedures and report any incidents or non-compliance related to waste management.

4.3.4 Waste management committee

A waste management committee would be established at the MHP under the LGH Operations Management Team to support effective waste management. The committee would consist of representatives from key operational areas to ensure a comprehensive approach to waste management. This includes but not limits to clinical practice, facility management, procurement, health and safety management.

The committee will report to the LGH Operations Management Team. A detailed terms of reference will be developed prior to the operation of the MHP.

The key objectives of the committee include purchasing, environmental, communication and training.

Table 13 Waste management committee objectives

Objectives	Description
Purchasing policy	– Promote purchasing of products with minimal packaging and longer shelf life – Encourage the use of recyclable and environmentally friendly materials – Minimise single-use items where possible
Environmental policy	– Reduce the environmental footprint by improving waste segregation and recycling rates – Ensure compliance with local environmental regulations – Promote waste reduction through source control and reuse initiatives
Communication	– Provide regular updates to hospital staff on waste management performance and improvements – Establish a feedback mechanism for staff to report issues or suggest improvements – Engage with waste contractors and local authorities to ensure best practices
Education and training	– Develop and implement a staff training program covering waste segregation, handling and disposal – Include waste management awareness in staff induction – Conduct refresher training sessions to address common issues and update staff on policy changes

The committee will be responsible for the following:

- Develop and oversee the WMP to ensure alignment with hospital policies and regulatory requirements
- Monitor waste generation and disposal to identify trends and opportunities for improvement
- Review and implement waste minimisation strategies, including recycling and reduction initiatives
- Ensure proper segregation and handling of clinical, hazardous, and general waste

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- Review incident reports related to waste management and recommending corrective actions
- Ensure compliance with environmental and occupational health and safety standards
- Engage with external waste contractors to optimise collection and disposal services
- Conduct waste audits to measure performance and inform improvement initiatives
- Develop training and education programs to improve staff awareness and compliance

4.4 Waste segregation and packaging

The objectives of waste segregation and packaging include:

- Proper segregation of all waste streams at the point of generation
- Minimise waste to landfill by increasing recycling and recovery rates
- Reduce contamination in recyclable waste by ensuring accurate segregation
- Promote safe handling and disposal of hazardous and clinical waste
- Comply with local environmental regulations and industry best practices
- Educate and train staff to improve awareness and participation in waste segregation practices

The new MHP targets to achieve 100% compliance in waste segregation and zero incidents from waste handling.

General procedures for waste segregation including:

- Implement color-coded systems and proper labelling to differentiate waste types, outlined in Table 14.
- Ensure waste is stored securely to prevent contamination.
- Waste receptacles are designated for specific materials based on the colour and/or symbols/wording on the receptacle. No receptacle will be used for any material other than for which it has been designated.
- Clear signage will be placed to assist to advise on the waste stream for which the bin is intended.
- All waste collection areas (including ward/office areas) will be clearly identified so that waste can be stored correctly.
- All small waste receptacles will be cleaned regularly to minimise odour and address infection control requirements.
- Operating procedures and safety advice will be provided and posted in areas as required, including any mechanical waste equipment such as a compactor or bin lifter.
- Containers and bags would be filled to a maximum of two-thirds of their capacity, or 6kg, whichever is the lesser, and sufficient air space is permitted for the container or bag to be securely sealed once capacity is reached. Staples or other closure devices with sharp protuberances or edges would not be used to seal containers or bags.
- Spill kits for clinical waste would be located in the collection areas as required.

Table 14 Colour coding and labelling of wastes

Waste stream	Comments	Container colour	Container type	Marking and sign
Clinical	Foetuses knowingly obtained through medical procedures, regardless of appearance, and visually recognisable body tissues; such as limbs; not requiring legal burial; would be specifically packaged and labelled.	Yellow	Plastic bag	Black biological hazard and clearly labelled as 'Biohazard' 
Sharps	MHP would use sharps containers that comply with either AS 4031-1992 *Non-Reusable Containers for the Collection of Sharp Medical Items used in Healthcare Areas*, or AS/NZS: 4261-1994 *Reusable Containers for the Collection of Sharp Items used in Human or Animal Medical Applications*. Waste collection companies who supply, collect and/or service, reusable sharps containers should ensure compliance with AS/NZS 4478-1997 *Guide to*	Yellow	Rigid-walled sharps container meeting appropriate Australian Standard	

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Waste stream	Comments	Container colour	Container type	Marking and sign
	the Reprocessing of Reusable Containers for the Collection of Sharp Items used in Animal Clinic/Medical Applications.			
Chemical	Chemical waste would be retained in their original labelled containers. If materials have been removed from their original containers, the receiving container must be compatible with the intended contents and must be fully labelled with specific chemical details, together with appropriate warning symbols.	Blue	Rigid plastic bins	-
Pharmaceutical	Pharmaceutical waste would be collected into tamper-proof containers designed to resist impact-rupture, capture spills, and prevent the removal of waste, once disposed.	Blue	Tamperproof containers	-
Recycling	Recyclables would be collected and disposed into small waste receptacles located at staff rooms, patient rooms, public areas and near vending machines before transferring to the mobile garbage bins (MGB).	Black or dark green bins with red lid	Plastic bins	
General waste	General waste would be collected and disposed into small waste receptacles located at staff rooms, patient rooms, public areas and near vending machines before transferring to the mobile garbage bins.	Black or dark green bins with yellow lid	Plastic bins	
Organic waste	Food waste would be collected separately and disposed of in food waste receptacles located in dining areas, using biodegradable bin liners for bagging. Garden waste will be collected by gardeners and placed in food organics and garden organics (FOGO) bins.	Black or dark green bins with green lid	Plastic bins	-
Secure paper	Secure paper would be disposed of in the secure paper bins. The bins would remain locked at all times.	Blue bins with blue lid	Plastic bins	-

Cytotoxic and radioactive waste are unlikely to be generated at the MHP.

Further actions would include ongoing staff training and education, enhancing infrastructure based on audit findings as well as investigating new technologies for onsite waste compaction and recycling.

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4.5 Waste storage

4.5.1 Bin configuration

Table 15 provides the proposed bin configuration for the new MHP, including bin sizes, number of bins, collection frequency and bin footprint.

Table 15 Waste storage and proposed bin configuration

Waste streams	Estimated generation (m^3/wk)	Bin size (L)	Number of bins required	Collection frequency	Bin footprint required (m^2)
Clinical waste	1.1	240	2-3	Five times per week	0.43
Pharmaceutical waste	0.1	Various sizes (500ml to 20L)	6	Weekly	Minimal
Recyclables	0.5	240	2	Weekly	0.85
Cardboard	3.0	660	1	Five times per week	1.71
Paper waste	0.1	240	1	Weekly	0.43
General waste	18.7	660	6	Five times per week	6.82
Organic waste	0.2	240	1	Weekly	0.43
Secure paper	0.7	240	3	Weekly	1.28
Sanitary waste	0.3	20	One per cubicle	Weekly	Minimal, within bathroom facilities
Total	**24.2**	**-**	**16**	**-**	**15.35**

Bins will mainly be stored in the waste room on ground level, shown in Figure 3. Some of the bins will be stored in level 1 and level 2 for easy disposal and temporary storage, prior to be transported to ground level for collection (Figure 4 and Figure 5).

The designated waste areas across the three levels are appropriately sized to accommodate the required waste storage and to allow safe and efficient bin manoeuvring. Appendix D sets up a clear plan of the bin locations and markups, including the calculated bin room sizing and the recommended bin types for each area. The layouts also demonstrate capacity for spare bins, confirming that additional storage can be accommodated where needed.

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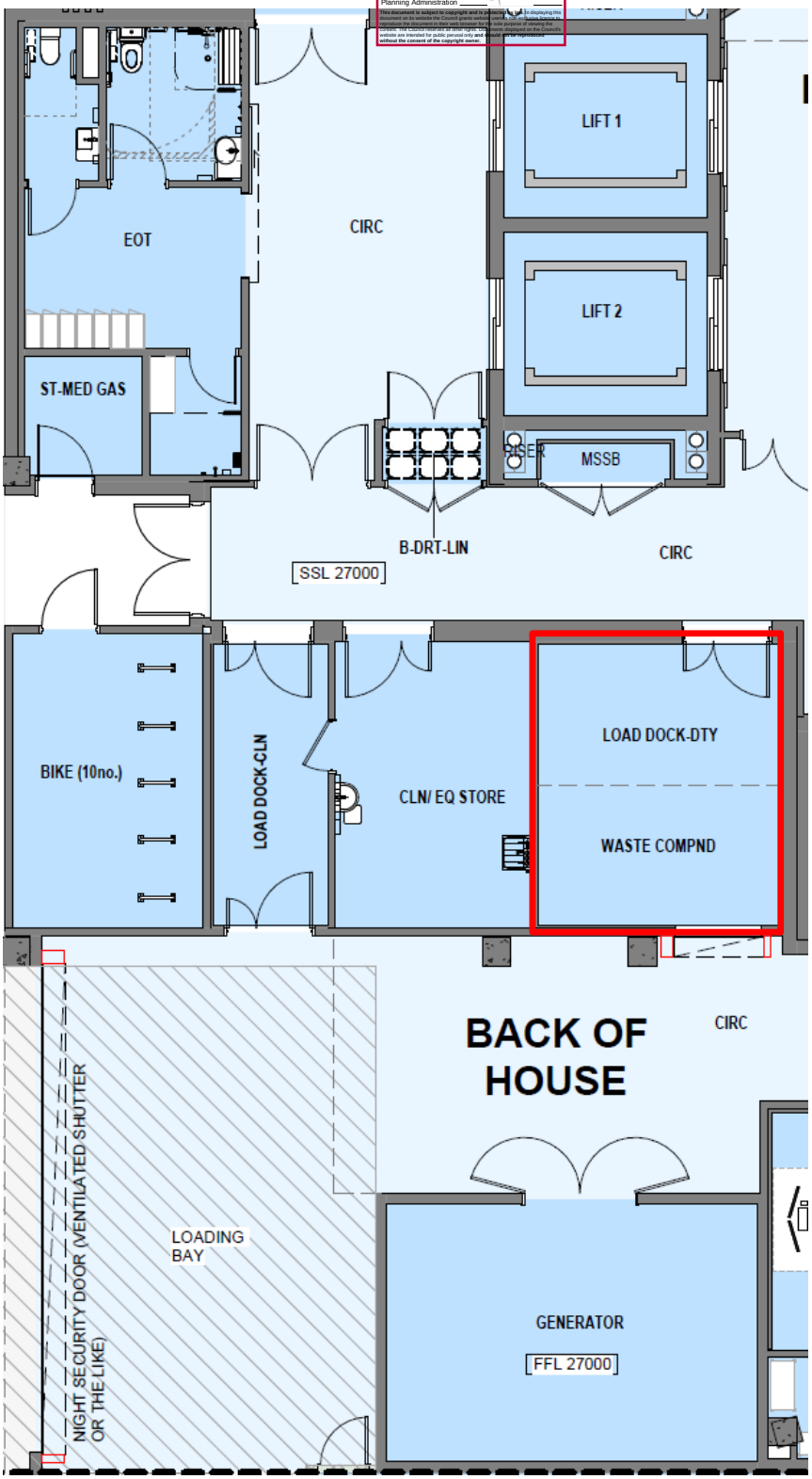

Figure 3 *Designated waste room on ground floor*

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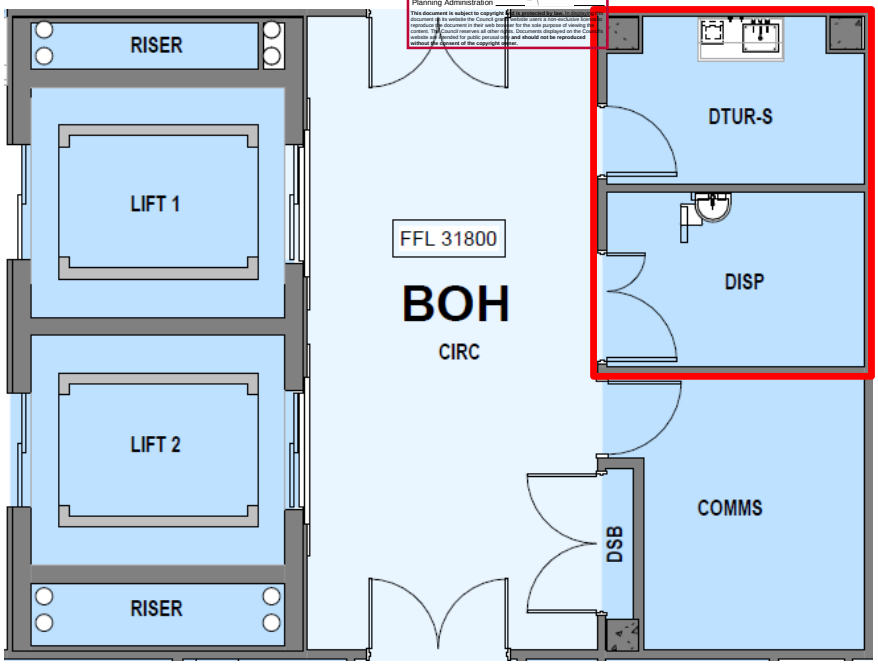

Figure 4 Designated waste room on first floor

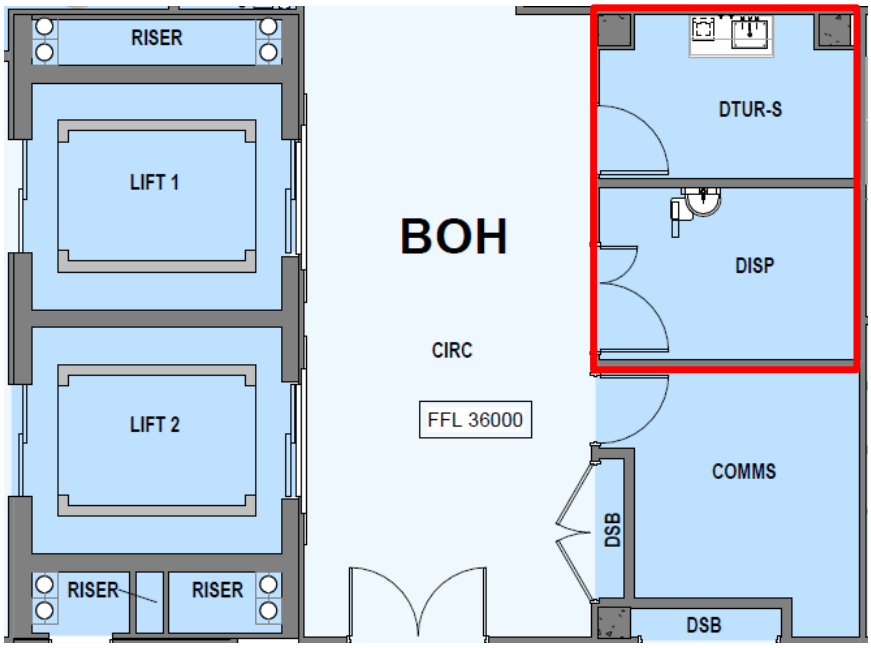

Figure 5 Designated waste room on second floor

4.5.2 Storage requirements

Waste, particularly clinical and related waste, that cannot be immediately removed for treatment or disposal would be stored in a manner that:

- Prevents spills and contamination.
- Controls noxious odours and avoids public offence.

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– Ensures waste is contained securely in appropriate containers to prevent accidental leakage.

The waste storage area would feature the following prior to operation:

– Have an impervious base to prevent liquid penetration.
– Be bunded (with continuous base and walls) to prevent spills and wastewater run-off.
– Be constructed free of gaps and cracks to ensure structural integrity.
– Be covered to protect from weather exposure.

The storage area should:

– Be located away from patient and public access areas, dining areas and air conditioning intakes and windows.
– Be segregated from areas used to store other materials such as cleaning supplies, consumables.
– Be able to be locked to prevent access by unauthorised persons.
– Display appropriate signage, including:
  - "Clinical Waste" and the biohazard symbol (black).
  - Clear separation for waste destined for different treatment methods (e.g., incineration, recycling).
– Have adequate lighting and ventilation to prevent odours and maintain hygiene.
– Include adequate spill containment (e.g., bunding or sumps) to prevent off-site migration of spills.
– Be equipped with spill kits that are easily accessible in all storage and waste handling areas.
– Be designed and fitted out to:
  - Facilitate cleaning and disinfection.
  - Maintain hygiene and support post-spill decontamination.
– Be vermin-proof and maintained in a clean and tidy condition.

4.5.3 Waste storage controls

Waste storage controls will include:

– Clinical and related waste should not be stored for extended periods at ambient temperatures to avoid odours and contamination.
– Storage area should have adequate PPE to ensure staff safety during handling and storage.
– Spill kits should be:
  - Strategically placed at waste generation points and storage areas.
  - Maintained in working order and regularly restocked.
  - Staff should be trained in the use of spill kits and spill containment procedures.
– Storage of small waste volumes can be achieved using:
  - Suitable, labelled, rigid-walled containers.
  - Containers should be kept in a secured area with restricted access.
– Workplace Standards Tasmania should be consulted to determine the applicability of Dangerous Goods legislation for the storage of chemicals and pharmaceutical waste.

4.5.4 Future actions

Future actions include regular inspections to ensure compliance with safety and hygiene standards, ongoing staff training on waste segregation, handling, and storage procedures as well as performance review to identify and address gaps or inefficiencies.

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4.6 Waste transport

Effective waste transport at the MHP is critical to ensure that waste is moved safely, securely, and in compliance with regulatory requirements.

4.6.1 Objectives and targets

The key objectives of the waste transport strategy are to:

- Ensure all waste is transported in a safe and secure manner to avoid spills, contamination, and health risks.
- Comply with the *Dangerous Goods Act 1998 (Tasmania)* and the Australian Code for the Transport of Dangerous Goods by Road and Rail.
- Minimise environmental impact by reducing waste transport distances and optimising logistics.
- Maintain clear documentation and tracking of waste movement to ensure accountability and compliance.

It targets to achieve 100% compliance with transport safety standards and environmental regulations, minimise the risks and reduce incidents (spills, leaks) to zero.

4.6.2 Transport safety

Housekeeping staff would be responsible for moving waste from the point of generation or initial storage to the centre storage area using solid-base garbage trolleys. The trolleys would be designed to prevent leakage and reduce the need for manual handling. Clinical and related waste must be contained during transit in purpose-designed containers such as bags, boxes and bins. Clinical and related waste must not be compacted during transport, and must be clearly marked as clinical and related waste for transport to the receival facilities.

MHP would only engage approved controlled waste transporter for waste collection and inform the nature of the waste being transported. MHP would also ensure that all waste transport staff are trained in handling clinical and related waste.

4.6.3 Waste tracking

All controlled waste including clinical and related waste being transported must be accompanied by the following information, where applicable.

Part 1: To be supplied by the waste producer

- Description of the waste(s) [Use proper shipping name/technical name if applicable for Dangerous Goods]
- The physical nature of the waste
- Waste code(s)
- UN Number(s)
- UN Code(s)
- Dangerous Goods Class(es) (UN Class(es)) [and Subsidiary Risk if applicable for Dangerous Goods]
- Packaging Group number
- Amount of waste(s)
- Type of package (e.g. bulk) [and number of packages of each type if applicable for Dangerous Goods]
- Facility name
- Facility address
- Facility licence number
- State/Territory of destination
- Name of waste producer
- Address of waste source
- Producer's telephone number

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- Emergency contact number in the event of accident or spillage
- Consignment authorisation number
- Producer identification number
- Date of dispatch

Part 2: To be supplied by the transporter

- Name of transporter(s)
- Address of transporter(s)
- Vehicle registration number(s)
- Name(s) of transit State(s)/Territory or Territories
- Transport licence number(s)
- Date of transport
- Type of transport e.g. train, truck

Part 3: To be supplied by the facility operator

- Type of treatment at facility
- Date of receipt at facility
- Any discrepancies noted in information provided in parts 1 and 2 Schedule B should be reported as required by the relevant agency in the jurisdiction in which the facility is located.

4.6.4 Future actions

Future actions would include:

- Conduct regular training for staff and contractors on waste transport procedures, safety measures, and documentation requirements.
- Review and upgrade transport vehicles and equipment to meet changing regulatory requirements and best practices.
- Conduct regular waste management audits to monitor transport performance and compliance and address any identified gaps or inefficiencies in transport practices.
- Explore options for optimising waste transport routes to reduce travel time, costs, and environmental impact.

4.7 Waste treatment and disposal

General waste generated from the MHP would be disposed of at Launceston Waste Centre (LWC), located at 19 Cavalry Rd, Mowbray. The LWC is approximately six kilometres north of the MHP and is licensed to accept a maximum of 150,000 tonnes of waste per annum. The LWC accepts a range of waste streams including general waste, garden organics, tyres and recyclables such as metals, glass, appliances and E-waste.

Cardboard and recyclables would be collected and recycled at a recycling facility operated by Veolia (18 Kelcey Tier Rd, Spreyton), which is located approximately 90 kilometres to the northwest of the MHP. The facility processes approximately processes 9,200 tonnes of material per annum.

Clinical and related waste would be collected by Cleanaway and transported to Cleanaway's clinical waste treatment facility at 47 Crooked Billet Drive, Bridgewater (PCE No. 10967). The treatment facility is located approximately 180 kilometres to the south of the MHP and is licensed to accept a maximum of 1,800 tonnes of clinical waste per annum. Treatment of clinical waste includes autoclave, penetrative steam, offsite treatment/incineration, with treated waste transported offsite for disposal.

Alternative treatment and disposal options would be evaluated on a regular basis to improve efficiency and ensure compliance with regulations.

Figure 6 provides the flowchart of required waste treatment measures (EPA Victoria, 2004).

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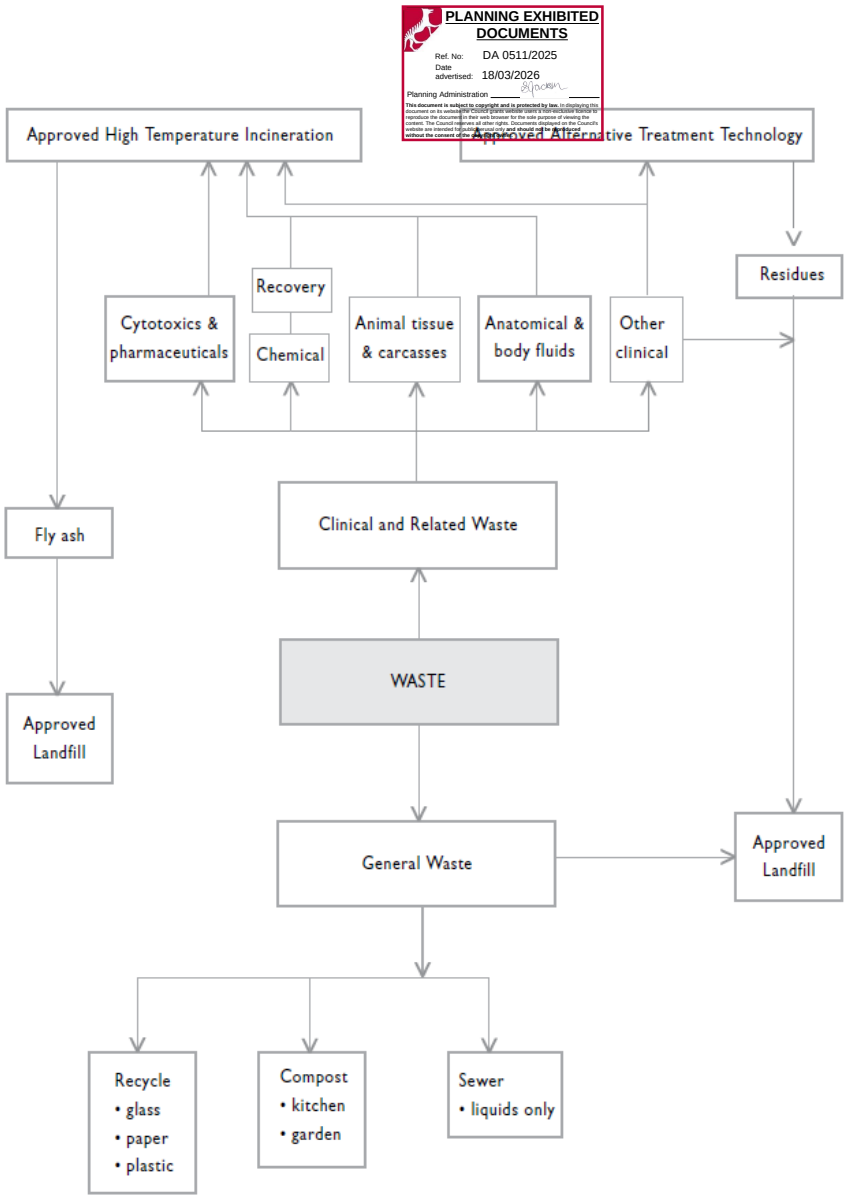

Figure 6 Waste treatment options flowchart (EPA Victoria, 2004)

4.8 OH&S training and awareness

All personnel involved in waste management activities must be equipped with appropriate PPE and follow established procedures to prevent accidents and exposure to hazardous materials.

The following PPE will be mandatory for all waste handling activities:

- High-visibility vests
- Safety gloves
- Safety boots with steel caps
- Safety goggles or face shields (when handling clinical and related waste)
- Respirators or masks (when handling materials that produce dust or fumes)
- Hearing protection (when working in high-noise areas)

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Standard Operating Procedures (SOPs) for waste segregation, handling, transport and disposal will be developed and accessible to all employees.

A structured training and awareness program will be implemented prior to operation of the MHP to ensure all personnel are knowledgeable about OH&S requirements and waste management procedures. This would consist of trainings covering:

– Site-specific hazards and safety procedures
– Correct use of PPE
– Emergency response protocols
– Waste segregation, handling, transport and disposal requirements.

4.9 Complaint response, contingency and emergency planning

4.9.1 Key contacts

LGH has an Emergency Operations Centre (EOC) that serves as the central hub for coordinating and managing emergency responses. The list of emergency contacts is provided in Table 16.

Table 17 provides the list of key staff involved in waste management and emergency response at the MHP. This includes the waste manager, facility manager, OH&S officer and emergency coordinator.

Contact details for waste contractors will also be maintained for quick coordination in terms of waste removal, transportation and emergency support. Table 18 lists the current waste contractors and will be reviewed on a regular basis.

Table 19 provides the contact number of all relevant external agencies.

All lists will be maintained and accessible to all staff members.

Table 16 Key contact details - LGH emergency response

Position	Phone number
Internal Emergency Number	Dial 222 From mobile phones – Dial 6777 8486
LGH Switchboard	6777 6777
LGH Security	6777 6790
LGH Emergency Management Coordinator	6777 6344 / 0439 421 615
Patient Flow	6777 6366 / 6777 6865
After Hours Nurse Manager	0427 487 458
THS North Satellite Phone	0147 153 405
LGH EOC – COMMANDER	6777 6063
LGH EOC – OPERATION	6777 6019
LGH EOC – LOGISTICS	6777 6011
LGH EOC – PLANNING	6777 6016
LGH EOC – ADMINISTRATION	6777 6014

Table 17 Key contact details – MPH waste management and emergency response

Position	Name	Phone number	Email
Waste manager	TBC prior to operation		
Facility manager			

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Position	Name	Phone number	Email
OH&S officer			
Emergency coordinator			

Table 18 Waste contractor details - waste management and emergency response

Waste contractor	Contact person	Phone number	Email
Veolia	TBC prior to operation		
Cleanaway			
Launceston Waste Centre			

Table 19 External agencies - emergency response

External agencies	Contact number
Ambulance – Non-urgent Calls	1800 008 008
BOC Gases Emergency Resupply	1800 653 572
City of Launceston (Emergency line)	6323 3333
Environmental Protection Authority	1800 005 171
Fire Communication Centre	6169 4313
Police – Non-urgent Calls	131 444
Radiation Protection Unit	6166 7256
TasGas (Gas Emergencies & Outages)	180 2111
TasWater	136 992
WorkSafe Tasmania Hotline	1300 366 322

4.9.2 Complaint management protocol

A structured complaint management process will be implemented to ensure that complaints from staff, patients and the public are handled professionally and efficiently. Steps for complaint management are shown in Table 20.

Table 20 Complaint management protocol

Steps	Description
Receive complaint	– Record the complaint in the Complaint Register. – Acknowledge receipt of the complaint within 24 hours.
Investigate complaint	– Assign the complaint to the relevant manager for investigation. – Assess the validity and nature of the complaint (e.g., noise, odour, waste spillage).
Implement Corrective Action	– Identify the cause and implement corrective measures promptly. – Engage with contractors and staff to resolve the issue.
Communicate resolution	– Provide the complainant with a summary of the investigation and resolution within 5 business days. – If further action is required, communicate a timeline for resolution.
Monitor and review	– Monitor the effectiveness of the corrective action. – Record the outcome in the Complaint Register for future reference.

If the complaint is not resolved within the initial response timeframe or is of a serious nature, it will be escalated to the LGH Operations Management Team for further investigation and resolution.

A complaint register would be maintained onsite and reviewed regularly. Table 21 provides an example complaint register.

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Table 21 *Complaint register - blank*

Complaint number	Date received	Complainant name	Nature of complaint	Assigned manager	Action taken	Date resolved	Outcome

4.9.3 Incident response and spill management plans

LGH Emergency Coordination Manual outlines the including incident response procedures and spill management. Hazardous material leak/spill is categorised as medial risk in the emergency risk assessment.

Immediate actions for hazardous substance spill / leak / release include:

- In the case of life-threatening situations, or a large spill contact the Fire Service by externally dialling 000
- Ensure persons are removed from immediate harm and cordon off the area based on the nature of the substance and size of the spill. Use product safety information to assist in this process.
- Isolate the immediate area, ensure doors are closed as necessary
- Dial '222' and state location, nature of and type of spill and substance name; and request to be put through to the Emergency Management Coordinator
- Where the incident involves specific infrastructure i.e. gases, request support from Building & Engineering, and if issue involves any of the radioactive material on site then contact the Radiation Safety Officer through the Switchboard
- If able to safely do so determine what has been spilled/leaked and how it has occurred
- Seek advice from a relevant subject matter expert were available i.e. Safety Officer
- Obtain the substance's Safety Data Sheet (SDS) from Chem-Alert or via the areas Chem-Alert information folder and follow the recommended course of action applicable for the incident outlined in the SDS
- In the case of a small spill follow the clean-up instructions on the SDS using the areas Spill Kit
- If a fire, explosion or toxic environment risk exists, evacuate the immediate area as per the Code Orange procedures
- If occupants are exhibiting signs of substance exposure evacuate the immediate area, and organise fire and ambulance service assistance immediately
- If the substance HAZCHEM code is visible and ends in an "E" evacuate the area immediately
- Where environmental or wastewater system contamination has occurred, ensure Environment Protection Authority and/or TasWater is contacted as soon as possible

Chemical spill kits would be located around the MHP where there is a potential for a hazardous chemical spill. These kits contain materials to assist in managing substance spills/leaks.

First aid kits would be available in most non-clinical areas and are to be used to implement immediate first aid measures if someone is injured. Use of this equipment should be documented when submitting an incident report. Where first aid is not available the senior staff member present must take measures to ensure the injured person receives appropriate treatment. All first aid kits are recorded on a register and should be serviced on a six-monthly basis by the OH&S officer.

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4.10 Review, monitoring and reporting

To ensure the WMP remains effective and compliant with relevant regulations, a structured review, monitoring, and reporting process will be implemented:

- **Regular reviews**: the WMP will be reviewed annually or as needed to assess the effectiveness of waste handling, complaint management, and incident response processes.
- **Performance monitoring**: request waste contractor to provide data on waste quantities of each stream. Key waste data including waste quantities, contaminations, complaints and incidents will be recorded and tracked. Regular waste audits would be conducted to evaluate effectiveness.
- **Incident and complaint management**: all incidents and complaints will be documented in the Complaint Register. A summary of findings and corrective actions will be provided to the LGH Operations Management Team for review on an annual basis or as needed.
- **Continuous improvement**: recommendations for improving waste management procedures and complaint handling will be integrated into the WMP as part of the review process.

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5. Conclusion

This WMP provides a structured approach to minimising waste impact during the construction and operation of the MHP.

Construction phase

The major waste types generated by the construction activities will include C&D materials from excavation during site preparation as well as from construction of new buildings.

As long as all identified wastes are managed, transported, and disposed of in full compliance with relevant legislative and recommended requirements, and the suggested best site practices and mitigation measures are effectively implemented, no significant environmental impact is anticipated during the construction phase.

Operation phase

During the operation phase, the key waste types generated will include general waste and clinical waste from hospital activities within the precinct.

As long as all wastes are managed, transported, and treated/disposed of in full compliance with relevant legislative requirements, and the recommended mitigation measures are effectively implemented, no significant environmental impact is anticipated during the operation phase.

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Appendix A

Controlled Waste Category Codes

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The following list provides Tasmanian controlled waste category codes and descriptions. The list is based on the 73 controlled waste categories and codes listed in Appendix F of the *Australian hazardous waste data and reporting standard, 2019* (Blue Environment and the Department of the Environment and Energy, 2019).

Table 22 Controlled waste category codes

Waste Code	Waste Category Description
A100	Waste resulting from surface treatment of metals and plastics
A110	Waste from heat treatment and tempering operations containing cyanides
A130	Cyanides (inorganic)
B100	Acidic solutions or acids in solid form
C100	Basic solutions or bases in solid form
D100	Metal carbonyls
D110	Inorganic fluorine compounds excluding calcium fluoride
D120	Mercury; mercury compounds
D130	Arsenic; arsenic compounds
D140	Chromium compounds (hexavalent and trivalent)
D150	Cadmium; cadmium compounds
D160	Beryllium; beryllium compounds
D170	Antimony; antimony compounds
D180	Thallium; thallium compounds
D190	Copper compounds
D200	Cobalt compounds
D210	Nickel compounds
D220	Lead; lead compounds
D230	Zinc compounds
D240	Selenium; selenium compounds
D250	Tellurium; tellurium compounds
D270	Vanadium compounds
D290	Barium compounds (excluding barium sulphate)
D300	Non toxic salts
D310	Boron compounds
D330	Inorganic sulfides
D340	Perchlorates
D350	Chlorates
D360	Phosphorus compounds excluding mineral phosphates
DEADF	Waste that is derived or arises from fish that have died or been killed in the course of finfish farming
E100	Waste containing peroxides other than hydrogen peroxide
E120	Waste of an explosive nature not subject to other legislation
F100	Waste from the production, formulation and use of inks, dyes, pigments, paints, lacquers and varnish
F110	Waste from the production, formulation and use of resins, latex, plasticisers, glues and adhesives
G100	Ethers
G110	Organic solvents excluding halogenated solvents

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Waste Code	Waste Category Description
G150	Halogenated organic solvents
G160	Waste from the production, formulation and use of organic solvents
H100	Waste from the production, formulation and use of biocides and phytopharmaceuticals
H110	Organic phosphorus compounds
H170	Waste from manufacture, formulation and use of wood-preserving chemicals
J100	Waste mineral oils unfit for their original intended use
J120	Waste oil/water, hydrocarbons/water mixtures or emulsions
J160	Waste tarry residues arising from refining, distillation, and any pyrolytic treatment
K100	Animal effluent and residues (abattoir effluent, poultry and fish processing waste)
K110	Grease trap waste
K130	Sewage sludge, sewage residue, nightsoil or sludge from an on-site waste water management system
K140	Tannery wastes (including leather dust, ash, sludges and flours)
K190	Wool scouring waste
M100	Waste substances and articles containing or contaminated with polychlorinated biphenyls (PCBs), polychlorinated naphthalenes (PCNs), polychlorinated terphenyls (PCTs) and/or polybrominated biphenyls (PBBs)
M150	Phenols, phenol compounds including chlorophenols
M160	Organohalogen compounds - other than substances referred to in this list
M170	Polychlorinated dibenzo-furan (any congener)
M180	Polychlorinated dibenzo-p-dioxin (any congener)
M210	Cyanides (organic)/nitriles
M220	Isocyanate compounds
M230	Triethylamine catalysts for setting foundry sands
M250	Surface active agents (surfactants), containing principally organic constituents and which may contain metals and inorganic materials
M260	Highly odorous organic chemicals (including mercaptans and acrylates)
M270	Per-and poly-fluoroalkyl substances (PFAS) contaminated materials, including waste PFAS containing products and contaminated containers
N100	Containers which are contaminated with residues of substances referred to in this list
N120	Soils contaminated with a controlled waste
N140	Fire debris and fire washwaters
N150	Fly ash excluding fly ash generated from Australian coal fired power stations
N160	Encapsulated, chemically-fixed, solidified or polymerised wastes (referred to in this list)
N190	Filter cake contaminated with residues of substances referred to in this list
N205	Residues from industrial waste treatment/disposal operations
N220	Asbestos
N230	Ceramic-based fibres with physico-chemical characteristics similar to those of asbestos
R100	Clinical and related wastes
R120	Waste pharmaceuticals, drugs and medicines
R140	Waste from the production and preparation of pharmaceutical products
T100	Waste chemical substances arising from research and development or teaching activities including those which are not identified and/or are new and whose effects on human health and/or the environment are not known.

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Waste Code	Waste Category Description
T120	Waste from the production, formulation and use of photographic chemicals and processing materials
T140	Tyres

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Appendix B

Controlled Waste Categories and Characteristics

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The following lists provides waste categories and characteristics of controlled wastes, based on the *National Environment Protection (Movement of Controlled Waste between States and Territories) Measure 1998* (Office of Parliamentary Counsel and the Department of Sustainability, Environment, Water, Population and Communities, 1998).

Table 23 Schedule A List 1: Waste categories

Waste stream or wastes having as constituents:
Acidic solutions or acids in solid form
Animal effluent and residues (abattoir effluent, poultry and fish processing waste)
Antimony; antimony compounds
Arsenic; arsenic compounds
Asbestos
Barium compounds (excluding barium sulphate)
Basic solutions or bases in solid form
Beryllium; beryllium compounds
Boron compounds
Cadmium; cadmium compounds
Ceramic-based fibres with physico-chemical characteristics similar to those of asbestos
Chlorates
Chromium compounds (hexavalent and trivalent)
Clinical and related wastes
Cobalt compounds
Containers which are contaminated with residues of substances referred to in this list
Copper compounds
Cyanides (inorganic)
Cyanides (organic)/nitriles
Encapsulated, chemically-fixed, solidified or polymerised wastes referred to in this list
Ethers
Filter cake contaminated with residues of substances referred to in this list
Fire debris and fire washwaters
Fly ash, excluding fly ash generated from Australian coal fired power stations
Grease trap waste
Halogenated organic solvents
Highly odorous organic chemicals (including mercaptans and acrylates)
Inorganic fluorine compounds excluding calcium fluoride
Inorganic sulfides
Isocyanate compounds
Lead; lead compounds
Mercury; mercury compounds
Metal carbonyls
Nickel compounds
Non toxic salts
Organic phosphorus compounds

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Waste stream or wastes having as constituents:
Organic solvents excluding halogenated solvents
Organohalogen compounds - other than substances referred to in this list
Oxidising agents
Perchlorates
Phenols, phenol compounds including chlorophenols
Phosphorus compounds excluding mineral phosphates
Polychlorinated dibenzo-furan (any congener)
Polychlorinated dibenzo-p-dioxin (any congener)
Reactive chemicals
Reducing agents
Residues from industrial waste treatment/disposal operations.
Selenium; selenium compounds
Soils contaminated with a controlled waste
Surface active agents (surfactants), containing principally organic constituents and which may contain metals and inorganic materials
Tannery wastes (including leather dust, ash, sludges and flours)
Tellurium, tellurium compounds
Thallium; thallium compounds
Triethylamine catalysts for setting foundry sands
Tyres
Vanadium compounds
Waste chemical substances arising from research and development or teaching activities including those which are not identified and/or are new and whose effects on human health and/or the environment are not known
Waste containing peroxides other than hydrogen peroxide
Waste from heat treatment and tempering operations containing cyanides
Waste from the manufacture, formulation and use of wood-preserving chemicals
Waste from the production, formulation and use of biocides and phytopharmaceuticals
Waste from the production, formulation and use of inks, dyes, pigments, paints, lacquers and varnish
Waste from the production, formulation and use of organic solvents
Waste from the production, formulation and use of photographic chemicals and processing materials
Waste from the production, formulation and use of resins, latex, plasticisers, glues and adhesives
Waste from the production and preparation of pharmaceutical products
Waste mineral oils unfit for their original intended use
Waste oil/water, hydrocarbons/water mixtures or emulsions
Waste pharmaceuticals, drugs and medicines
Waste resulting from surface treatment of metals and plastics
Waste tarry residues arising from refining, distillation, and any pyrolytic treatment
Waste, substances and articles containing or contaminated with polychlorinated biphenyls (PCBs), polychlorinated naphthalenes (PCNs), polychlorinated terphenyls (PCTs) and/or polybrominated biphenyls (PBBs)
Waste of an explosive nature not subject to other legislation
Wool scouring waste
Zinc compounds

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Table 24 Schedule A List 2: Characteristics of controlled wastes

Dangerous Goods Class (UNClass*)	UN Code	
1	H1	Explosive
		An explosive substance or waste is a solid or liquid substance or waste(or mixture of substances or wastes) which is in itself capable by chemical reaction of producing gas at such a temperature and pressure and at such a speed as to cause damage to the surroundings.
3	H3	Flammable Liquids
		The word “flammable” has the same meaning as “inflammable”. Flammable liquids are liquids, or mixtures of liquids, or liquids containing solids in solution or suspension (for example, paints, varnishes, lacquers, etc., but not including substances or wastes otherwise classified on account of their dangerous characteristics) which give off flammable vapour at temperatures of not more than 60.5 degrees Celsius, closed-cup test, or not more than 65.6 degrees Celsius, open-cup test. (Since the results of open-cup tests and of closed cup tests are not strictly comparable and even individual results by the same test are often variable, regulations varying from the above figures to make allowances for such differences would be within the spirit of the definition.)
4.1	H4.1	Flammable solids
		Solids or waste solids, other than those classified as explosives, which under conditions encountered in transport are readily combustible, or may cause or contribute to fire through friction.
4.2	H4.2	Substances or wastes liable to spontaneous combustion
		Substances or wastes which are liable to spontaneous heating under normal conditions encountered in transport, or to heating up in contact with air, and being then liable to catch fire.
4.3	H4.3	Substances or wastes which, in contact with water, emit flammable gases
		Substances or wastes which, by interaction with water, are liable to become spontaneously flammable or to give off flammable gases in dangerous quantities.
5.1	H5.1	Oxidising
		Substances or wastes which, while in themselves not necessarily combustible, may, generally by yielding oxygen, cause or contribute to, the combustion of other materials.
5.2	H5.2	Organic peroxides
		Organic substances or wastes which contain the bivalent-O-O-structure are thermally unstable substances which may undergo exothermic self-accelerating decomposition.
6.1	H6.1	Poisonous (acute)
		Substances or wastes liable either to cause death or serious injury or to harm human health if swallowed or inhaled or by skin contact.
6.2	H6.2	Infectious substances
		Substances or wastes containing viable micro-organisms or their toxins which are known or suspected to cause disease in animals or humans.
8	H8	Corrosives
		Substances or wastes which, by chemical action, will cause severe damage when in contact with living tissue, or in the case of leakage, will materially damage, or even destroy, other goods or the means of transport; they may also cause other hazards.
9	H10	Liberation of toxic gases in contact with air or water
		Substances or wastes which, by liberation with air or water, are liable to give off toxic gases in dangerous quantities.
9	H11	Toxic (delayed or chronic)
		Substances or wastes which, if they are inhaled or ingested or if they penetrate the skin, may involve delayed or chronic effects, including carcinogenicity.
9	H12	Ecotoxic

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Dangerous Goods Class (UNClass*)	UN Code	
		Substances or wastes which if released present or may present immediate or delayed adverse impacts to the environment by means of bioaccumulation and/or toxic effects upon biotic systems.
9	H13	Capable of yielding another material which possesses H1-H12
		Capable by any means, after disposal, of yielding another material, e.g., leachate, which possesses any of the characteristics listed above.
		Other Reasons Potential to have a significant adverse impact on ambient air quality. Potential to have a significant adverse impact on ambient marine, estuarine or fresh water quality.
*UN Class and Code relates to the hazard classification system included in the United Nations Recommendations on the Transport of Dangerous Goods as used in Australia.		

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Appendix C

Heavy Vehicle Swept Paths

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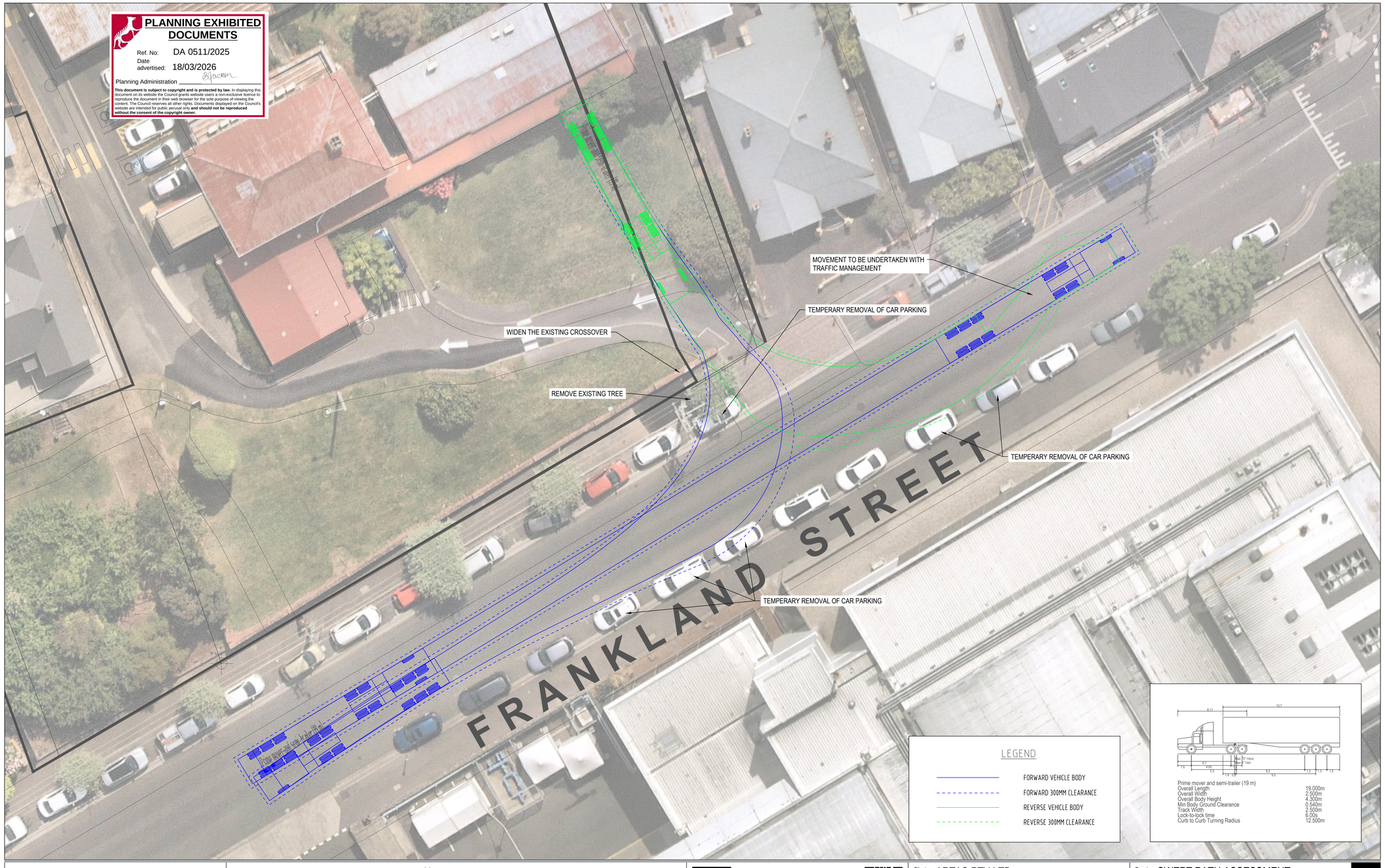

Rev	Description	Checked	Approved	Date
B	SWEPT PATH ASSESSMENT	F. K.		15.07.2024
A	SWEPT PATH ASSESSMENT	F. K.		02.07.2024

Author A. YE **Drafting Check** F. KHUNG
Designer A. YE **Design Check** F. KHUNG

0 1.5 3 4.5 6 7.5m
SCALE 1:150 AT ORIGINAL SIZE

N

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Project No. 12637256

Client ARTAS PTY LTD

Project 52 FRANKLAND STREET

Status

Drawing Title SWEPT PATH ASSESSMENT
PRIME MOVER AND SEMI-TRAILER (19 m)
SITE ACCESS AND EGRESS

Size A1

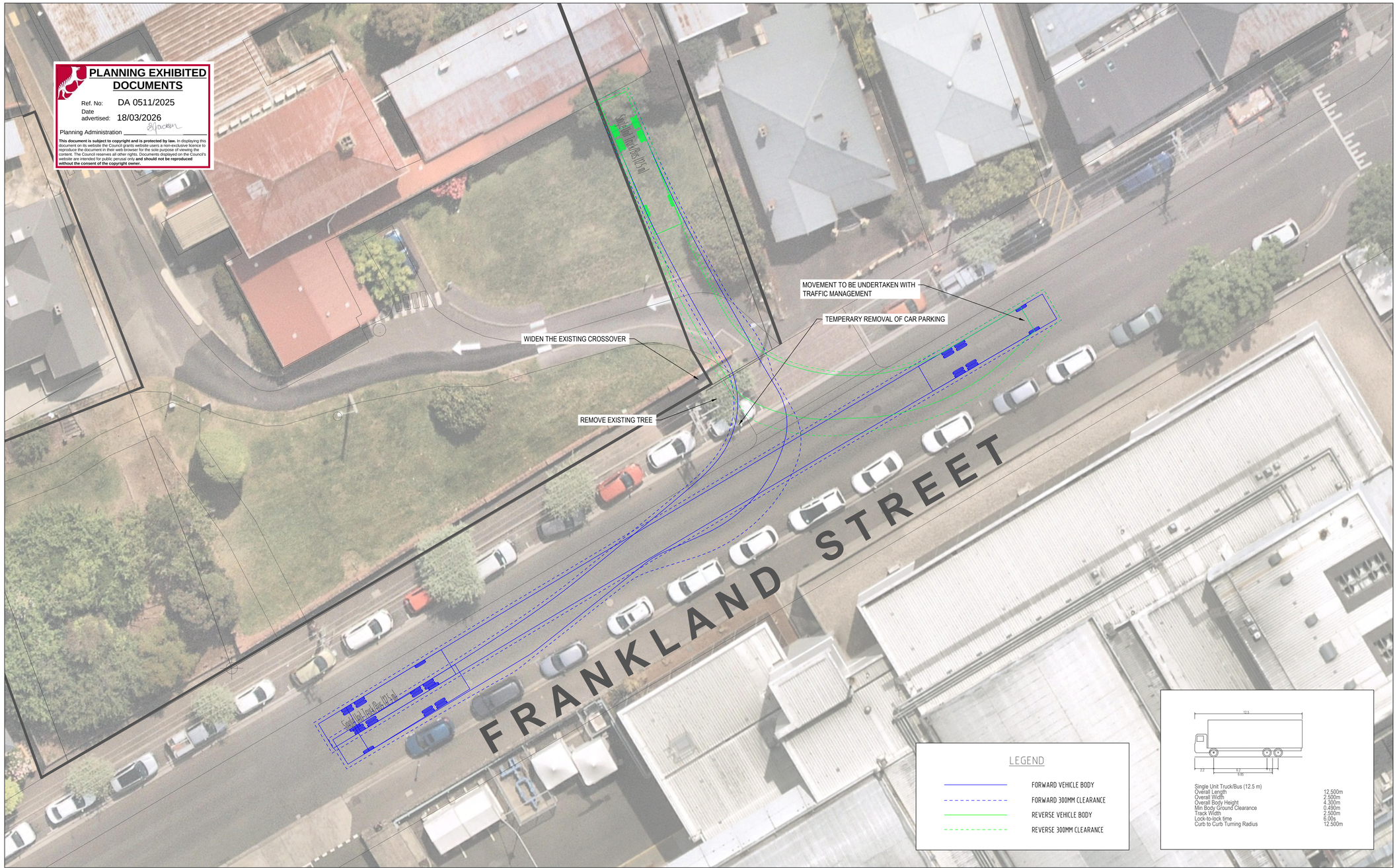
Drawing No. 12624586-XC_LGH_SK01

Rev B

Plot Date: 16 July 2024 - 10:07 AM Plotted by: Alexander Ye

File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12624586\Tech\Swept Path Analysis\SK01 (2024.07.15)\12624586-XC_LGH_SK01.dwg

Document Set ID: 5389980
Version: 2, Version Date: 23/02/2026



Rev	Description	Checked	Approved	Date
B	SWEPT PATH ASSESSMENT	F. K.		15.07.2024
A	SWEPT PATH ASSESSMENT	F. K.		02.07.2024

Author A. YE Drafting Check F. KHUNG
Designer A. YE Design Check F. KHUNG

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Project No. 12637256

Client ARTAS PTY LTD
Project 52 FRANKLAND STREET
Status

Drawing Title SWEPT PATH ASSESSMENT
SINGLE UNIT TRUCK (12.5 m)
SITE ACCESS AND EGRESS

Size A1
Drawing No. 12624586-XC_LGH_SK01
Rev B

Plot Date: 16 July 2024 - 10:07 AM Plotted by: Alexander Ye
File Name: \\ghdnet\ghd\AU\Melbourne\Projects\31\12624586\Tech\Swept Path Analysis\SK01 (2024.07.15)\12624586-XC_LGH_SK01.dwg

Document Set ID: 5389980
Version: 2, Version Date: 23/08/2026



Appendix D

Bin room layout and bin configuration

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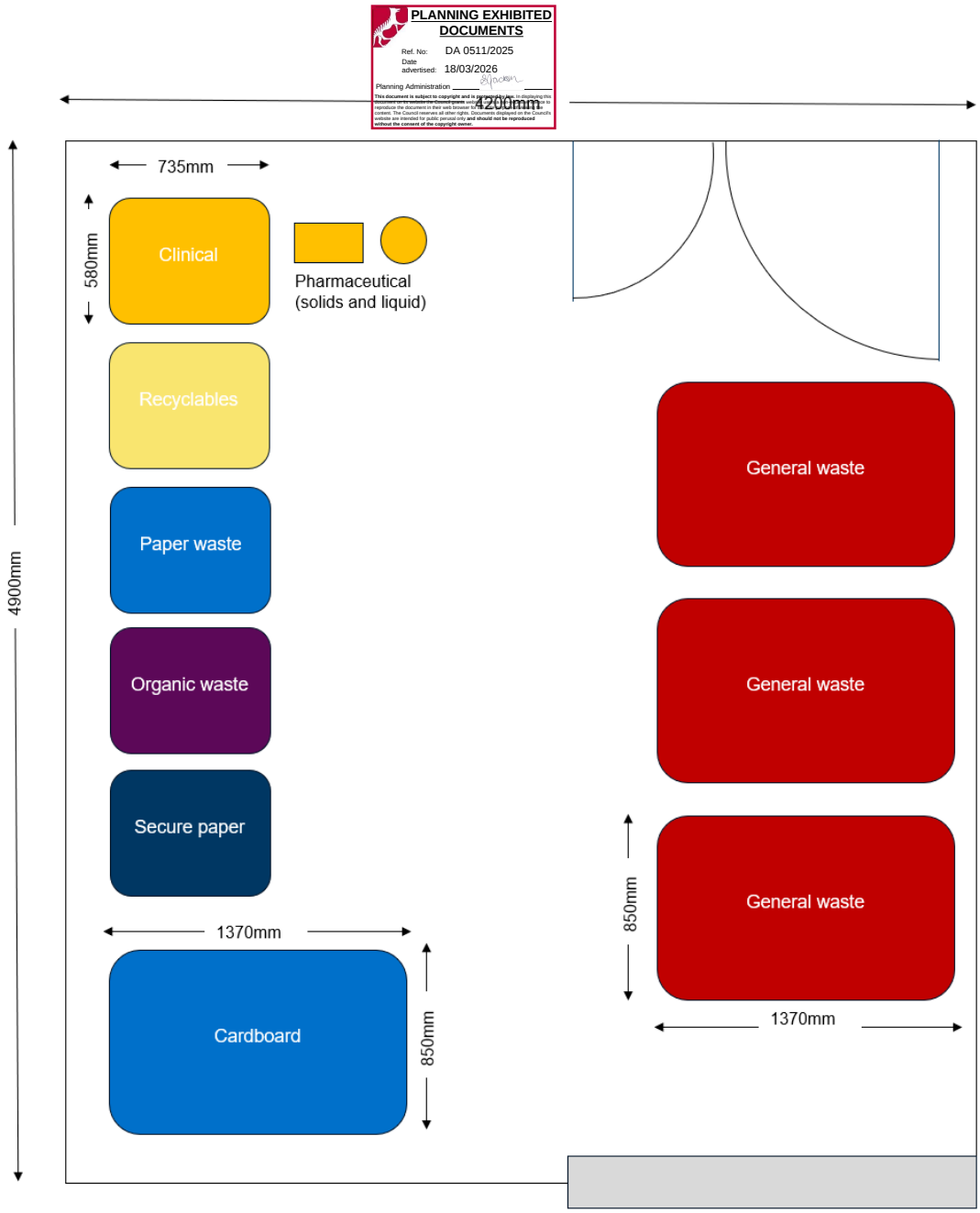

Figure 7 *Waste room sizing and bin configuration - ground floor*

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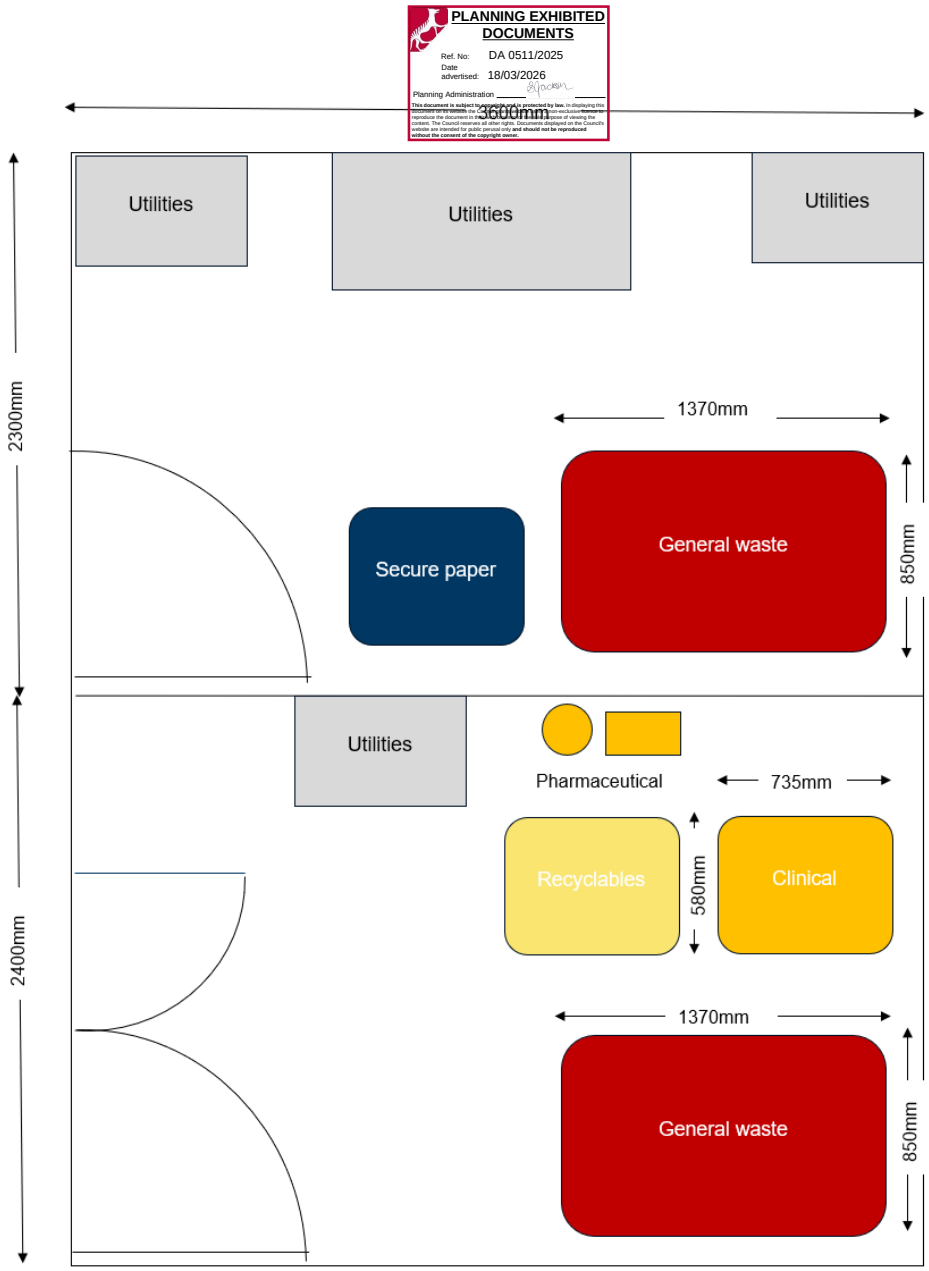

Figure 8 *Waste room sizing and bin configuration - first floor*

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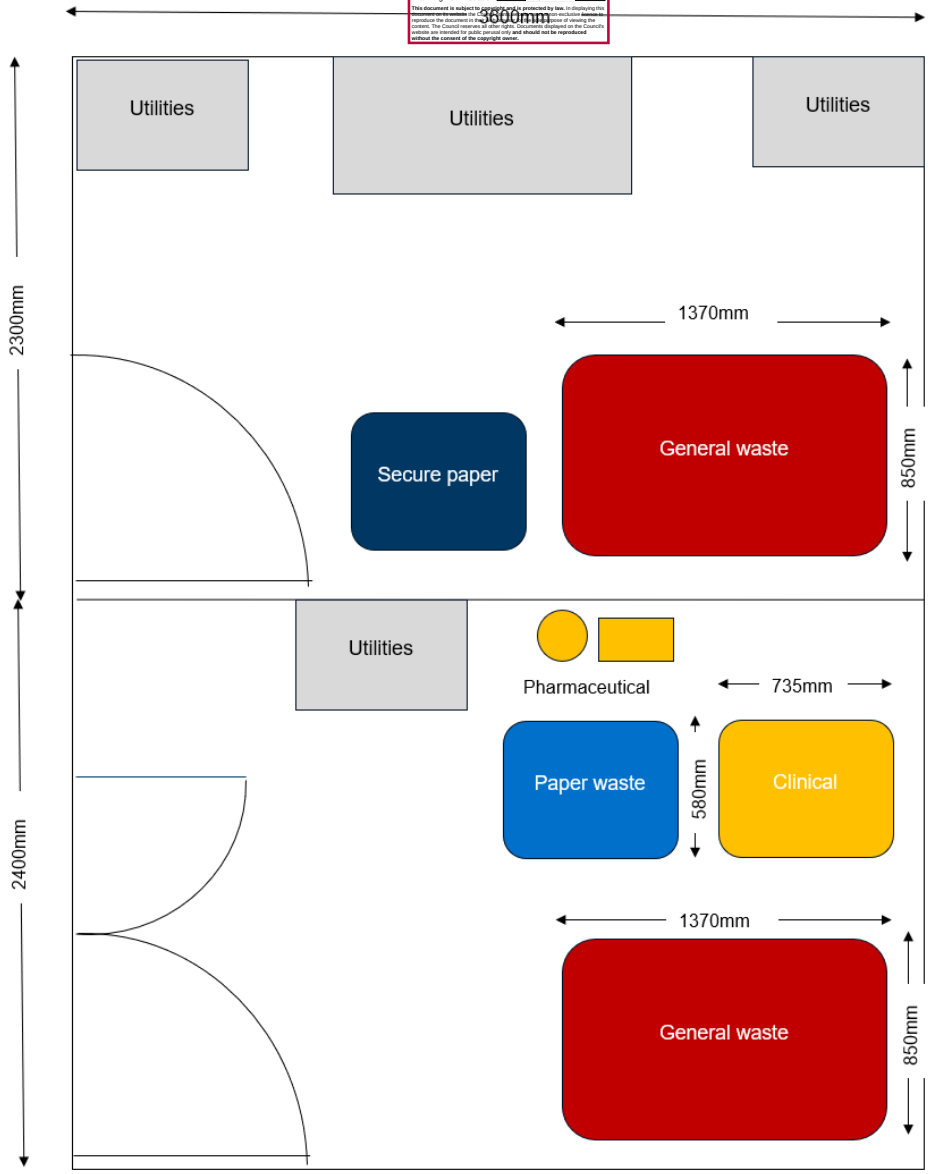

Figure 9 *Waste room sizing and bin configuration - second floor*

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Becket INDUSTRIAL

Preliminary Cranage Report

Northern Mental Health Precinct

Submitted to

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ARTAS Architects

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Submitted by

Pete Jenkins

Becket Industrial Pty Ltd

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REVISION B

10th October 2025

Document Set ID: 5397910
Version: 1, Version Date: 13/03/2026



Becket Industrial Pty Ltd
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1. Executive summary

Becket Industrial has been engaged by ARTAS Architects to provide constructability advice regarding mobile cranes, tower cranes, pre-cast concrete, and general building construction methods for the Northern Mental Health Precinct (NMHP) project.

This Revision B responds to changes to the proposed building design, with all information relating to the revised design based on drawing sets provided by ARTAS dated 07 October 2025.

The project's key challenges include effectively servicing the large footprint of the site and proposed building while minimising disruption to the neighboring LGH precinct.

To address these challenges, we recommend:

- **Crane strategy:** A medium-large capacity luffing tower crane positioned internally, central to the building, to address the general lifting requirement of the project.
- **Site layout & logistics:** Establish primary loading zone in the main driveway on the eastern boundary, suitable for pre-cast panel delivery trucks.
- **LGH Link Bridge:** The tower crane will be used to construct the supporting structures for the 20m link bridge. Mobile cranes are likely to be utilised for the installation of the bridge.

Based on site conditions and project constraints, we believe this approach best supports construction efficiency, safety, and ongoing hospital operations.

2. Site conditions & proposed development

2.1 The Site

The site is a redevelopment of 52 Frankland Street, opposite the existing Launceston General Hospital precinct, known as the Northside Unit. The existing building is to be demolished in its entirety to make way for the new building.

The site features a carpark at the rear of the site, which is currently accessed via Balfour Place. This carpark will remain largely unchanged as part of the proposed development.

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The site will require some excavation works to accommodate the proposed ground floor RL.

Preliminary geotechnical reporting indicates that site is predominantly stiff clay, which is consistent with the expected soil conditions for this area of Launceston. The early design work available at the time of this report includes various piled retaining walls, suggesting that the major foundations may also require similar piling.

2.2 The Building

The revised building design shows a reduction in both height and floorplate area. The location of the building core elements remain largely unchanged. We note the concrete structure also remains largely unchanged as provision has been made for future expansion if required

Generally, the building remains a stand-alone structure incorporating a ground-floor carpark, accessed mid-way along the eastern boundary via a driveway from Frankland Street. The western wing included in the earlier design has been removed, which accounts for much of the floorplate reduction.

The building's shell is still shown to comprise predominantly lightweight materials with the main structure being of formed concrete slabs supported by precast columns. The building core elements are assumed to be precast concrete panels, as indicated they are assumed to weigh up to 14.5t

The 20-metre "Link Bridge" connecting the first floor of the new building to the LGH across Frankland Street remains part of the proposal and will be supported by structures located within both the NMHP and LGH boundaries.

2.3 LGH Northern Heart Centre

Full consideration has been given to the proposed Northern Heart Centre in a separate study; however, we note:

- The use of a single crane to service both sites has been dismissed due to capacity, reach and access constraints;
- It is understood that both projects may be running simultaneously and that the Northern Heart Centre may have tower cranes operating in proximity;
- Earlier consultation works undertaken for the Northern Heart Centre identified Frankland Street as a possible construction zone for both the Northern Heart

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Centre and the NMHP. However, current design proposals would indicate that is no longer a likely option.

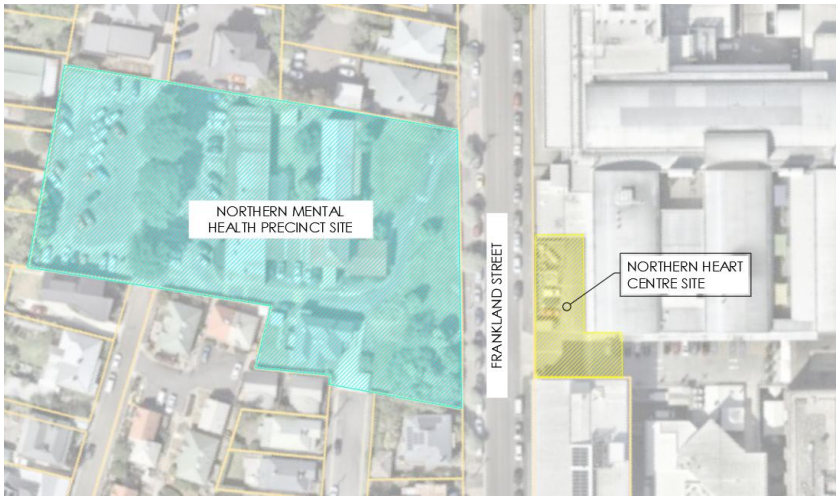

Fig #1 – proximity of the Northern Heart Centre and the NMHP sites

3. Project limitations

3.1 Ground conditions

Sloping ground

The site slopes from east to west, but there is also a ridge in the centre of the site which will limit vehicle access. The current revision shows a retaining wall midway along the eastern boundary at which point vehicles will turn into the carpark and pass underneath the building. Whilst heavy vehicle access may be possible during demolition and early civil works we do not believe heavy vehicle access to the rear of the site from Frankland St will be possible once the building foundations are laid.

Underground Services

We understand the site contains two electrical easements; a 2m-wide easement runs east-west from Frankland Rise into the site, while a 3m-wide easement extends north-south from Frankland Street. The preferred crane location and foundation methods

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outlined in this report have been selected with consideration being given to these constraints.



Fig #2 – Electrical easement

3.2 Surrounding buildings

No existing buildings or obstructions have been identified as a physical obstruction to cranage, with the exception of the completed development itself, posing some limitations for mobile cranes to set up within the site boundaries as the building reaches full height.

The site's reduced footprint still requires a reach of between 45m-50m working radius based on our suggested crane location. Whilst a builder may look towards a large format flat top or hammerhead tower crane as a more economical solution for this project, we believe this may become problematic given the overfly of some of the neighbouring properties as well as the radius incursions of the concurrent LGH project. This report recommends the use of luffing cranes to prevent encroachments on these neighbouring properties.

Regardless, no lifting operations shall occur over surrounding properties, irrespective of the crane type.

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3.3 Aviation

While all anticipated crane operations are positioned well outside the designated helipad flight path, early consultation with the local aviation operators and the Civil Aviation Safety Authority (CASA) is recommended to confirm that any site activities do not interfere with helipad operations.

It is our belief that there will be no legislative requirement regarding obstruction lighting on equipment in the location of this project however it is our recommendation that in any case, the jib tip of any crane is to be equipped with an approved, red medium-intensity aviation warning beacon, as prescribed by CASA.

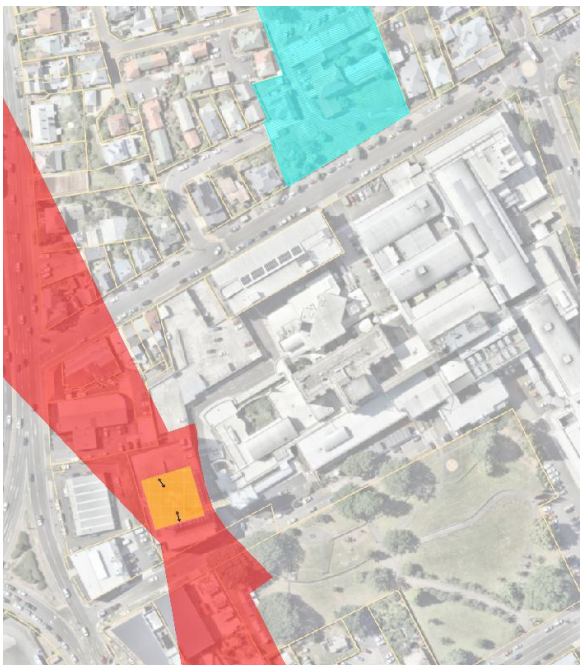

Fig #3 - Helicopter flight path

3.4 Trees

The retention of the large trees along the northern edge of the building envelope will limit the area available for trucks to maneuver in the rear carpark. Access to this carpark will in any case be limited due to the single residential access road.

Should truck or mobile crane access to the western site boundary be required for heavy precast or concrete delivery, some pre-emptive maintenance of the trees is recommended, with regard to the stated 12m radius tree protection zone.

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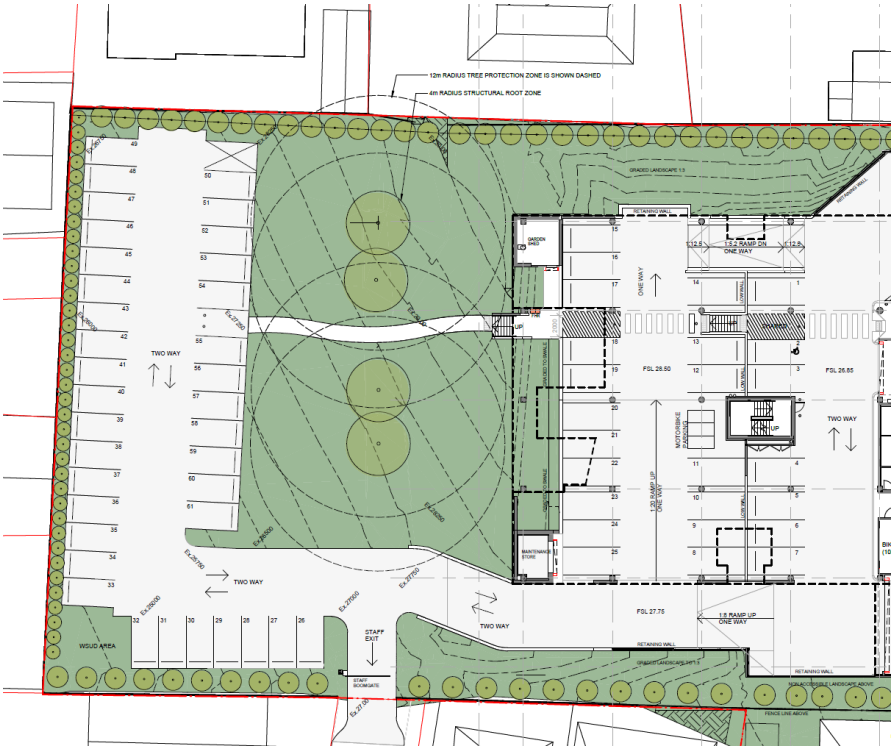

Fig #4 – Retained trees on northern side of site

3.5 Powerlines

There are HV aerial power lines on the northern side of Frankland Street, these will be a limitation to any loading zone being established from Frankland Street, including recovery of any tower crane from the site, however we understand there are plans to remove and relocate these underground before the project commences.

3.6 Traffic management & parking

With the construction of the Northern Heart Centre on the opposite side of Frankland Street, it is assumed that traffic will be restricted to a single lane for the duration of that project to accommodate cranage and deliveries. Additionally, parking on the southern side of Frankland Street is expected to be sacrificed to facilitate construction. For the purposes of this report, it is assumed that all efforts are to be made to ensure that parking on the northern side remains available.

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Version: 1, Version Date: 23/03/2026

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These restrictions limit opportunities for loading and cranage operations for the NMHP site from Frankland Street.

Regardless of whether or not the LGH Heart Centre project occurs concurrently, pedestrian management will be required at the Frankland Street site entrance. Pedestrian access along the footpath is expected to remain open, with management achieved likely via personnel stationed at the driveway to hold pedestrians as trucks enter and exit the site.

There will be a requirement for swing room for trailers to articulate and drive into site from the Frankland Street entrance.

4. Site layout & logistics

4.1 Loading zones

Refer DWG#22146 revC, S04

Based on the preferred crane location, we expect there to be a primary loading zone in the main driveway on the eastern boundary via Frankland Street. Heavy building elements (i.e. pre-cast) could be lifted from this location with the crane method outlined herewith.

A secondary loading zone may be considered on the western boundary, however access would be via the rear carpark entry on Balfour Place, which is a residential area with limited space for maneuvering large vehicles.

The nominated contractor will likely prefer any loading zone remain within the site boundaries, minimising disruption to surrounding traffic. We expect the primary traffic management requirements will be limited to coordinating truck movements in and out of the site via the Frankland Street entrance.

At this stage, loading directly from Frankland Street is not anticipated. However, with overhead power lines anticipated to be relocated underground, this may become a feasible option if required.

4.2 Site storage

The rear car park provides ample space for material storage (as well as site sheds and contractor parking), allowing for efficient on-site staging. Additionally, courtyard areas on the upper levels present an opportunity for upper-level material deliveries.

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Once construction has commenced, we would expect construction traffic in the rear carpark to be limited to mainly light vehicles and forklifts.

4.3 Pedestrian and vehicle management

Crane setup locations and loading zones are expected to be contained within site boundaries, which would eliminate the need for road or footpath closures on Frankland Street. By keeping all operations and lift paths within the site, pedestrian and vehicle access along Frankland Street can be maintained with only minimal need for traffic/pedestrian management as vehicles enter/exit the site.

This will allow for the safe and uninterrupted flow of foot/car traffic in the area, ensuring minimal disruption to the public and ongoing hospital operations while construction takes place.

4.4 Concrete delivery

Pre-cast panels

Pre-cast panels will be delivered via the Frankland Street eastern driveway entrance, where they can be unloaded and turned within the driveway area.

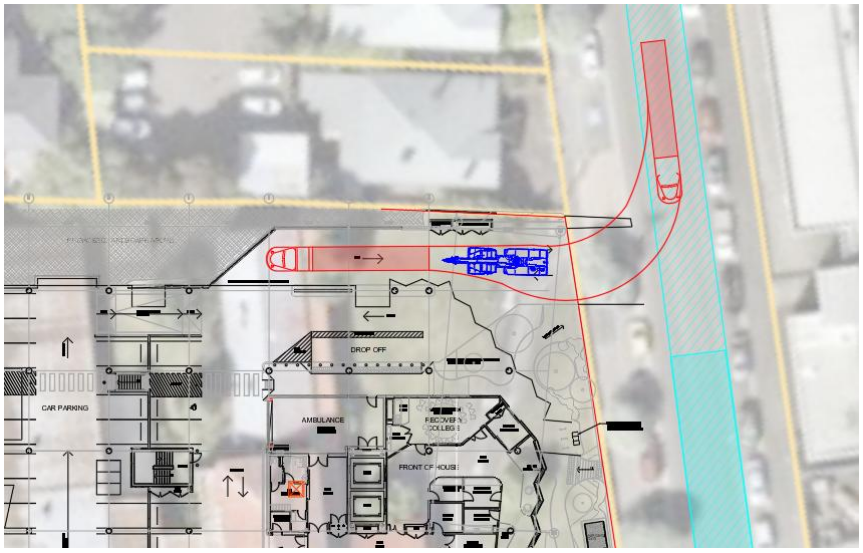

Fig #5 – Proposed pre-cast panel delivery

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Concrete Placing Boom

A truck-mounted concrete placing boom is assumed to be utilised for all slabs. It can be positioned in both the eastern driveway and the rear car park to facilitate concrete placement.

If site constraints, such as being boom-bound on the building, prove restrictive, alternative concrete placement methods—such as using a concrete kibble—may need to be considered to ensure full site coverage.

We do not believe a satellite boom will be economical for this project.

5. Crane Selection

5.1 Cranage methodologies

Building cores

The revised building design has seen little to no changes in the sizes and locations of the lift and stairs cores. The deletion of the upper level however brings the total core height down to around 16m.

If constructed as a traditional four-sided precast panel core, we expect the panel weights to remain in excess of 14t. With this in mind, we believe the preferred methodology will still be to build the cores up with the building.

However, we believe it is worth noting that prefabricated core boxes are becoming preferred options for some Tasmanian builders. Given the reduced height of these cores, it is possible but unlikely that a builder may elect to free-stand the core elements to full height prior to forming slabs. If this methodology was chosen, we can see a case for a lighter capacity tower crane to service the project after the cores have been installed.

LGH Link Bridge

Design of the proposed link bridge is not currently advanced enough to perform an accurate lift study for installation. Whilst it may be possible to install the main span with the tower crane, installing the link bridge will require a full road closure of Frankland Street for a day or two, we believe a mobile crane is the more likely solution for the installation of the suspended sections.

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The proposed tower crane will be well-suited for assembling the supporting structure on the NMHP side (Northern Support) as well as servicing the bridge once it is installed.

5.2 Mobile cranes

Mobile cranes are still expected to be used on site during the early stages of the project. The rear carpark can accommodate cranes of various sizes, however, the Frankland Street driveway will not give direct access to the rear carpark once construction begins.

The sloping site may present geotechnical challenges that restrict mobile crane access to the centre of the site. While initially space may be available, access will become difficult once foundations are underway.

5.3 Tower cranes

Refer DWG#22146 revC, S01, S02, S03

An 18t capacity luffing tower crane with a 45m jib in the preferred location has been depicted for illustration purposes. The crane will be installed on a traditional mass concrete base with a possible requirement for piling.

With the exception of a possible change to the building core constructions methodology, as noted in section 5.1, we believe the previously recommended 18t luffing crane remains the most viable option for this project.

The removal of the western wing does allow the crane to reduce its jib length, which in turn provided better capacity across the site. Should a builder opt to pre-install the building cores in their entirety, we believe there may be an opportunity for a smaller tower crane, location of which would remain unchanged. Refer DWG#22146 revC, S05

Preferred location

As noted in Revision A, the preferred location for the tower crane is in the void space central to the building. This remains the preferred location for a tower crane in the revised building design.

Slab penetrations will be necessary, likely require an opening of 2.5m² to accommodate the tower.

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Version: 1, Version Date: 13/03/2026

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The installation of the tower crane would likely be carried out within site boundaries.

The dismantle of the tower crane would likely be carried out from the driveway entrance to Frankland Street.

Alternate location

An alternate location for a tower crane as suggested in Revision A has been dismissed for the revised building design.

6. Power requirements

A suitable three-phase power supply is assumed to be available. Power requirements are not believed to be a limitation on this site.

Indicative power requirements of large consumption items common to a project of this type are shown in the below.

Tower crane 5t	60 - 80 amps
Tower crane 20t	250 - 380 amps
PT stressing equipment	20 amps

We recommend you consult with an electrical contractor to perform a full analysis.

7. Conclusion

Much of our recommendations as outlined in Revision A remain unchanged with the new building design. We note that the structural redundancy that has been included in the latest design for the building height to be increased at a later date effectively means that there is very little change to the main concrete structure.

From a cranage perspective, any overall cost benefit to the project on the revised design will likely be achieved through a reduction in construction program, more so than the size of the required cranage.

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Per our earlier considerations, with the exception of some early works and site establishment, we believe the proposed building will be best serviced by a single, medium to high capacity tower crane situated central to the building. This location will give contractors the flexibility of multiple loading zones, and accessways for personnel and vehicles around the site will remain clear.

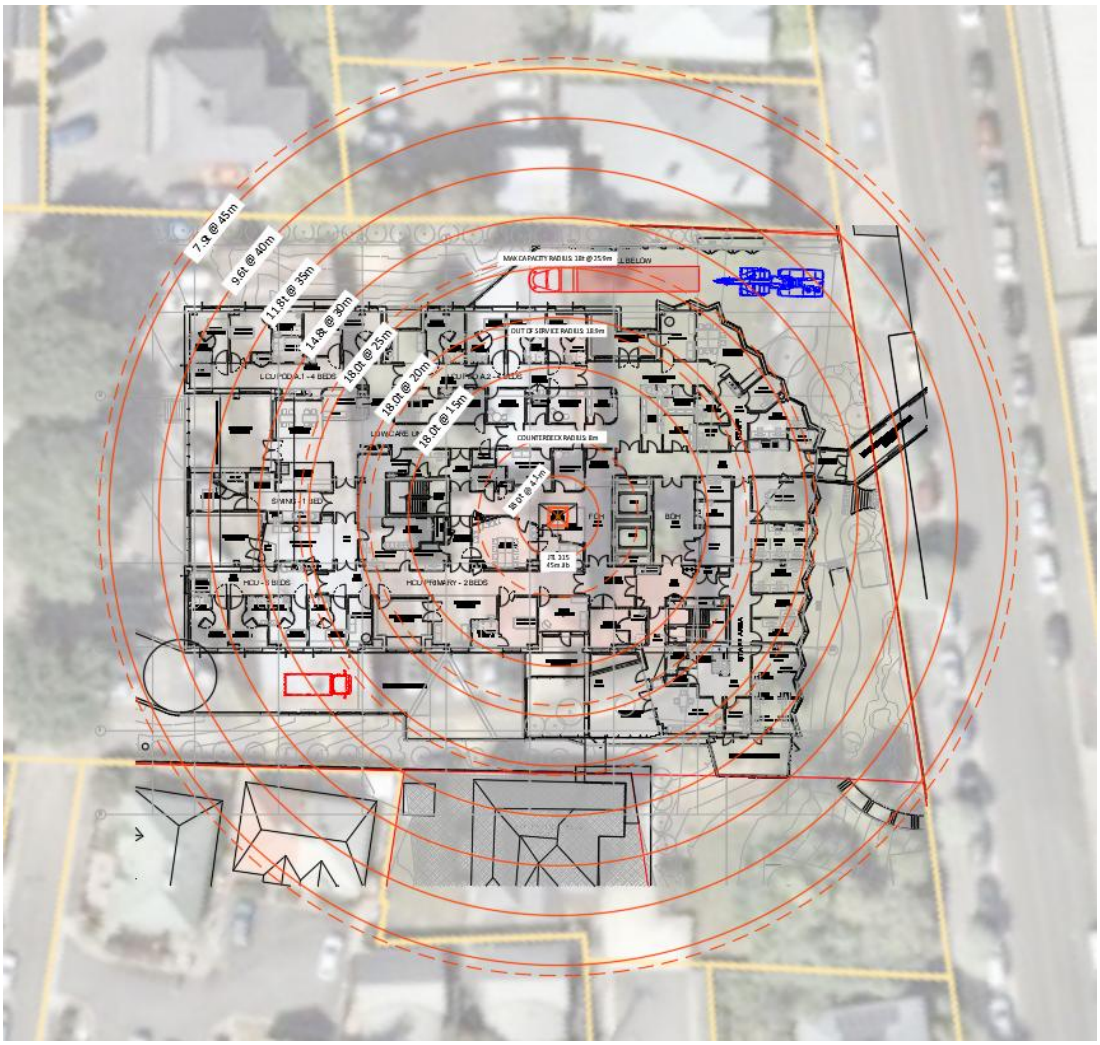

Fig #6 – Suggested site layout

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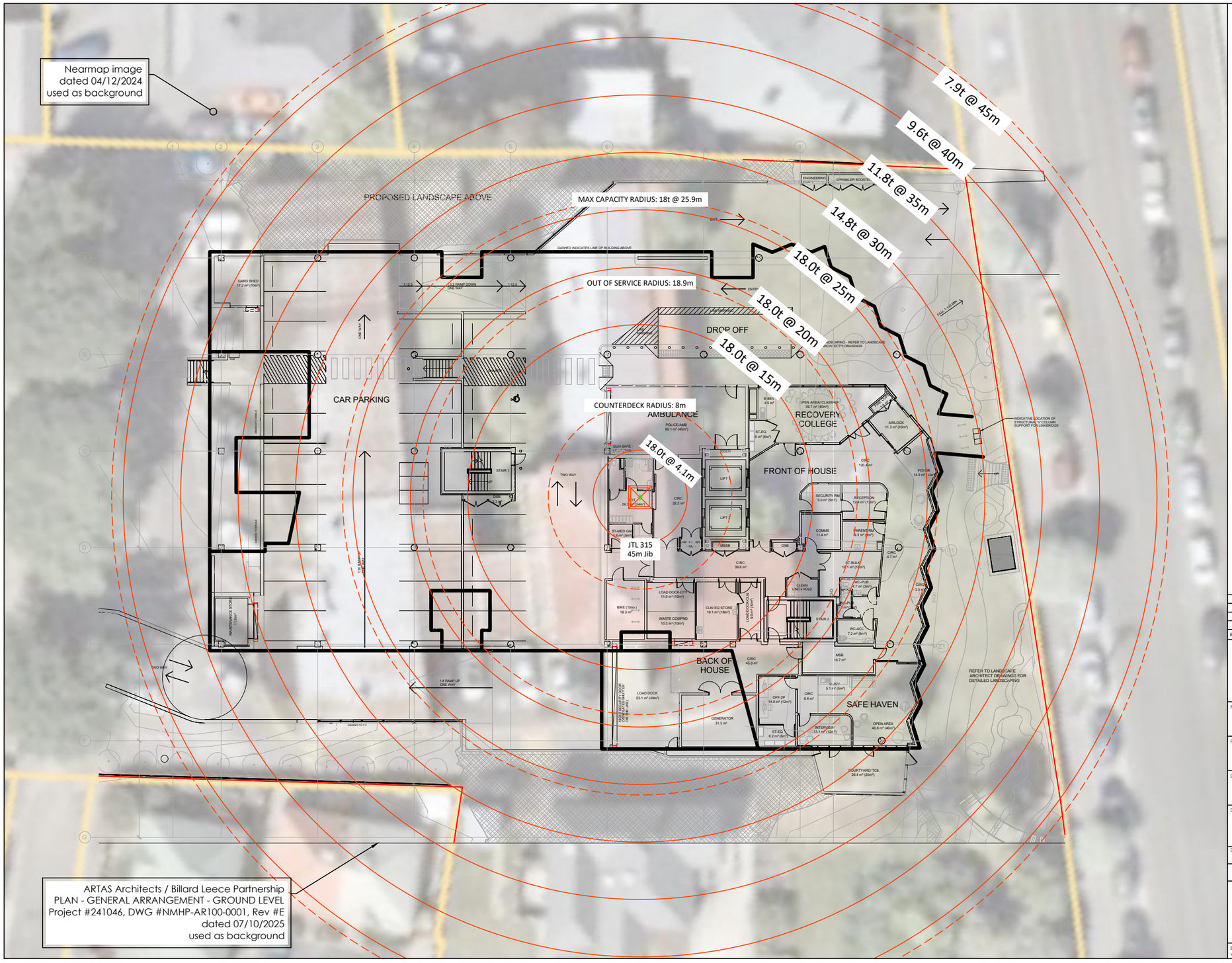

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C	Issued with report revision B	10/10/2025
B	Issued with report	07/03/2025
A	Initial issue - for consideration	18/02/2025

CLIENT

ARTAS ARCHITECTS
ARTAS Architects

Project Name
Northern Mental Health Precinct

Project Address
Frankland Street
LAUNCESTON TAS 7250

Drawing Title
18t capacity tower crane
Radius overlay - Ground level

DWG #	Sheet	Rev
22146	S01	C

Date	Scale	Size
10/10/2025	1:300	A3

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LR	PJ

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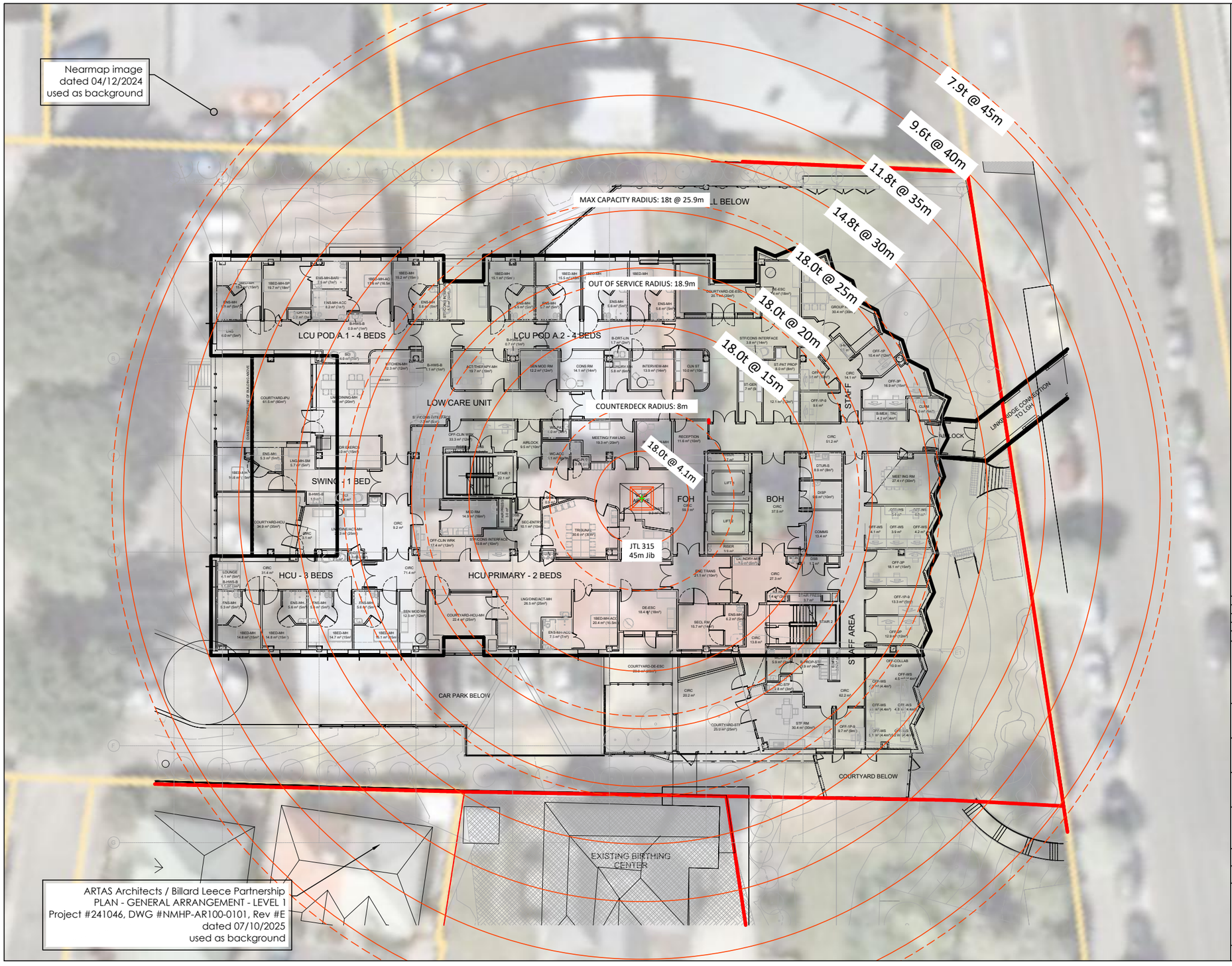
Version: 2, Version Date: 23/03/2026



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CLIENT

ARTAS ARCHITECTS
ARTAS Architects

Project Name
Northern Mental Health Precinct

Project Address
Frankland Street
LAUNCESTON TAS 7250

Drawing Title
18t capacity tower crane
Radius overlay - Level 1

DWG #	Sheet	Rev
22146	S02	C
Date: 10/10/2025	Scale: 1:300	Size: A3

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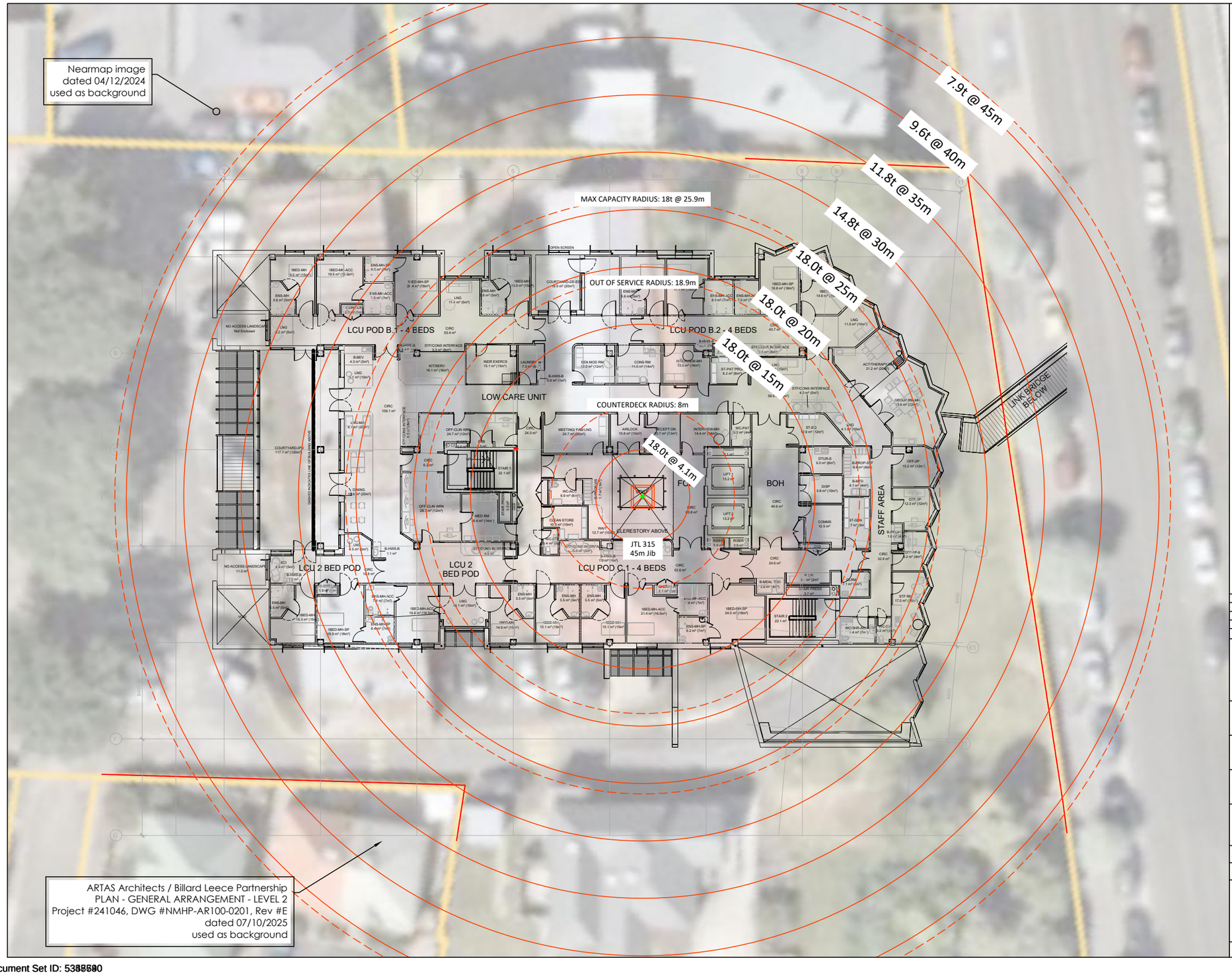

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CLIENT

ARTAS ARCHITECTS

ARTAS Architects

Project Name
Northern Mental Health Precinct

Project Address
Frankland Street
LAUNCESTON TAS 7250

Drawing Title
18t capacity tower crane
Radius overlay - Level 2

DWG #	Sheet	Rev
22146	S03	C

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TRUCK ACCESS
ENTRY VIA WELLINGTON STREET

Pedestrian management required at driveway entrance

Primary loading zone

FRANKLAND STREET

Road closure for Northern Heart Centre project

Alternate loading zone for smaller vehicles/materials

Proposed loading zone for Northern Heart Centre site

BALFOUR PLACE

7.9t @ 45m
9.6t @ 40m
11.8t @ 35m
14.8t @ 30m
18.0t @ 25m
18.0t @ 20m
18.0t @ 15m
18.0t @ 4.1m

PROPOSED LANDSCAPE ABOVE

CAR PARKING

DROP OFF

AMBULANCE

RECOVERY COLLEGE

FRONT OF HOUSE

BACK OF HOUSE

SAFE HAVEN

JTL 315
45m Jib

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CLIENT

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ARTAS Architects

Project Name
Northern Mental Health Precinct

Project Address
Frankland Street
LAUNCESTON TAS 7250

Drawing Title
Truck access

DWG #	Sheet	Rev
22146	S04	C
Date: 10/10/2025	Scale: 1:600	Size: A3

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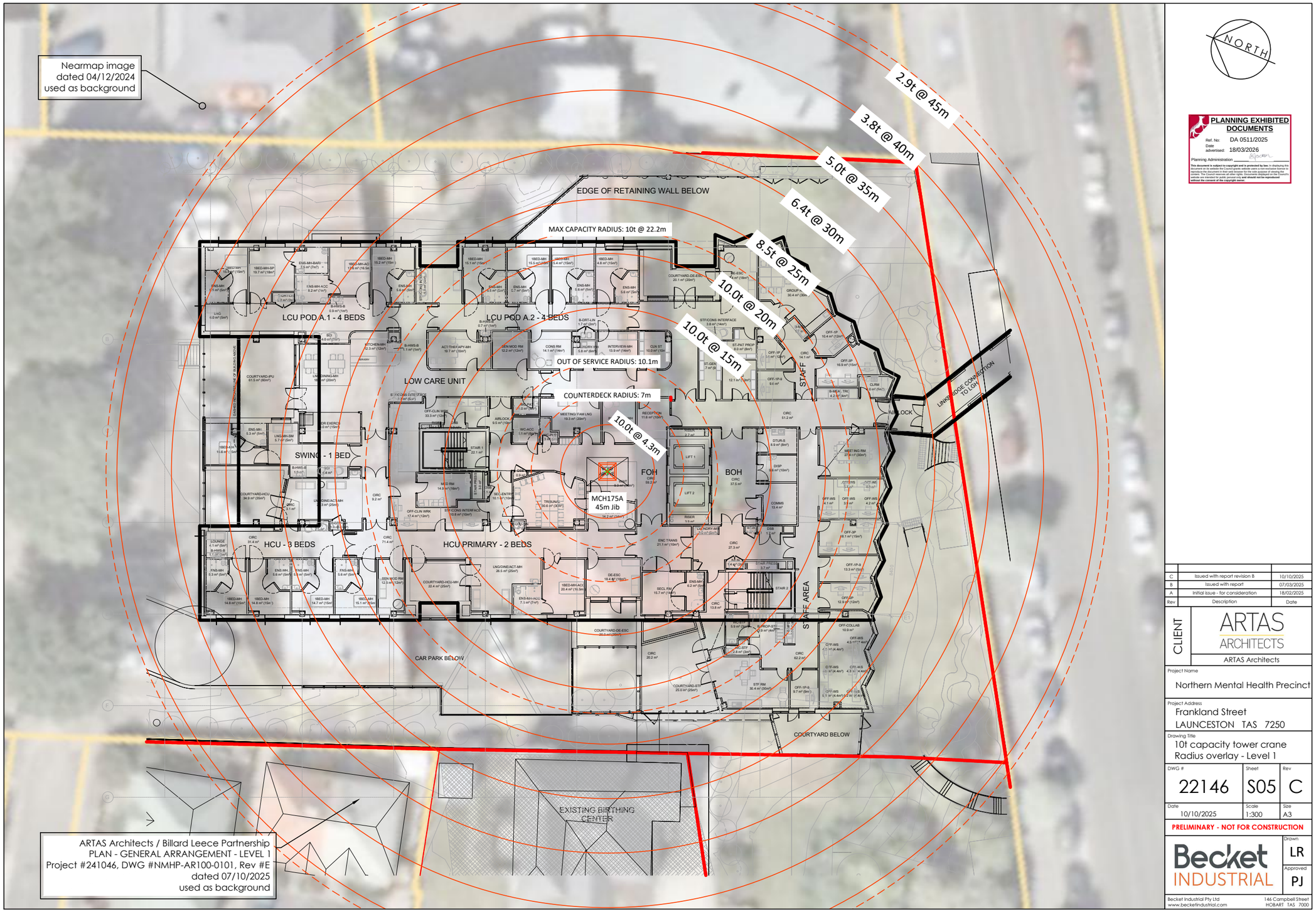

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CLIENT

ARTAS ARCHITECTS
ARTAS Architects

Project Name
Northern Mental Health Precinct

Project Address
Frankland Street
LAUNCESTON TAS 7250

Drawing Title
10t capacity tower crane
Radius overlay - Level 1

DWG #	Sheet	Rev
22146	S05	C

Date	Scale	Size
10/10/2025	1:300	A3

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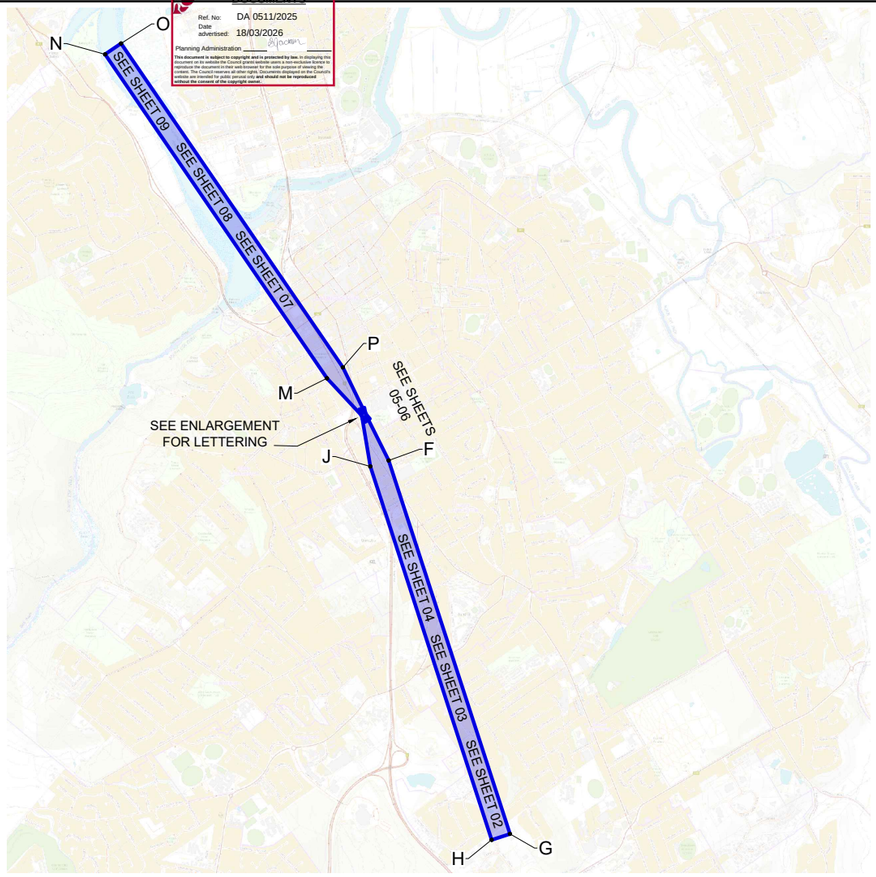

SITE PLAN - DESIGN DEVELOPMENT OVERLAY

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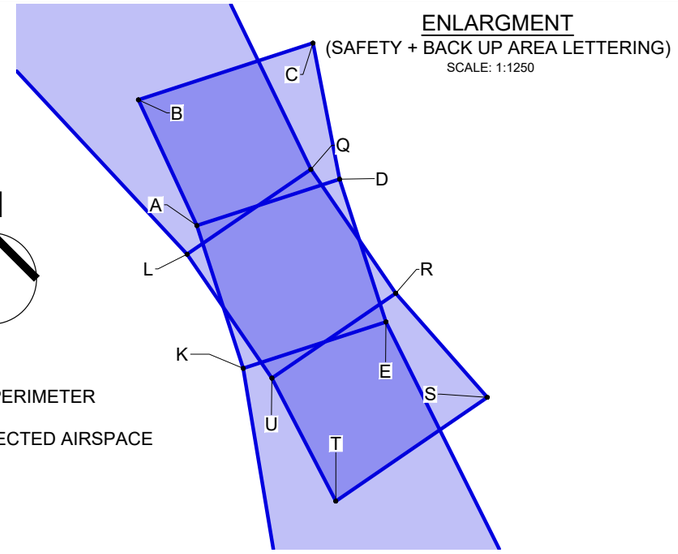

LEGEND:

DDO PERIMETER

PROTECTED AIRSPACE

DDO GEOMETRY - LGH HOSPITAL SOUTHERN FLIGHT PATH

COORDINATES - MGA55 - GDA2020 - AHD83

NO.	EASTING	NORTHING	HEIGHT
A	511694.893	5411560.526	45.090
B	511680.866	5411590.666	60.090
C	511722.762	5411604.279	60.090
D	511729.131	5411571.650	45.090
E	511740.256	5411537.412	45.090
F	511908.892	5411199.624	61.850
G	512839.846	5408334.440	197.090
H	512.699.090	5408288.705	197.090
J	511768.135	5411153.889	61.850
K	511706.018	5411526.288	45.090

DDO GEOMETRY - LGH HOSPITAL NORTHERN FLIGHT PATH

COORDINATES - MGA55 - GDA2020 - AHD83

NO.	EASTING	NORTHING	HEIGHT
L	511692.551	5411553.644	45.090
M	511435.324	5411830.002	61.850
N	509732.563	5414315.270	197.090
O	509854.656	5414398.921	197.090
P	511557.417	5411913.652	61.850
Q	511722.250	5411573.992	45.090
R	511742.597	5411544.294	45.090
S	511764.570	5411519.346	60.090
T	511728.229	5411494.447	60.090
U	511712.899	5411523.946	45.090

NOTES:

The Design Development Overlay (DDO) is based on optimal helicopter flights into and out of the Launceston General Hospital. The DDO identifies the horizontal and vertical extent of the airspace that must be protected against incursions by governing authorities to enable the safe movement of helicopters into and out of the Hospital.

The Object Identification Surface (OIS) and Visual Flight Rules (VFR) Approach/Departure Paths are defined per the *Guidelines for Hospital Helicopter Landing Sites in NSW, issued July 2020 (GL2018_10)*.

The geometry of the protected airspace has been derived using the OIS for this site and extended to the edge of the VFR approach/departure paths.

The contours shown on this plan represent the height at which a proposed development is spatially restricted. Proposed developments that extend above the contours on this plan must obtain approval from the Aviation Authority.

Where there is overlap of the flight path and back-up area the flight path with the lowest height takes precedence

Contour interval 0.5 metres.

Height datum is Australian Height Datum 1983.
Horizontal datum is Planar based on MGA, Zone 55 GDA2020 Coordinates.
Planar scale applied from HLS centre.

HLS centre coordinate per VRSnow solution:
511717.574E
5411548.969N
45.090 HLSE (AHD83)

Survey mark SPM10628 has been adopted as the MGA2020/AHD83 origin.
Coordinates supplied by SURCOM:

E: 512097.963
N: 5411586.969
RL: 33.918 AHD83

Surveyed: June 2024
GIS boundaries have been sourced by the LISTmap. PDA Surveyors accepts no responsibility for the accuracy of the data.

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
A	ADJUSTED OLS WIDTH TO ALLOW FOR 14.8m ROTOR DIAMETER	MM	23/09/2024	--

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Metres
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DRAWN: CB	REVIEWED: AE
JOB MANAGER: ADRIAN EBERHARDT	
ISSUED DATE: 17/09/2024	

CLIENT: FOR ARTAS
PROJECT: DESIGN DEVELOPMENT OVERLAY
ADDRESS: LGH - CHARLES STREET LAUNCESTON
DRAWING TITLE: COVER SHEET & GENERAL NOTES

PDA SURVEYORS, ENGINEERS & PLANNERS

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Version: 2, Version Date: 23/03/2026

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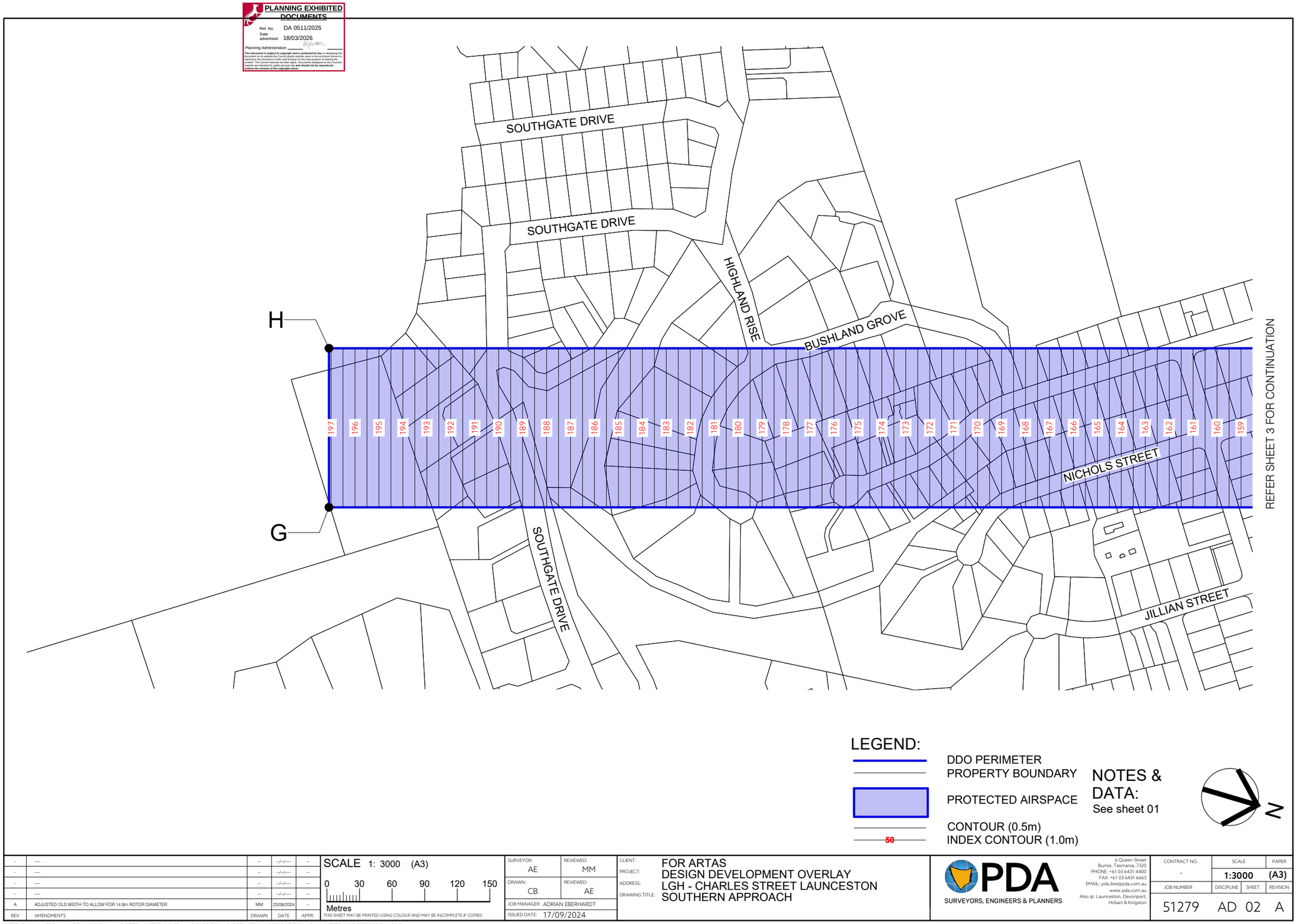

LEGEND:

DDO PERIMETER
PROPERTY BOUNDARY
PROTECTED AIRSPACE
CONTOUR (0.5m)
INDEX CONTOUR (1.0m)

NOTES & DATA:
See sheet 01

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REV	AMENDMENTS	DRAWN	DATE	APPR.
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A	ADJUSTED OLS WIDTH TO ALLOW FOR 14.8m ROTOR DIAMETER	MM	23/09/2024	--

SCALE 1: 3000 (A3)
0 30 60 90 120 150
Metres
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SURVEYOR:	REVIEWED:
AE	MM
DRAWN:	REVIEWED:
CB	AE
JOB MANAGER:	ADRIAN EBERHARDT
ISSUED DATE:	17/09/2024

CLIENT: FOR ARTAS
PROJECT: DESIGN DEVELOPMENT OVERLAY
ADDRESS: LGH - CHARLES STREET LAUNCESTON
DRAWING TITLE: SOUTHERN APPROACH

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SURVEYORS, ENGINEERS & PLANNERS
6 Queen Street
Burnie, Tasmania, 7320
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FAX: +61 03 6431 6663
EMAIL: pda.bne@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

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Document Set ID: 5385990
Version: 1, Version Date: 23/03/2026

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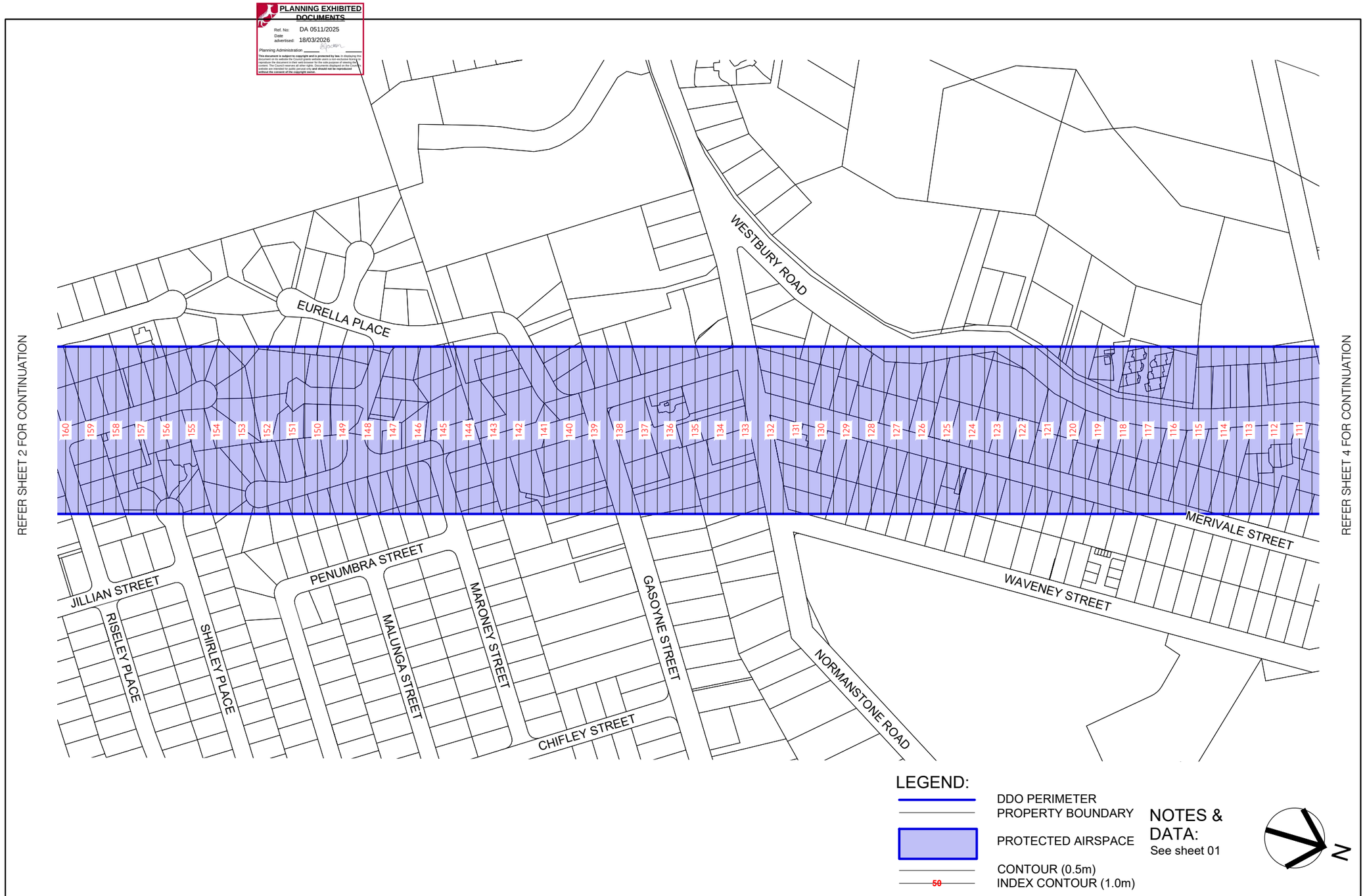

LEGEND:

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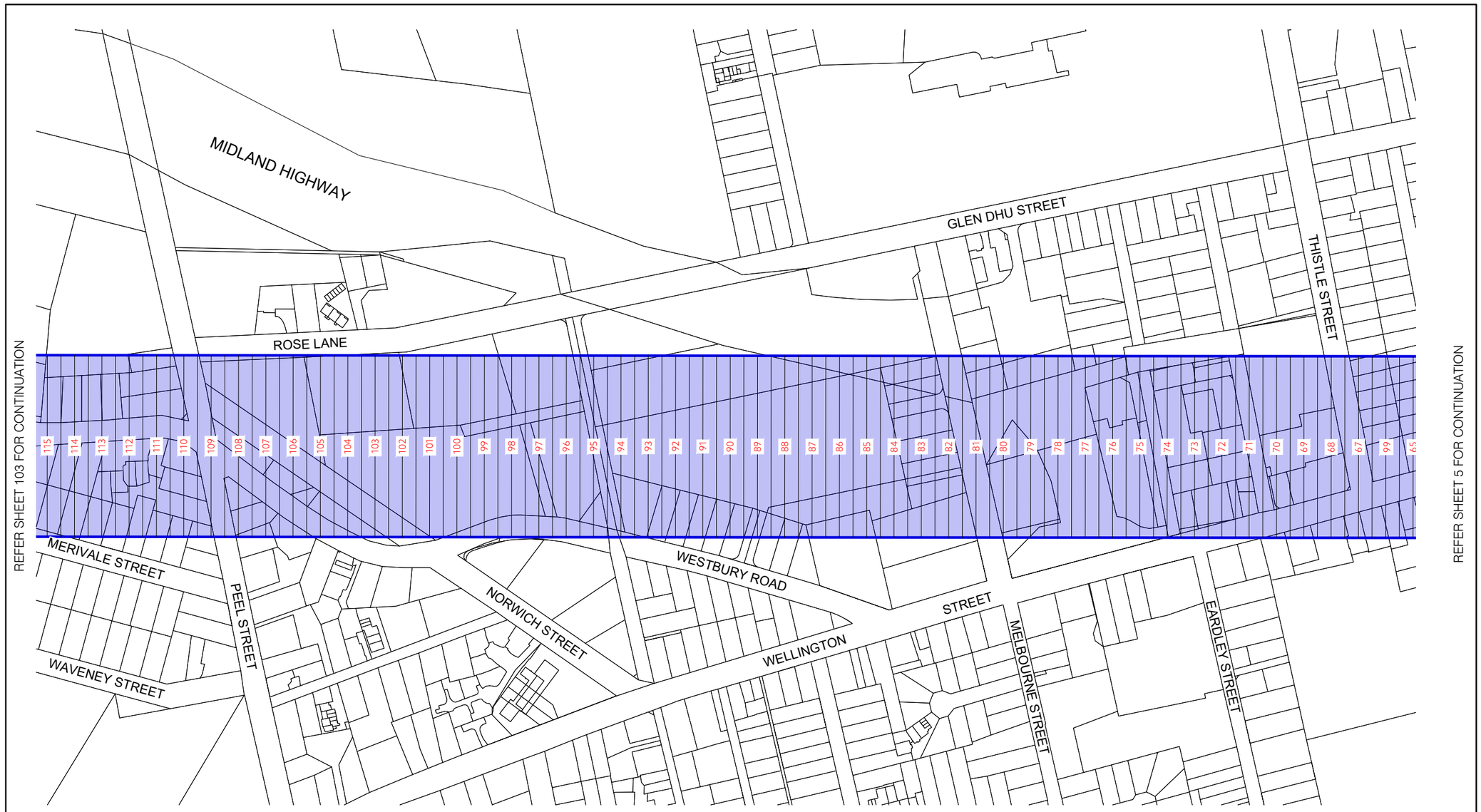

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- PROTECTED AIRSPACE
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- 50 INDEX CONTOUR (1.0m)

NOTES & DATA:
See sheet 01

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Attachment 11.1.4 D A 0511-2025 - Plans to be endorsed 3 of 4 - 52 Frankland Street Launceston

Page 381



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Metres
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DRAWN: CB	REVIEWED: AE
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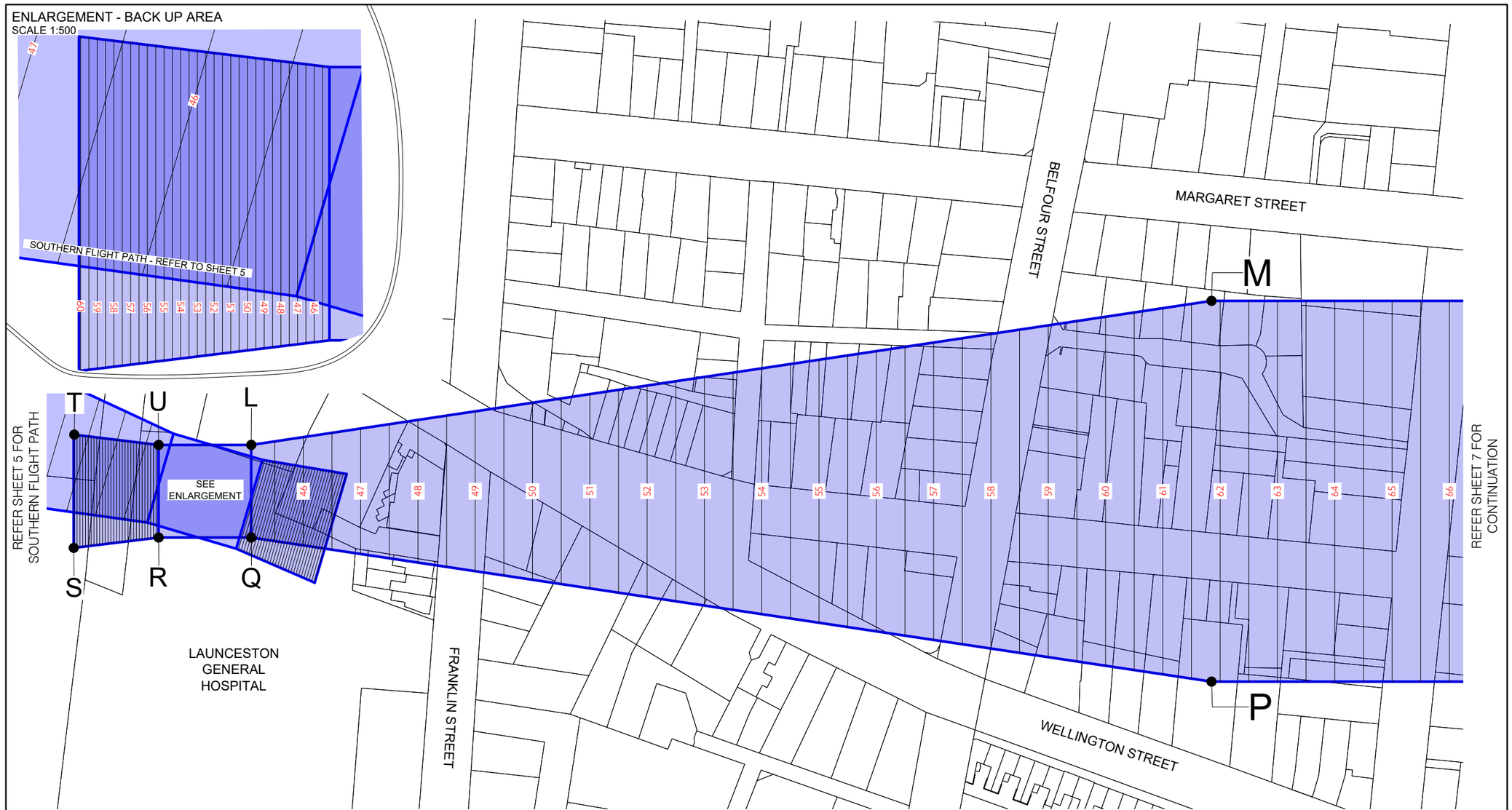

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- DDO PERIMETER
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- PROTECTED AIRSPACE
- CONTOUR (0.5m)
- INDEX CONTOUR (1.0m)

NOTE:
Where there is overlap of both flight paths or back-up areas, the flight path with the lowest height takes precedence

REV	AMENDMENTS	DRAWN	DATE	APPR.
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See sheet 01

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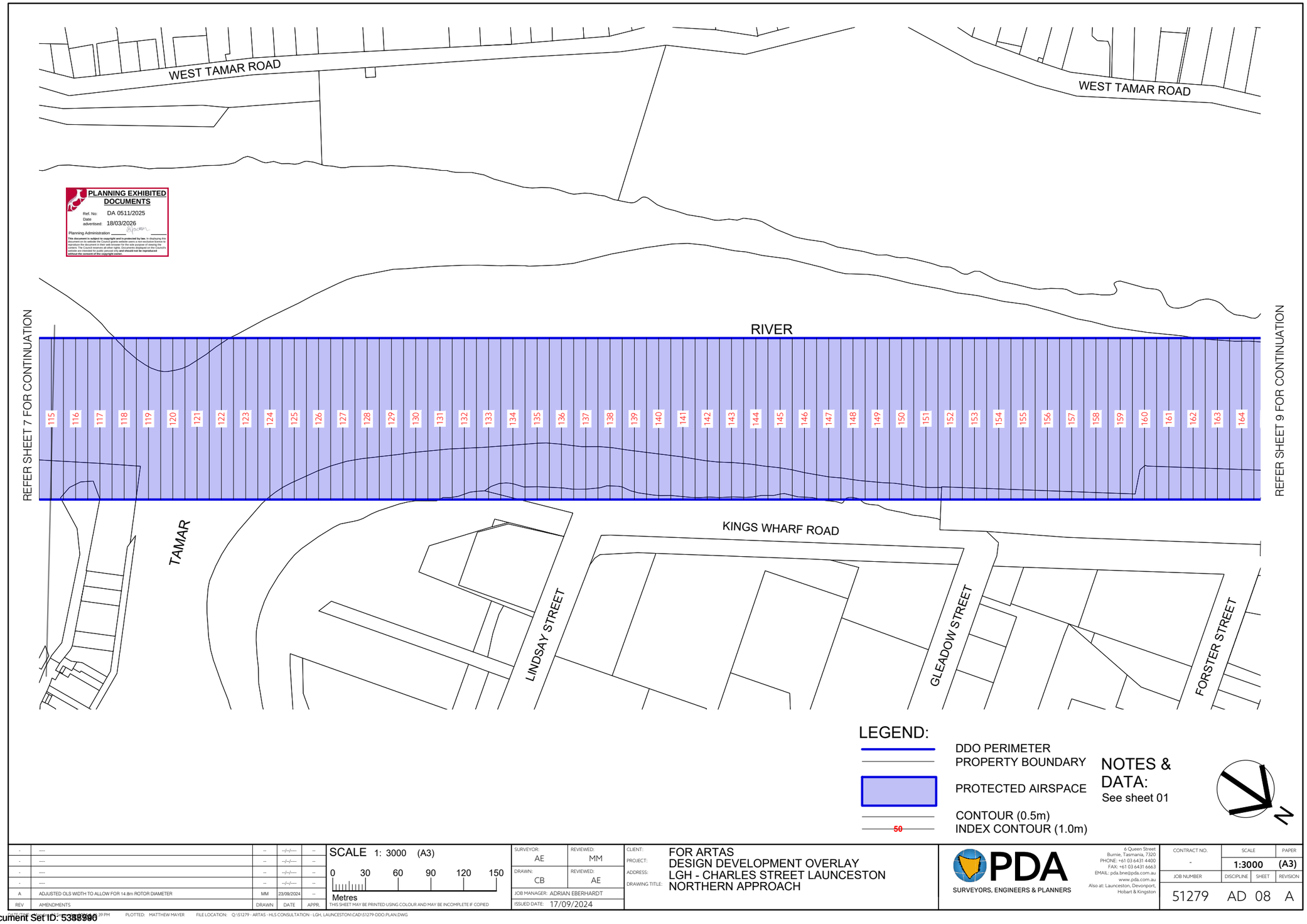

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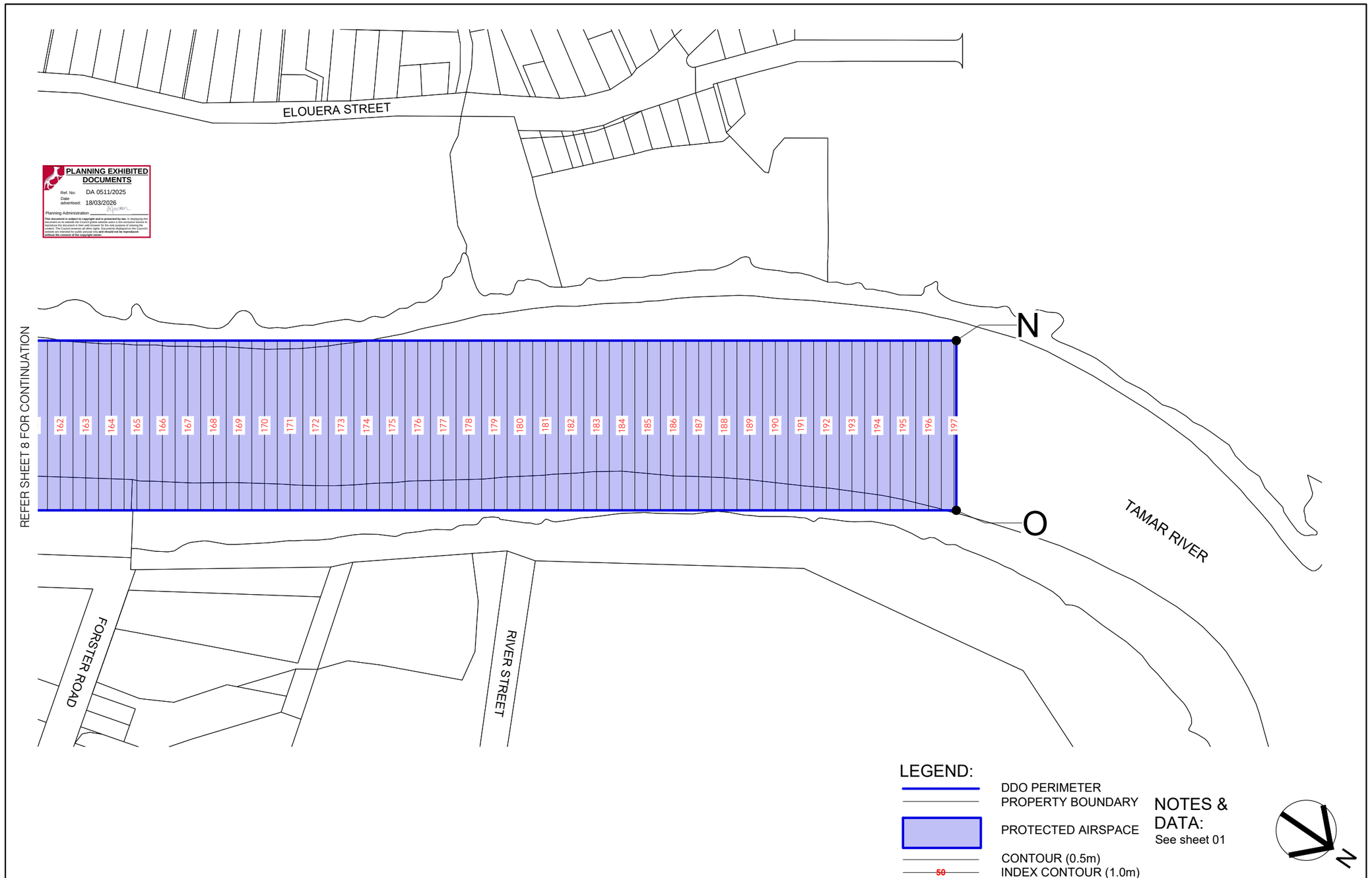

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LINE TYPE, LEGENDS & SYMBOL ABBREVIATION

- EXISTING SANITARY PLUMBING
- PROPOSED SANITARY PLUMBING
- EXISTING VENT
- PROPOSED VENT
- EXISTING HOT WATER SUPPLY
- PROPOSED HOT WATER SUPPLY
- EXISTING HOT WATER RETURN
- PROPOSED HOT WATER RETURN
- EXISTING WARM WATER SUPPLY
- PROPOSED WARM WATER SUPPLY
- EXISTING COLD WATER SUPPLY
- PROPOSED COLD WATER SUPPLY
- EXISTING FLUSHING WATER SUPPLY
- PROPOSED FLUSHING WATER SUPPLY
- EXISTING GAS SUPPLY
- PROPOSED GAS SUPPLY
- EXISTING TRADE WASTE SUPPLY
- PROPOSED TRADE WASTE SUPPLY
- EXISTING STORMWATER SUPPLY
- PROPOSED STORMWATER SUPPLY
- EXISTING OVERFLOW SUPPLY
- PROPOSED OVERFLOW SUPPLY
- EXISTING NON POTABLE WATER SUPPL
- PROPOSED NON POTABLE WATER SUP
- EXISTING PUMP OUT SUPPLY
- PROPOSED PUMP OUT SUPPLY
- EXISTING RO SUPPLY
- PROPOSED RO SUPPLY
- EXISTING HYDRANT SUPPLY
- PROPOSED HYDRANT SUPPLY
- PIPEWORK TO BE DEMOLISHED / REMO

- THERMOSTATIC MIXING VALVE
- THERMOSTATIC MIXING VALVE
- PIPEWORK RISE / DROP
- ALTERING PIPE SIZE
- AAV — AIR ADMITTANCE VALVE
- ISOLATING BALL / GATE VALVE
- ISOLATING BALL VALVE
- CHECK VALVE (NON RETURN VALVE)
- DOUBLE CHECK VALVE
- RPZD VALVE
- ADT. — PIPEWORK ADAPTOR
- BT — BOUNDARY TRAP
- SHR — SHOWER OUTLET
- TD — TUNDISH
- TD — MAG IN WALL TUNDISH
- TD — TUNDISH (SQUARE)
- FWG — FLOOR WASTE GULLY
- RWO — RAINWATER OUTLET
- RPZD — RPZD VALVE IN WALL BOX
- HOT WATER FLOW DIRECTION
- PUMP
- INSPECTION OPENING
- WATER FILTER
- GAS METER
- WATER METER
- PRESSURE LIMITING VALVE (PLV)
- PRESSURE REDUCING VALVE (PRV)
- SEWER REFLUX VALVE
- LINE STRAINER
- HOSE BIB TAP
- BALANCING VALVE
- PRIMING DEVICE
- DUAL HEAD MILLCOCK
- FIRE HOSE REEL
- SE — SEALED END
- PIPEWORK CONTINUATION
- VALVES (MULTI VALVES RIGHT CLICK & SELECT VALVE TYPE)
- PIPEWORK DROPPER/RISER DETAILS
- ACCESS PANEL

SEWER STACK, NOMINALLY DN100 WITH DN65 RELIEF VENT

SEWER STACK OFFSET, ARROW DENOTES FLOW DIRECTION.

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12m RADIUS TREE PROTECTION ZONE IS SHOWN DASHED

4m RADIUS STRUCTURAL ROOT ZONE

FRANKLAND St

LAUNCESTON GENERAL HOSPITAL (LGH)

NEW MAGFLOW DN150 DEDICATED FIRE SERVICES AND DN80 METERED DOMESTIC SERVICE IN VANDAL PROOF ENCLOSURE WITH APPROPRIATE BACKFLOW PREVENTION INSTALLED TO WATER METERING AND SERVICING GUIDELINES. (TO BE CONFIRMED)

DIMENSION (3m x 1.5m)

NEW Ø150 TAPPING AND WATER SUPPLY TO THE PROPERTY. HYDRAULIC SERVICES CONTRACTOR SHALL MAKE APPLICATION AND PAY ALL ASSOCIATED FEES.

WATER METER TO BE ROTATED 90 DEGREES AND PLACED PERPENDICULAR TO THE AUTHORITY MAIN.

ONSITE STORMWATER DETENTION SYSTEM.

STORMWATER POLLUTANT TREATMENT SYSTEM.

OVERHEAD LINK BRIDGE

BLADE SUPPORT FOR LINKBRIDGE

PROPOSED CROSSOVER

HYDRANT BOOSTER

SPRINKLER BOOSTER

SUBSTATION

SITE PLAN
1:200

Revision	Description	Date	By
P7	ISSUED FOR APPROVAL	17/10/2025	AN.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

CES | Coordinated Engineering Services
93-97 Campbell Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

NORTHERN MENTAL HEALTH PRECINCT

Project address: 52 Frankland Street, Launceston, 7250
for: Tasmania Department of Health

ARTAS PROHITECTS
Billard Leece Partnership

HYDRAULIC SERVICES
SITE PLAN

Drawn:	AN.	Project - Sheet:	Revision:
Authorised:	WC.	246236-H-SK01	P7
Revision Date:	17/10/2025		
Scale:	1:200 @ B1		

Document Set ID: 5388840
Version: 2, Version Date: 20/04/2026

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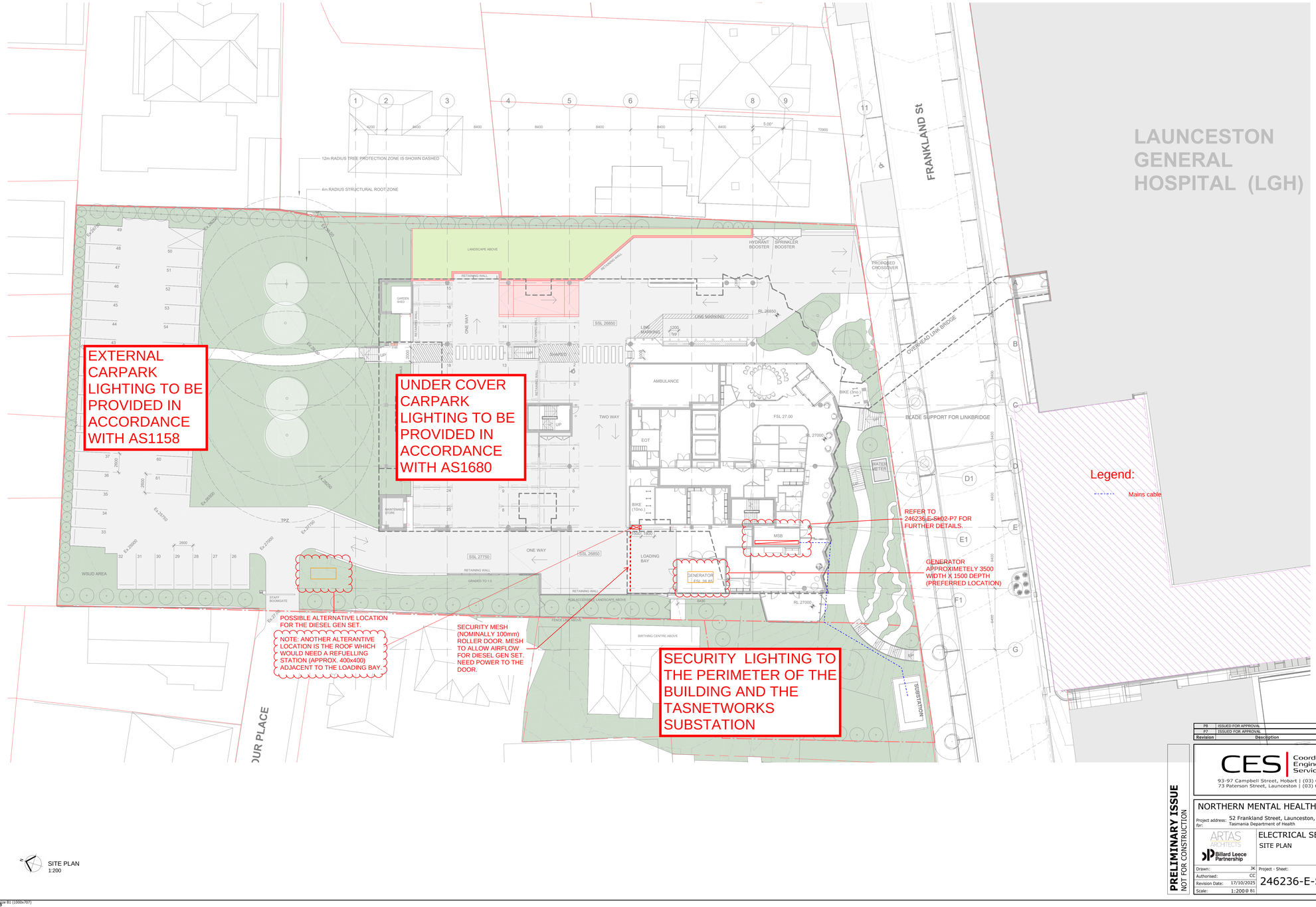

P8	ISSUED FOR APPROVAL	17/10/2025	CC
P7	ISSUED FOR APPROVAL	26/09/2025	CC
Revision	Description	Date	By

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CES Coordinated Engineering Services
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73 Paterson Street, Launceston | (03) 6338 9974

NORTHERN MENTAL HEALTH PRECINCT

Project address: 52 Frankland Street, Launceston, 7250
for: Tasmania Department of Health

ARTAS ARCHITECTS
Billard Leece Partnership

ELECTRICAL SERVICES
SITE PLAN

Drawn:	JK	Project - Sheet:	Revision:
Authorised:	CC	246236-E-Sk01	P8
Revision Date:	17/10/2025		
Scale:	1:200@B1		

Document Set ID: 5388888
Version: 2, Version Date: 29/08/2026

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PROPOSED LANDSCAPE ABOVE

DASHED INDICATES LINE OF BUILDING ABOVE

ENTRY

DROP-OFF

CAR PARKING

AMBULANCE

RECOVERY COLLEGE

FRONT OF HOUSE

BACK OF HOUSE

SAFE HAVEN

1m WIDE CONCRETE SLAB FROM UNDER SWITCHBOARD TO EXTEND TO NEAREST WALK TO FORM A PATH FOR ACCESS.

ALTERNATIVE LOCATION

2 off 625mm x 225mm FOR POWER CABLE RISER. SHARED WITH HYD (SW) WHERE REQ'D.

EV CHARGING 2 OFF 1950H x 600W x 200D.

LIGHT AND POWER. 1m WIDE x 1.8m HIGH x 0.3m DEEP.

1m WIDE CONCRETE SLAB FROM UNDER SWITCHBOARD TO EXTEND TO NEAREST WALK TO FORM A PATH FOR ACCESS.

REFER TO MECHANICAL SERVICES FOR FIRE RATED DIESEL GENSET EXHAUST.

SECURITY MESH (NOMINALLY 100mm) ROLLER DOOR. MESH TO ALLOW AIRFLOW FOR DIESEL GEN SET. NEED POWER TO THE DOOR.

REFER TO MECHANICAL DRAWINGS FOR EXHAUST

Air Discharge

Air Intake (Preferred, TBC)

EXHAUST ARRANGEMENT CONFIRMED. AN ALTERNATIVE LOCATION FOR THE GENSET MAY BE NEEDED BUT NOT EXPECTED.

Air to the Intake (preferred option) may be from above or via the Courtyard - TBA.

MSSB: 2m wide x 1.8m high x 0.3m deep. Typical for all MSSB's.

FDCIE to be clearly visible from the DBEP (door). No limitation of distance given in AS1670.

Wall mounted MCP (colour red)

Rack: 1m deep x 0.6m wide. To be confirmed if rack can go in Comms room with DoH ICT.

Minimum 0.6m clearance

DSB: 2m wide x 1.8m high x 0.3m deep. Typical for all DSB's.

Comms room on Gnd floor not required.

625x175 penetration for comms riser

625mm x 325mm penetration above for power cable riser to L1 and L2.

Need access panel for future if there's a ceiling.

Alternative cable tray route.

Minimum 1400 clearance from face of switchboard.

Site Main Switchboard (MSB). 6m wide (ref email to BLP 11/03 & Artas 12/03) x 2.1m high x 0.5m deep. NOTE: 2 exits as this switchboard exceeds 3m in length.

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAILED LANDSCAPING

APPROX. LOCATION OF ICT FIBRE CABLE PIT IN THE STREET

ICT FIBRE CABLE FROM THE STREET TO GROUND FLOOR COMMS ROOM.

REFER TO MECHANICAL MARKUPS FOR ACCESS PANELS.

Legend:

- Fibre Cable
- Clearance
- Comms cable tray
- Fire Rated Wall
- Power Cable Tray
- Airflow Direction
- Mains
- MSB Main Switchboard
- MSSB Mechanical Services Switchboard
- DSB Distribution Switchboard
- FP Fire Panel
- RACK Data Rack
- FIRE RATED WALL
- SMOKED RATED WALL

GROUND FLOOR PLAN
1:100

Revision	Description	Date	By
P8	ISSUED FOR APPROVAL	17/10/2025	CC
P7	ISSUED FOR APPROVAL	26/09/2025	CC

CES Coordinated Engineering Services
93-97 Campbell Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

NORTHERN MENTAL HEALTH PRECINCT
Project address: 52 Frankland Street, Launceston, 7250
for: Tasmania Department of Health

ARTAS ARCHITECTS
Billard Leece Partnership

ELECTRICAL SERVICES
GROUND FLOOR PLAN

Drawn:	JK	Project - Sheet:	Revision:
Authorised:	CC	246236-E-Sk02	P8
Revision Date:	17/10/2025		
Scale:	1:200 @ B1		

Original Sheet Size B1 (1000x707)

Document Set ID: 5388888
Version: 2, Version Date: 29/04/2026

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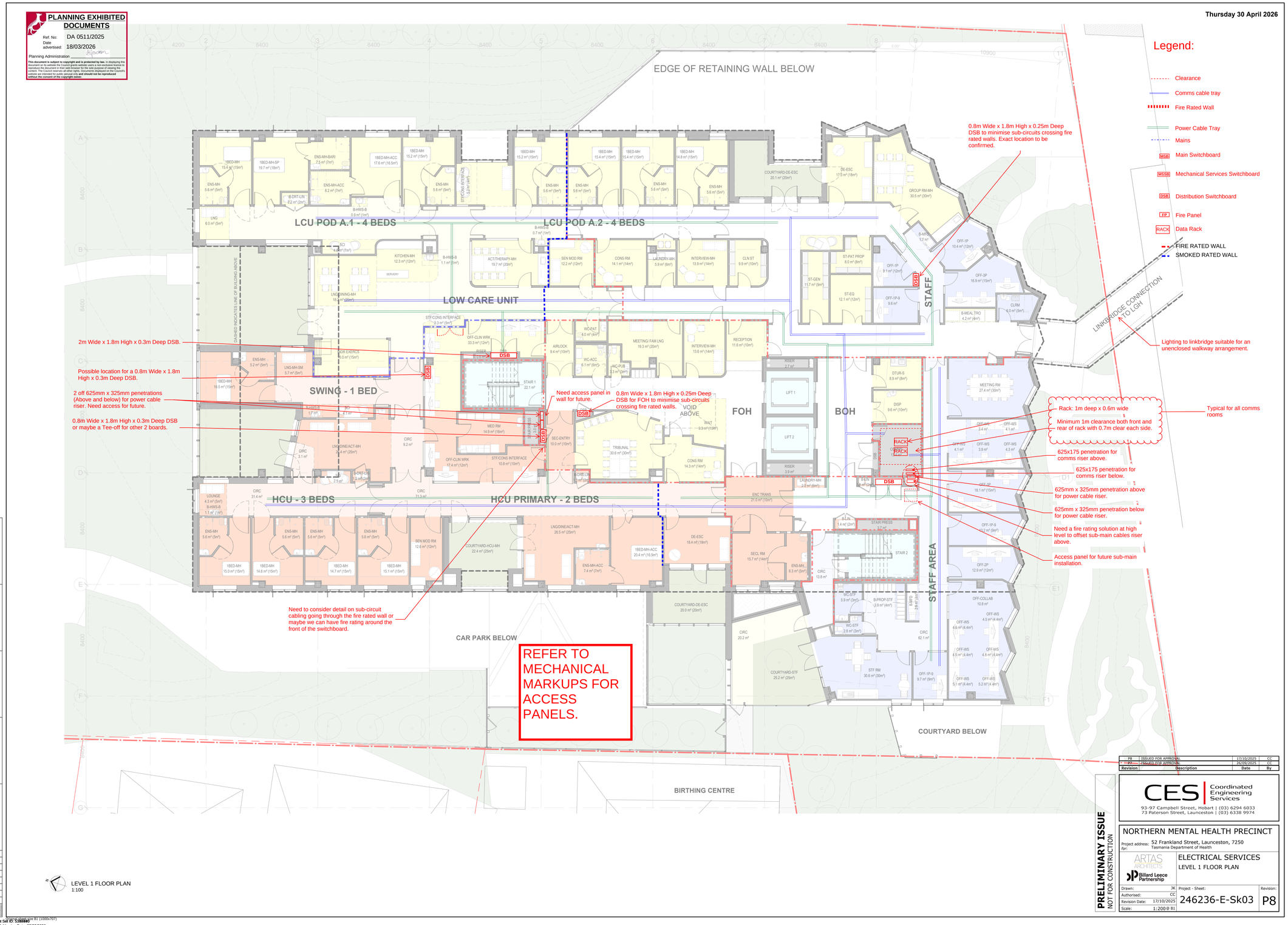

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P8	ISSUED FOR APPROVAL	17/10/2025	CC
P7	ISSUED FOR APPROVAL	26/09/2025	CC

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93-97 Campbell Street, Hobart | (03) 6294 6033
73 Paterson Street, Launceston | (03) 6338 9974

NORTHERN MENTAL HEALTH PRECINCT
Project address: 52 Frankland Street, Launceston, 7250
for: Tasmania Department of Health

ARTAS ARCHITECTS
Billard Leece Partnership

ELECTRICAL SERVICES
LEVEL 1 FLOOR PLAN

Drawn:	JK	Project - Sheet:	Revision:
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Legend:

- Clearance
- Comms cable tray
- Fire Rated Wall
- Power Cable Tray
- Mains
- MSB Main Switchboard
- MSSB Mechanical Services Switchboard
- DSB Distribution Switchboard
- FP Fire Panel
- RACK Data Rack
- FIRE RATED WALL
- SMOKED RATED WALL

REFER TO MECHANICAL MARKUPS FOR ACCESS PANELS.

LEVEL 2 FLOOR PLAN
1:100

P8	ISSUED FOR APPROVAL	17/10/2025	CC
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Revision	Description	Date	By

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NORTHERN MENTAL HEALTH PRECINCT

Project address: 52 Frankland Street, Launceston, 7250
for: Tasmania Department of Health

ARTAS ARCHITECTS
Billard Leece Partnership

ELECTRICAL SERVICES
LEVEL 2 FLOOR PLAN

Drawn:	JK	Project - Sheet:	Revision:
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APPROX. 220m2 FOR SOLAR PANELS. REQUIRED ON NORTH FACING ROOF. LOCATIONS UNDER REVIEW. TO BE CO-ORDINATED WITH OTHER SERVICES

May not be needed.

MECH PLANT AREA

MSSB

DSB

PLANT DECK LIGHTING TO AS1158

CLERESTORY

LIFT OVERRUN

1m clearance needed around diesel genset.

Possible alternative location for diesel genset. NOTE: This is the least favourable location.

legend

- FIRE RATED WALL
- SMOKED RATED WALL

ROOF PLAN
1:100

Revision	Description	Date	By
P8	ISSUED FOR APPROVAL	17/10/2025	CC
P7	ISSUED FOR APPROVAL	26/09/2025	CC

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Billard Leece Partnership

ELECTRICAL SERVICES
ROOF PLAN

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AS 4970-2025

Protection of trees on development sites.

52 Frankland St, Launceston, TAS

February 2026

arbscape.com.au
Authored by: Stewart Malone Dip Hort/Arb

Document Set ID: 5357591
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4. **Tree Schedule**
5. **Impact Assessment/Encroachment Decision Ladder**
6. **Preliminary Arboricultural Report**
7. **Tree Protection Plan (TPP)**
8. **Appendices**

Executive Summary

This Arboricultural Impact Assessment addresses the proposed development 52 Frankland St, rear carpark, Launceston, TAS. The assessment identifies five mature Quercus robur (English Oak) trees on the site, Three Neighboring property trees have also been identified. This report evaluates the likely impacts of the works and specifies protection measures in accordance with the 2025 standard AS4970-2025.

---

2. Introduction & Scope

Brief

Artas architects has commissioned this Arboricultural Impact Assessment and Tree Protection Specification for the proposed development at 52 Frankland St, Launceston. The assessment follows the 2025 standard and addresses five mature Oak trees on site along with three neighboring trees that may be potentially impacted by the works.

Subject Site

- Address: 52 Frankland St, Launceston, TAS
- Description: Five mature Quercus robur (English Oak) that form a row in the rear carpark of 52 Frankland St.
- Three Neighboring trees in private properties

  Pyrus Sp. (ornamental pear) 79 Balfour St

  Ficus carica (fig) 75 Balfour St

  Magnolia grandiflora (Southern Magnolia) 266 Charles St

---

3. Statutory Context

This assessment references:

- The Tasmanian Planning Scheme
- AS 4970-2025 (Protection of Trees on Development Sites).



4. Tree Schedule

All trees have been assessed in accordance with the 2025 standard. The following table summarizes the key data for each tree.

Tree Number	Species	DSH (cm)	NRZ (m) radius	SRZ (m) radius	Condition	Encroachment Type	Distance from encroachment	Encroachment %	Classification	Compensation needed to offset
1	Quercus robur	94	11.3	3.6	Good/ fair	Curved edge	4.7m	0%	Major	2m
2	Quercus robur	83	9.9	3.4	Good/ fair	Curved edge	4.6m	0%	Major	1.5m

Tree Number	Species	DSH (cm)	NRZ (m) radius	SRZ (m) radius	Condition	Encroachment Type	Distance from encroachment	Encroachment %	Classification	Compensation needed to offset
3	Quercus robur	86	10.3	3.6	Good/ fair	NIL	>NRZ	0	nil	0
4	Quercus robur	83.2	10.0	4.0	Good/ fair	NIL	>NRZ	0	nil	0
5	Quercus robur	92.3	11.1	3.7	Good/ fair	NIL	>NRZ	0	nil	0
6	Pyrus Sp. 79 Balfour St	38	4.5	2.3	Good-fair	NIL	NIL	0	nil	0
7	Ficus carica 75 Balfour St	N/A	N/A	N/A	Good	NIL	NIL	0	nil	0
8	Magnolia grandiflora 266 Charles St	89	10.7	3.2	Fair	Straight edge	4.6m	23.5 %	Major	1.8m

4. Impact Assessment (Encroachment Decision Ladder)

Each tree's impact level is determined by the percentage of NRZ encroachment and any SRZ breach:

- Minor **Encroachment (≤10% NRZ):**
- Moderate **Encroachment (10–20% NRZ):**
    - Tree 4 – Moderate encroachment: compensatory measures required
- Major **Encroachment (>20% NRZ or any SRZ breach):**

Tree 1 & 2 Major encroachment- compensatory measures required.

5 Preliminary Arboricultural Report

Tree 1-5 Quercus robur are in good/Fair condition with underdeveloped crowns due to past pruning practices. Trees 2-5 have a shared canopy, with a height ranging from 13.5m for trees 4 and 5 to 12m for trees 2 and 3, a wide “gap” between tree 1-2 has left tree one to develop a singular canopy approximately 15m height. The trees form a row, likely a historic boundary or driveway marker. Several trees are showing signs of environmental stress, made obvious by tip dieback and epicormic growth. Reactive growth around old wounds and pruning cuts are well developed showing a strong vitality when not stressed. Minor canopy issues, crossing branches and competing branches, otherwise the health and vitality is good considering local constraints i.e. bitumen and other non-permeable areas

Building and trench excavation are outside of the protection zones for these five trees with an encroachment into the TPZ when scalping of the carpark occurs, Groundwork alterations on the carpark will impact the trees as surface roots are visible. Tree protection plans (TPP) will be necessary for the management of the roots (see TPP below)

underground infrastructure and subsequent excavation do not appear on the plans in this area and therefor do not form part of this report. If underground assets need to be installed and fall in the proximity of the TPZ, they should be captured in an amended version of this report.

Physical barriers cannot be used on this site to delineate TPZ due to bitumen removal well within a normal NRZ. The TPZ MUST be monitored by the project arborist throughout the removal of bitumen phase to ensure root protection, canopy protection and compliance are met.

The current version of this report **MUST** be available to all relevant parties to ensure compliance with AS4970-2005.

Tree 6 Pyrus Sp. Located at the rear of 79 Balfour st, Launceston is in Fair condition with an upright growth habit, a wound is present on the southern trunk at the first branch union, a lateral failure is currently hanging in the south-western canopy, this is a relatively recent failure made obvious by dying leaves, indicating the failure has occurred since new leaves have formed after winter dormancy. This “damage” has been documented prior to works commencing and has not been caused by this development.

The proposed development will have minimal impact on this tree. Carpark resurfacing may encounter roots from this tree though unlikely due to the height difference between properties. The canopy of this tree may need to be pruned back to complete resurfacing works, all pruning MUST meet the AS4373 pruning of amenity trees standard. Communication with the owner of this tree is advised prior to any pruning to determine the outcome of “pruned” branches which belong to the tree owner. Branches may be requested back by the owner however this is unlikely. A TPZ will need to be developed to protect the canopy of this tree. Tree protection plans (TPP) will be necessary for the management of the encroachment, underground infrastructure, and excavation for the proposed stormwater treatment area ((see TPP below).

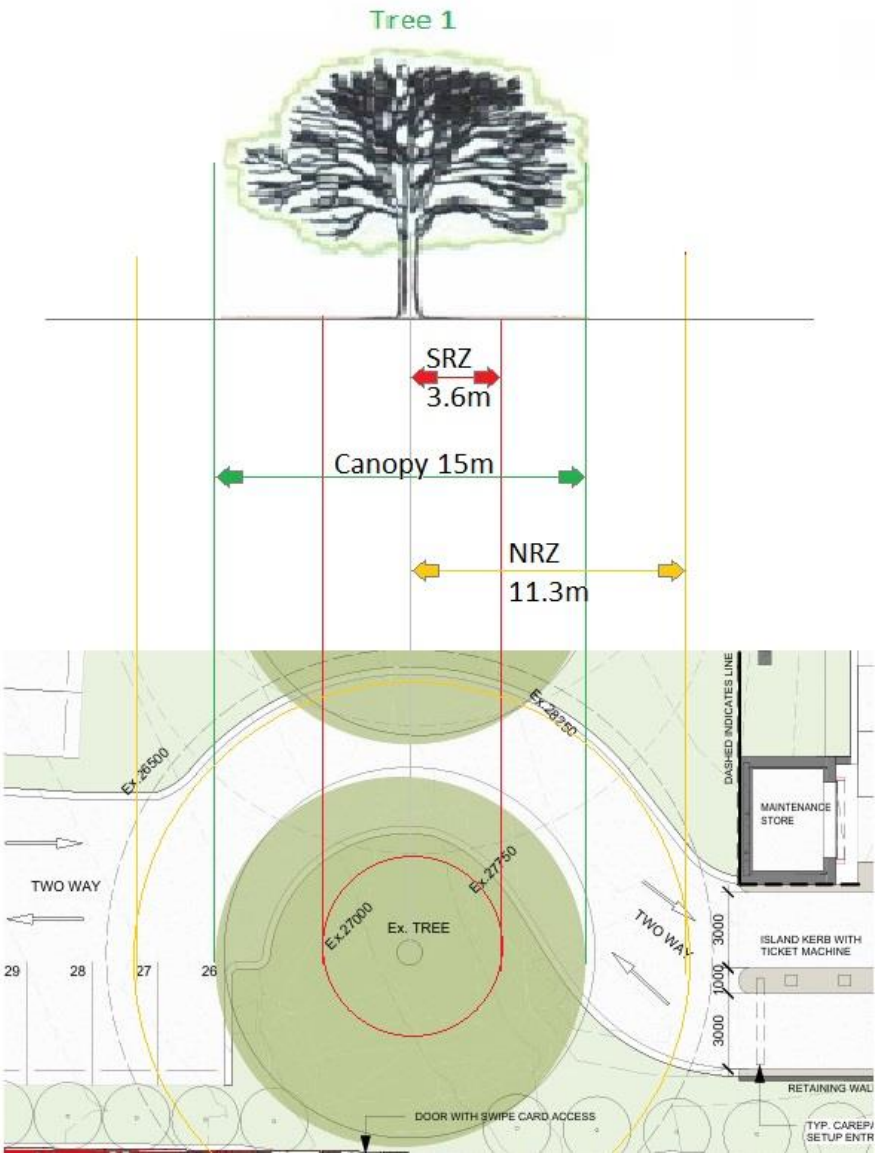
Tree 7 Ficus carica 75 Balfour St. Mature, very good vitality healthy fruiting variety of fig. No NRZ or protection zone will be required for this tree other than making sure all runoff from washing down or wetting of the gravel under the new bitumen is channeled away from the tree. Tree protection plans (TPP) will deal with water runoff only ((see TPP below).

Magnolia grandiflora 266 Charles St, mature specimen, triple trunk forming at 200mm from ground level, relatively sparse canopy for age, tip dieback and leaf chlorosis visible on the western canopy. This tree was not picked up in initial reporting, and no protection measures were implemented when carpark driveway was developed along the Eastern boundary of the property. Significant root exposure as a direct result of the driveway installation has occurred, root protection measures have now been put in place however root have been exposed to air for a prolonged period (weeks). Root dieback and subsequent canopy dieback is expected. This tree has an NRZ of over 10m and Tree protection plans (TPP) will need to be implemented for the site revegetation phase of the project.

There are several other neighbouring trees that are close to the boundary fence however the proposed developments fall outside NRZ for these trees therefore they do not need to be picked up in this report.

6 TREE PROTECTION PLAN

Tree 1



TPZ Tree Protection Zone

The TPZ for trees 1 & 2 will include infrastructure adaptations within the NRZ area and protections for roots and canopy.

Infrastructure

The proposed road alignment necessitates a major encroachment into the NRZ of tree 1 & 2, Traditional “cut and fill” road construction would require excavation and soil compaction, likely resulting in significant root severance and the subsequent decline of these mature specimens. Alternative options should be sought to protect the root zone of trees 1 & 2.

In accordance with AS 4970-2025, the following implementation plan outlines a "No-Dig" Geocell configuration to mitigate soil compaction and root damage within the Tree Protection Zone (TPZ).

1. Product Description

The specified product is a Cellular Confinement System (Geocell), such as Cellweb TRP or equivalent. It consists of a three-dimensional honeycomb structure made of high-density polyethylene (HDPE). When filled with clean, angular aggregate, it creates a "bridging" effect that distributes vertical vehicle loads laterally. This prevents the increase in bulk density of the soil, ensuring the macropores remain open for oxygen and moisture exchange—critical for root respiration.

2. Implementation Process (No-Dig Protocol)

To comply with AS 4970, the installation must occur atop the existing grade to avoid severing roots.

1. Site Preparation: Remove surface vegetation and organic mulch by hand or using a flat-head bucket under the supervision of the Project Arborist. Do not strip topsoil or excavate.
2. Separation Layer: Lay a high-permeability, non-woven geotextile (e.g., GEOFABRICS Filterwrap) over the entire TPZ encroachment. This prevents the stone infill from migrating into the natural soil while allowing water and air to pass.
3. Geocell Expansion: Expand the Geocell panels across the designated area. The system should cover the entire TPZ encroachment as specified in the report, though it may extend further to accommodate the driveway footprint. Secure the edges with steel "J" pins.
4. Infill Material: Manually or mechanically (from outside the TPZ) fill the cells with 20-40mm clean, angular, no-fines stone. Do not use rounded river stones or crushed rock with "fines," as these will clog and reduce permeability.

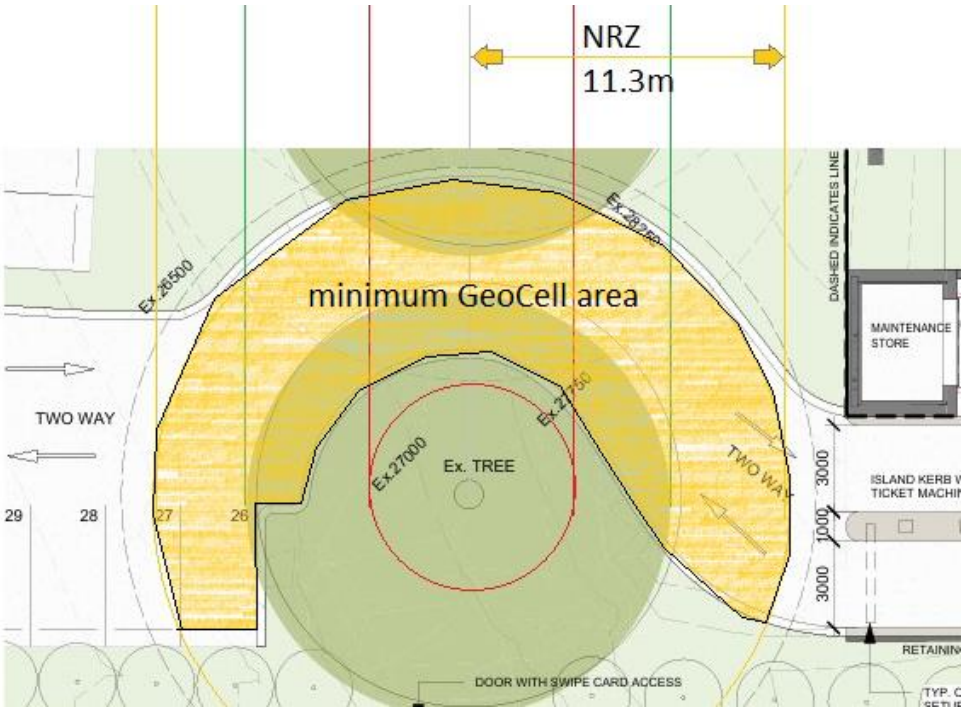
5. Initial Compaction: Lightly compact the stone infill using a vibratory plate or roller to "lock" the angular stones into the cells.
6. Wearing Course: Apply a permeable final surface (e.g., porous asphalt, permeable pavers, or loose gravel). If a non-permeable surface is used, the Project Arborist must approve a specific drainage design to ensure the TPZ remains hydrated.

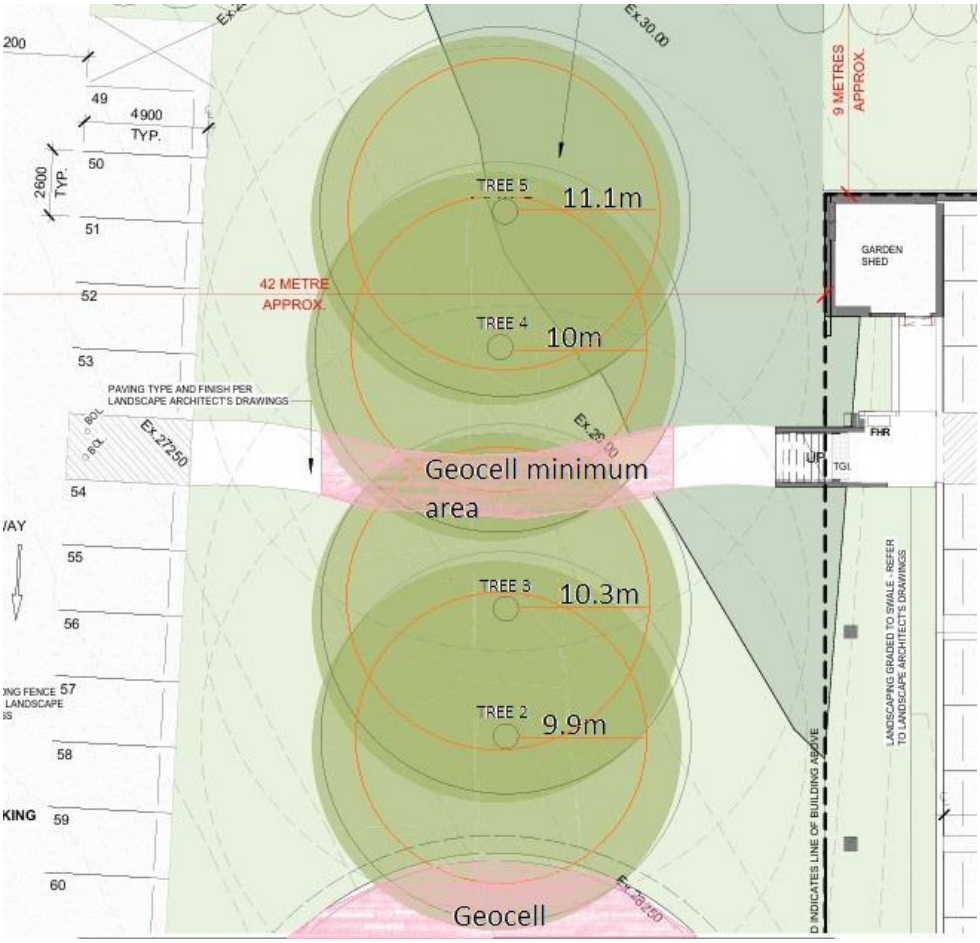
3. Protection Requirements

- Supervision: The Project Arborist must be present during the initial laydown of the geotextile and geocell.
- Encroachment: This method is categorized as a "minor encroachment" or "allowable encroachment" under AS 4970, provided the natural soil profile is undisturbed.

This method of road surface will negate other TPZ protection measures at ground level. This stage should still be overseen by the project arborist to ensure compliance with AS4970 should root pruning be required.

Canopy pruning to allow access and minimise accidental damage from machinery should be conducted prior to surfacing works.




Ex.30.00
9 METRES APPROX.
TREE 5
11.1m
GARDEN SHED
42 METRE APPROX.
TREE 4
10m
PAVING TYPE AND FINISH PER LANDSCAPE ARCHITECT'S DRAWINGS
Ex.27.50
Ex.28.00
FHR
UP
TGI.
Geocell minimum area
TREE 3
10.3m
TREE 2
9.9m
LANDSCAPING GRADED TO SWALE - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
Geocell
49
4900 TYP.
50
2600 TYP.
51
52
53
54
55
56
57
58
59
60

Scalping and resealing of carpark (Trees 1-5 & Tree 6 Pyrus Sp. 79 Balfour St)

Roots are likely to be unearthed during this phase of works and all works within the TPZ MUST be overseen by the project arborist. Root pruning will need to be undertaken and **MUS**T be conducted by the project arborist. Root pruning should be undertaken as early as possible during the scalping of the carpark phase. Early pruning in the phase will minimise the risk of roots being pulled or snapped by excavators. Roots damaged by excavation must be assessed by the project arborist and pruned if necessary.

The footpath between the trees 3 & 4 should use a 'no dig' approach if possible. Geocell will minimise root zone impacts and negate the need for NRZ encroachment.

The TPZ **MUST** include the entire canopy of the tree. This area must be maintained throughout the demolition, construction and underground excavation phases of the project and zoned off to machinery access by barriers or fencing.

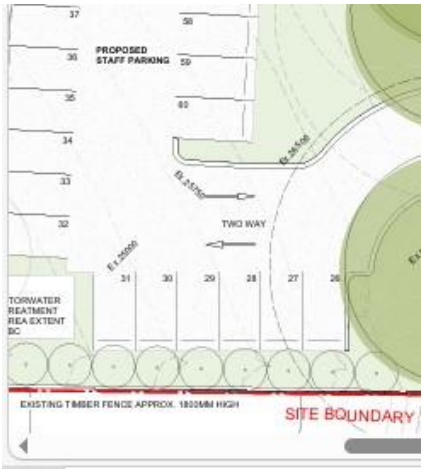
TPZ zones should be kept clear, no storage of materials should within the TPZ during the excavation stage.

Works within the TPZ should be overseen by the project arborist and any alterations to this report **MUST** be documented and an updated version of the report be available to all necessary parties to ensure compliance.

All roots that are exposed by excavation outside of the TPZ that are over 50mm should be photographed and added to this document, photos should show depth of damaged roots and cuts made.

Root damage must be minimised where practicable, with roots being cut rather than torn out by machinery. Canopy damage should be avoided. The TPZ **MUST** protect the entire canopy of the tree, Excavators and other machinery that may impact the canopy of the tree must have a spotter. The spotter must advise the machinery operator when they are close to encountering the canopy and adjustments made to the operating procedure. If the canopy needs to be pruned to accommodate the machinery, the pruning should only be conducted by a suitably qualified arborist. Pruning must meet the Australian standard AS 4373-2007 Pruning of amenity trees.

Trunk damage should not occur as the trunk is within the SRZ. The SRZ is a restricted zone during the excavation stage.



The water treatment pit at the bottom left of the picture to the left, should be monitored when excavated by the project arborist. The pit is outside a NRZ of tree 6, however, roots are likely to be encountered when excavating. Roots must be clean cut with pruning tools and not torn or ripped up by excavator to ensure compliance with AS4970.

Tree 7

Ficus carica 75 Balfour St

This Tree (Fig) does not require tree protection measures, documentation of current condition along with photos to support. As this tree is in a good condition, it has been added to the report to monitor post works for signs of stress or decline.

Tree 8

Magnolia grandiflora (266 Charles St)

This tree has suffered moderate root damage on its Western side due to a roadway access instal to the carpark. Interim measures have been implemented to minimise root dieback. A covering of composted mulch has been added, and monitoring of the upper canopy for signs of stress and dieback continues.

A Tree protection zone for this tree is not necessary, as the damage to the root system has already taken place prior to this report.

The tree protection needs for this tree will concentrate on the revegetation works Phase of the project.

Soil amendments in this area, to encourage new root development should be a priority, Garden beds rather than lawn around the NRZ would also be beneficial.

Companion planting in the garden bed would be encouraged.

ACTIVITIES RESTRICTED WITHIN THE TPZ

Activities generally excluded from the TPZ include but are not limited to—

- machine excavation including trenching.
- excavation for silt fencing.
- cultivation.
- storage.
- preparation of chemicals, including preparation of cement products.
- parking of vehicles and plant.
- refuelling.
- dumping of waste.
- wash down and cleaning of equipment.
- placement of fill.
- lighting of fires.
- soil level changes.
- temporary or permanent installation of utilities and signs, and
- physical damage to the tree.

A tree assessment should be conducted post excavation detailing:

- Damage to root systems.
- Canopy damage during excavation.
- The integrity of the TPZ during excavation.
- The overall health of the tree post excavation.

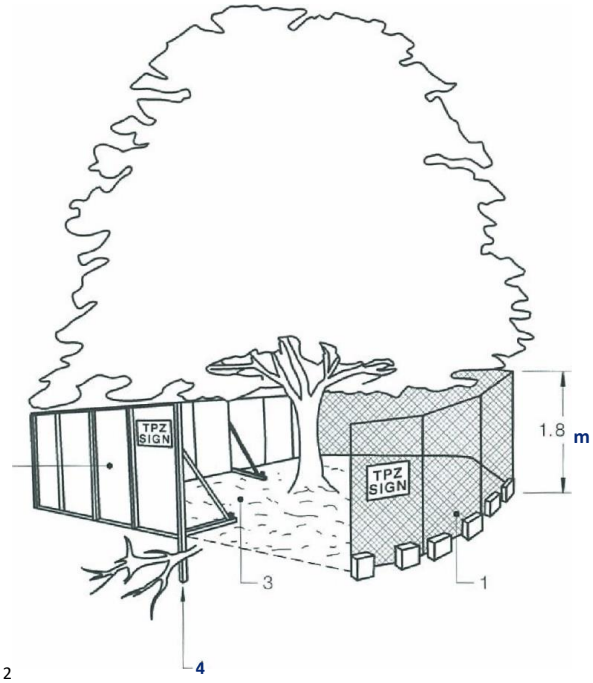
Certification on completion of project.

Site supervision is advised by a Qualified arborist to:

- Mark and ensure integrity of TPZ.
- monitor compliance.
- conduct the root pruning.
- Photograph any damage (root or canopy)
- Prune canopy branches if necessary to AS4373 Australian standard.

Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access.

AS 4687 specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter, and liquids into the protected area.



LEGEND.

1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.

2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.

3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment, or storage of materials of any kind is permitted within the TPZ.

4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING

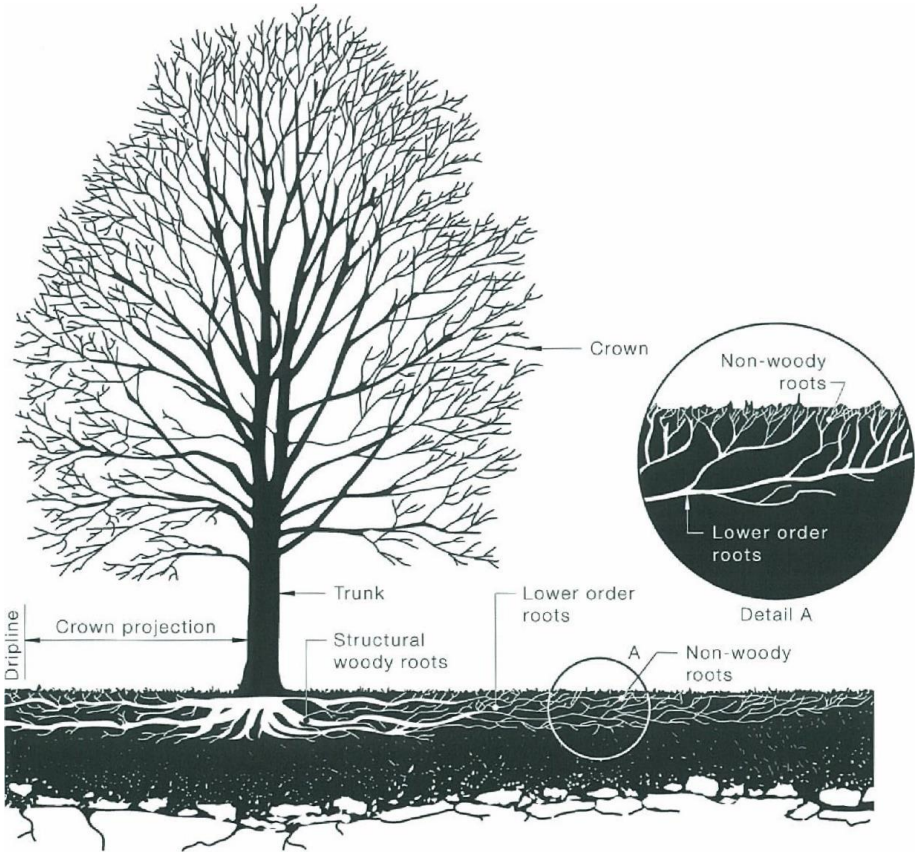
Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site). The lettering on the sign should comply with AS 1319.



TREE PROTECTION ZONE SIGN

APPENDIX A

EFFECTS OF DEVELOPMENT ON TREES



General

All parts of the tree may be damaged by development, Damage to any one part of the tree will affect its functioning as a whole. This Paragraph considers the possible impact of injury on the functioning of each main section of the tree. This highlights the specific protective measures that need to be undertaken.

Crown damage

The canopy of trees can be directly or indirectly damaged. Indirect damage will occur as a result of trunk and or root damage and will not be discussed here.

Usually, foliage may be lost or damaged on development sites by pruning or mechanical injury by trucks, cranes, excavators and so on. The removal of leaves reduces the level of photosynthesis and thus the production of sugars. This in turn reduces the tree's capacity to function normally and to withstand stresses imposed by a change in its environment.

Incorrect techniques of pruning such as lopping or flush cutting may produce wounds that are susceptible to infection by wood decay organisms. Similarly, mechanical damage to branches by machinery, etc. will also create wounds. Trees automatically respond to wounding and in doing so use stored sugars. Any wound places an additional load on trees that will inevitably be stressed during construction.

Trunk damage

Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients, and sugars throughout the tree. Serious impacts may structurally weaken the tree.

Root damage

Root damage is the most common cause of damage to trees on development sites., roots are far more extensive and closer to the surface than commonly thought. Roots can be damaged in the following ways:

- Removed during grading, excavation and trenching for foundations services, etc.
- Mechanically wounded, crushed, or torn.
- Compaction by machinery, storage of materials, and installation of work sheds.
- Soil buildup.
- Laying of pavements.
- Chemical contamination of the soil by solvents, fuel, oil, diesel, herbicides, cement waste, etc.
- Changes in air levels through changes in drainage patterns.
- Changes in available water.

Apart from the actual removal of roots during excavation or trenching, soil compaction is one of the major causes of root damage on development sites. Compaction is defined as the loss of large pore spaces (macropores) within the soil with a net loss of total pore space. Macropores are essential for the exchange of gases between the soil air and the atmosphere (aeration) and the removal of excess water from the soil (drainage).

Compaction results from loads or stress forces applied to the soil as well as shear forces. Both foot traffic and vehicle traffic exert both forces on soils. Vehicle traffic may cause significant compaction at depths of 150—200 mm (the area in which most absorbing roots are located). The degree of compaction will depend on weight of vehicles, number of movements, soil moisture levels, and clay content. Soil handling, stockpiling, and transporting also tend to lead to the breakdown of soil structure and thus to compaction. Vibration as a result of frequent traffic or adjacent construction activities will also compact soils.

The effects of compaction include—

- reduced aeration (oxygen levels decrease and carbon dioxide concentration increases to perhaps toxic levels).
- low oxygen levels discourage root growth and thus the uptake of water and nutrients.
- reduced infiltration of water into the soil and more run-off; (iv)increased run-off increases soil losses by erosion.
- low oxygen levels also lead to chemical changes in the soil which can reduce the availability of some plant nutrients; and
- the reduction in the number and diversity of beneficial soil organisms (including mycorrhizal fungi).

In summary, the effects of root loss or damage by any means could include—

- loss of stability if structural woody roots or even lower order woody roots are cut.
- reduction in water and nutrient uptake.
- an eventual loss of leaves, reduced photosynthesis and thus sugar production.
- decay as a result of wounding; and
- predisposition to soil borne pathogens.

It is commonly observed that trees may take many years to decline and eventually die from root damage.

CONCLUSIONS

The negative impacts of inadequate development design, planning and supervision are cumulative and very difficult to remediate after development is completed. The best way to ensure the long-term retention of established trees is to follow the guidelines outlined in this report.

APPENDIX B

DEFINITIONS

Diameter at Standard height (DSH)

The nominal trunk diameter at 1.4 m above ground level determined from the circumference of the trunk divided by pi (n).

Nominal Root Zone (NRZ)

The critical soil and root area necessary to sustain a tree's health and stability during development. Generally calculated as 12 x DSH NRZ replaces the former TPZ.

Structural root zone (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres.

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

Tree protection zone (TPZ)

The fenced/protected area established on-site.

Vigour & condition

Ability of a tree to sustain its life processes.

The term 'vigour' in this document is synonymous with commonly used terms such as 'health' and 'vitality'.

Condition terms.

- Excellent – Tree in sound condition with no visible disease, pests, or structural defects. It has a full, balanced crown.
- Good – The tree is in good health but may have minor issues such as small amounts of deadwood or slight, insignificant imperfections in form.
- Fair – Tree has some, but manageable defects.
- Poor – The tree is in decline.
- Very poor – Tree is dying, or poses significant, imminent risk of failure.
- Dead – Tree is dead.

Tree

Long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks.

Project arborist.

The person responsible for carrying out the tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring, and certification. The project arborist will be suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework (AQF) Level 5, Diploma of Horticulture (Arboriculture)) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this Standard. Stewart Malone of arbscape will be project arborist, Diploma Horticulture (Arboriculture), QTRA qualified tree risk assessor.

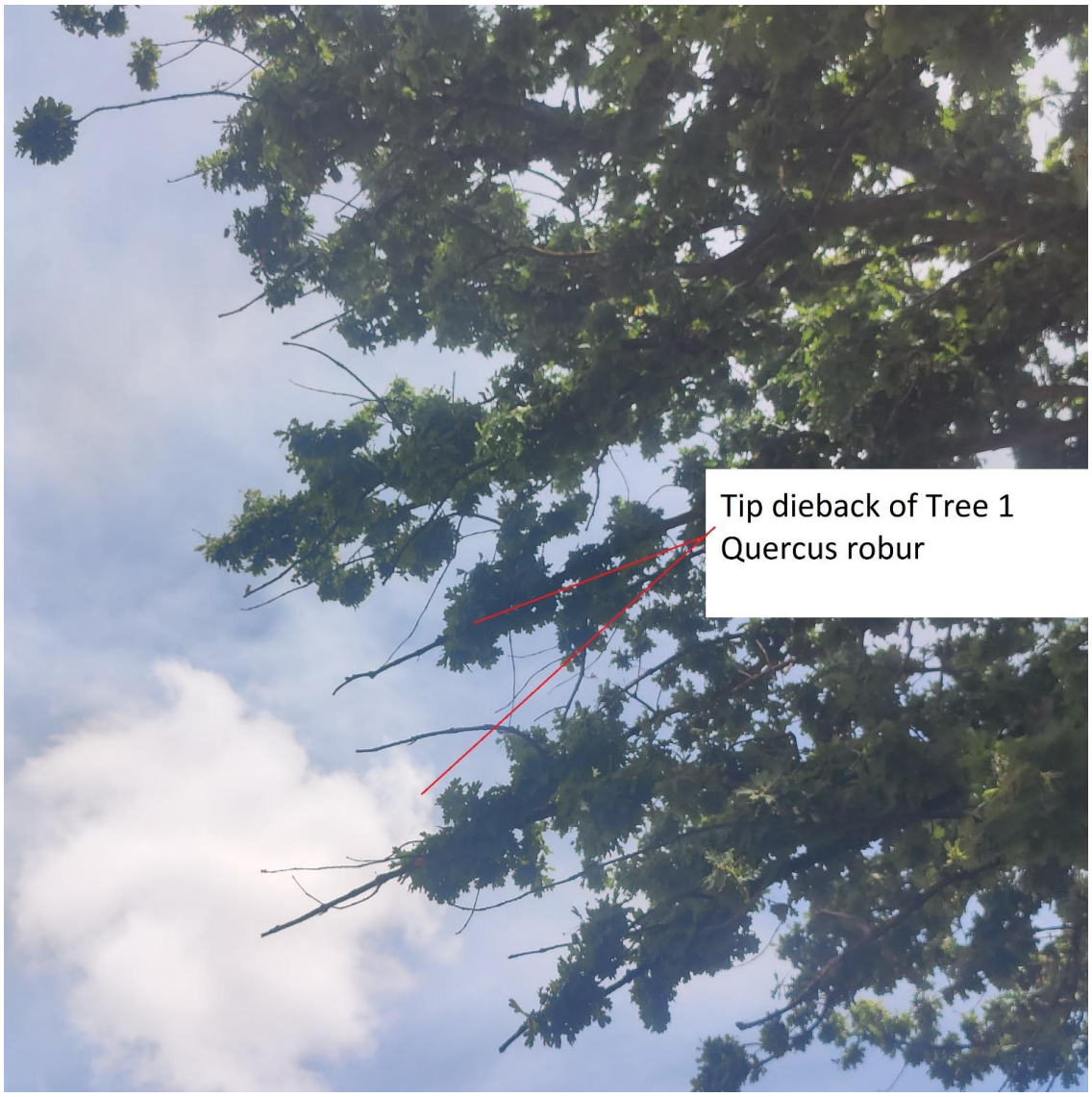
Assumptions & Limitations

- This assessment is based on visual inspection and information available at the time of reporting.
- No below-ground investigation was conducted unless otherwise stated.
- Recommendations apply only to the subject site and the scope of works described.
- The assessment does not guarantee tree survival but aims to minimize risk and maximize retention in accordance with the 2025 standard.

APPENDIX C

Supporting Photos




Tip dieback of Tree 1
Quercus robur

Pyrus Tree 6





Fig Tree 7



Magnolia Tree 8











Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0511/2025
Council notice date	2/12/2025
TasWater Reference No.	TWDA 2025/01462-LCC
Date of response	12/03/2026
TasWater Contact	David Boyle
Phone No.	0436 629 652

Response issued to

Council name	CITY OF LAUNCESTON
Contact details.	Planning.Admin@launceston.tas.gov.au
Development details	
Address	52 FRANKLAND ST, LAUNCESTON
Property ID (PID)	7204700
Description of development	Hospital Services - Proposed Northern Mental Health Precinct (CT178414/1 & 146528/1)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Artas Architects	Site Plan – Ground NMHP-AR003-0005-DA	C	11/02/2026
Artas Architects	Plan Ground Level NMHP-AR100-0001-DA	C	11/02/2026
Artas Architects	Plan Level 1 NMHP-AR100-0002-DA	C	11/02/2026
Artas Architects	Plan Level 2 NMHP-AR100-0003-DA	C	11/02/2026
CES	Hydraulic Services 246236-H-SK01	P7	17/10/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P (1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connection(s) to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Document Set ID: 5347256
Version: 1, Version Date: 17/03/2026

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate(s) for Certifiable Work (Building and/or Plumbing) the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

TRADE WASTE

7. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.

8. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.

9. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

DEVELOPER CHARGES

10. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $23,582.45 to TasWater for water infrastructure for 13.422 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

11. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $37,443.43 to TasWater for sewerage infrastructure for 21.311 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

12. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

13. The applicant or landowner as the case may be, must pay a development assessment fee of $1,353.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

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Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Boundary Conditions

Modelling indicates there is capacity in the existing network at 52 Frankland Street (pipe A272704) to supply this proposed development without impacting adversely on the existing infrastructure or customers. Total boundary heads (HGL), not pressures, at the proposed connection point(s) are:

Location	*H.G.L. Peak hour*	*H.G.L Peak Day + 20 l/s fire flow*
A272704	*85*	*85*

These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this information should allow an appropriate margin of error in their design

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council.
Documentation must include a floor and site plan with:
Location of all pre-treatment devices (i.e. Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)
Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design.
Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

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If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed
The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial.

Developer Charges
For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

Service Locations
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Advice to the Drainage Authority
The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.
The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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Version: 1, Version Date: 17/03/2026

CITY OF LAUNCESTON

MEMORANDUM

FILE NO:	SF5547 AB	
DATE:	31 March 2026	
TO:	Sam Johnson OAM	Chief Executive Officer
c.c.	councilmeetings@launceston.tas.gov.au	
FROM:	Alex Britton	Councillor
SUBJECT:	**Notice of Motion - 1929 Floods Centenary programme**	

In accordance with Clause 19(3) of the *Local Government (Meeting Procedures) Regulations 2025* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 16 April 2026.

Motion
That Council authorises Council officers to work in partnership with the 1929 Floods Centenary Working Group to plan and develop the proposed 1929 Floods Centenary programme, including stakeholder engagement, funding strategy development, and preparation of a detailed project plan, and keeps Council informed of progress.

Background
In April 1929, Launceston experienced one of the most significant natural disasters in Tasmanian history. More than 1,000 homes and buildings were inundated and approximately 3,500–4,000 people were evacuated from Invermay, Inveresk and the Margaret Street area. These events shaped our city's identity, our planning systems, and our understanding of what it means to live at the confluence of the South Esk, North Esk and Kanamaluka/Tamar Estuary.

The centenary in 2029 is not simply an anniversary. It is a once-in-a-generation opportunity to honour the hardship and courage of those who lived through the floods, while using that history to strengthen our community's preparedness for the future.

A working group that I have been a part of, led by community members with deep expertise has already done the groundwork to start planning for a centenary celebration that will showcase our city and build community identity, leadership, capacity, resilience, pride and a sense of belonging.

This is exactly the kind of work that aligns with our Strategic Plan pillars of Prosperity, Place and People. It supports cultural tourism, intergenerational learning, emergency-management literacy, and regional collaboration. It also positions Launceston as a city that values its stories and uses them to shape a stronger future.

What they need now is our support to move from concept to coordinated planning. That includes partnership development, funding pathways, stakeholder engagement, and the structuring of a programme that will run across 2026 to 2029.

CITY OF LAUNCESTON

MEMORANDUM

This motion is deliberately simple. It does not commit Council to specific projects or budgets today. Instead, it authorises our officers to work alongside the Working Group so that a fully developed plan can be developed alongside community.

This is prudent, strategic and timely. If we want a high-quality centenary programme that honours our past and strengthens our future, we must begin now.

Attachments
Nil



Councillor Alex Britton

Town Hall Floodlighting Policy

PURPOSE

This Policy sets out the assessment criteria for persons or groups seeking permission to floodlight the Town Hall to recognise an event or awareness campaign, as well as providing the application and assessment process for determining the eligibility of the application.

SCOPE

Applies to requests to floodlight the Town Hall.

POLICY

The Council seeks to recognise and support significant events that are for a charitable cause or have positive community outcomes. Initiatives or events of a commercial nature will not be eligible. The Council is also aware that if the Town Hall is floodlit on a very regular basis some of the impact of these events may be lost. The following criteria are intended to be a threshold against which requests can be considered.

Floodlighting of the Town Hall should only be available for events or awareness campaigns of major significance to residents of the City or State that:

1. are a national event represented in multiple states, and
2. are of national or international significance, and
3. promote positive community outcomes.

Council may also determine to floodlight the Town Hall of its own motion.

APPLICATION PROCESS

Persons or groups seeking to have the Town Hall floodlit must apply in writing preferably four weeks prior to the date of the request and address the following criteria:

1. The name and contact details of the person or group applying to floodlight the Town Hall
2. Details of the event or awareness campaign
3. How the request meets the Policy requirements
4. Details of the colours of the lighting being requested
5. The dates and duration for the requested lighting, and
6. Any other information to support the request.

ASSESSMENT PROCESS

Each application will be assessed by the Council's Directors with administrative support being provided by Customer Service.

Once assessed, the applicant will be advised of the decision and the reasons for the decision being made. This decision is final.

City of LAUNCESTON

Town Hall, St John Street, Launceston
PO Box 396, LAUNCESTON TAS 7250 T 03 6323 3000
E contactus@launceston.tas.gov.au www.launceston.tas.gov.au

CONDITIONS

The following conditions apply to all approved floodlighting requests:

- Council reserves the right to cancel a lighting booking at their discretion
- Lighting requests will be approved for a period of up to one week, more usually approval will be for two nights.
- Only one request can be made for any event or awareness campaign in a single calendar year

PRINCIPLES

The City of Launceston promotes Launceston as a diverse and welcoming city which offers access to services and spaces for all community members and works in partnership with others to address the needs of vulnerable and diverse communities (Strategic Plan 2014-2024).

REVIEW

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

~~Town Hall Floodlighting~~Feature Lighting Policy

PURPOSE

This Policy ~~sets out~~outlines the assessment criteria for ~~persons~~people or groups seeking permission to ~~floodlight~~use feature lighting at the Town Hall or other city feature lighting to recognise ~~an event~~significant events or awareness ~~campaign, as well as providing~~campaigns. It also details the application and assessment ~~process for determining~~processes to determine the eligibility of ~~the application~~such requests.

SCOPE

~~Applies~~This Policy applies to all requests ~~to floodlight the~~ for feature lighting of Town Hall, Riverbend Bridge and Civic Square.

POLICY

The ~~Council seeks~~City of Launceston aims to recognise and support significant events or awareness campaigns that ~~are for a~~promote charitable ~~cause~~causes or ~~have~~ positive community outcomes~~. Initiatives or events of a commercial nature will not be eligible. The Council is also aware that if the~~ by feature lighting at the Town Hall ~~is floodlit on a very regular basis~~ or, in some ~~of the impact of these events may be lost. The following criteria are intended to be a threshold against which requests can be considered~~cases, alternate city feature lighting options.

~~Floodlighting of~~ ~~***Criteria***~~

To maintain the ~~Town Hall should only be available for events or awareness campaigns of major~~ significance ~~to residents of~~of these lighting displays, the ~~City~~following eligibility criteria must be met for applications to be considered.

Initiatives or events:

are widely recognised or ~~State that:~~

1. ~~are a~~supported national ~~event~~events represented in multiple states~~, and~~ or territories;
2. are of a national or international significance~~,~~; and/or
3. promote positive and unifying community outcomes.

Initiatives or events of a commercial or politically sensitive nature are not eligible.

Council may also ~~determine~~choose to ~~floodlight~~illuminate the Town Hall or other assets of its own ~~motion~~accord, including for civic purposes.

~~*APPLICATION PROCESS*~~

~~Persons~~***Lighting options***

City of Launceston feature lighting options are:

1. Town Hall, a prominent civic landmark, situated in the heart of the city, characterised by its Roman style columns that can be programmed to display various colours.

2. Riverbend Bridge, linking the Seaport precinct with Riverbend Park, featuring both standard pedestrian night lighting and programmable feature lighting capable of displaying various colours.
3. Civic Square, which features programmable feature seat lighting and overhead catenary lighting systems capable of displaying various colours.

Some feature lighting facilities maintained by the City of Launceston have limited colours, animations or illumination levels which may limit their suitability for different displays. In circumstances where the requested city feature lighting is unavailable due to prior bookings, maintenance, or other civic priorities, alternative city feature lighting may be offered to applicants.

Application process

People or groups seeking to ~~have the Town Hall floodlit must apply in writing preferably four~~ use feature lighting must complete an online 'Feature Lighting' application at least four (4) weeks prior to the ~~date of the request and address the following criteria~~requested date. Applications must include:

~~1. The name and contact details of the person or group applying to floodlight the Town Hall~~
1. ~~Details~~details of the purpose of the event or awareness campaign;
2. ~~How~~explanation of how the request meets the Policy ~~requirements~~criteria;
3. ~~Details~~full name, phone number and email address of the ~~colours~~person applying;
4. detail of the organisation, including proof of not-for-profit entity;
~~3.~~5. proposed date/s for the lighting ~~being requested~~request;
~~4.~~6. ~~The dates and duration for the requested~~requested lighting~~,~~ colours and options (flashing lights are not permitted); and
~~5.~~7. any ~~other~~additional information to support the request.

~~***ASSESSMENT PROCESS***~~

~~Each application will be assessed by the Council's Directors with administrative support being provided by Customer Service.~~

~~Once assessed, the applicant will be advised of the decision and the reasons for the decision being made. This decision is final.~~

~~***CONDITIONS***~~

Applications must be submitted by an official representative of the organising body, accompanied by evidence of their authority to represent the organisation.

Eligibility assessment process
Applications will be processed, and eligibility assessed against this Policy, by the Customer Experience team. Processed applications will be approved by the Senior Leader Stakeholder Experience, with support, where required, from the Team Leader Marketing and Communications.

The assessment will consider:

- compliance with the Policy criteria;
- availability of the requested feature lighting location/s; and
- safety considerations, including impacts on pedestrians and road users.

Applicants will be informed of the outcome of their request via email. While every application is carefully considered, it may not always be possible to support all requests.

Conditions
The following conditions apply to all approved ~~floodlighting~~feature lighting requests:

- Council reserves the right to cancel or override a lighting booking at ~~their~~its discretion, particularly for civic priorities. Where possible, alternative dates and/or feature lighting locations will be offered.
- Lighting requests will typically be approved for ~~a period of~~ up to ~~one week, more usually approval will be for~~ two nights, with a maximum of seven days in exceptional circumstances.
- Only one request ~~can be made for any~~per event or ~~awareness~~ campaign ~~in a single~~will be approved per calendar year.
- Lighting will operate from dusk to dawn, controlled by a light sensor.
- Town Hall is not normally available for illumination during the month of December.

PRINCIPLES

The City of Launceston promotes ~~Launceston~~itself as a diverse and ~~welcoming city which offers access to~~ inclusive community, offering accessible services and spaces for all ~~community members~~ and maintaining its commitment to people, place and prosperity.

The Council works in partnership ~~with others~~ to address the needs of vulnerable and diverse communities ~~(Strategic Plan 2014-2024).~~, ensuring that feature lighting promotes unity and positive outcomes.

REVIEW

This policy will be reviewed no ~~more~~later than ~~5~~five years ~~after~~from the date of approval (version) or ~~more frequently,~~earlier if ~~dictated by~~ operational ~~demands and with Council's~~needs require, subject to Council approval.

DOCUMENT INFORMATION

Reference number	24-Plx-007
Version	~~11/10/2016~~19/03/2026
Review	~~11/10/2021~~19/03/2031
Key function	Property Management
System	
Document type	~~Policy~~Policy
Responsible Directorate	~~Corporate Services~~Connections and Liveability
Approved by	Ali Kemp, Executive ~~Management Committee~~Leader Connections and Liveability
Action Officer	~~John Davis~~Fleur Marshall, Senior Leader Stakeholder Experience
Text search key words	~~floodlighting~~lighting illumination feature town hall bridge mall square

To be communicated to *(To be identified by Approver)* (Insert ~~✓~~✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	~~✓~~✓	Organisation-wide
	~~✓~~✓	Website
	✓	Intranet (via a link)

Hard copy distribution	N/A

Feature Lighting Policy

PURPOSE

This Policy outlines the assessment criteria for people or groups seeking permission to use feature lighting at the Town Hall or other city feature lighting to recognise significant events or awareness campaigns. It also details the application and assessment processes to determine the eligibility of such requests.

SCOPE

This Policy applies to all requests for feature lighting of Town Hall, Riverbend Bridge and Civic Square.

POLICY

The City of Launceston aims to recognise and support significant events or awareness campaigns that promote charitable causes or positive community outcomes by feature lighting at the Town Hall or, in some cases, alternate city feature lighting options.

Criteria

To maintain the significance of these lighting displays, the following eligibility criteria must be met for applications to be considered.

Initiatives or events:

1. are widely recognised or supported national events represented in multiple states or territories;
2. are of a national or international significance; and/or
3. promote positive and unifying community outcomes.

Initiatives or events of a commercial or politically sensitive nature are not eligible.

Council may also choose to illuminate the Town Hall or other assets of its own accord, including for civic purposes.

Lighting options

City of Launceston feature lighting options are:

1. Town Hall, a prominent civic landmark, situated in the heart of the city, characterised by its Roman style columns that can be programmed to display various colours.
2. Riverbend Bridge, linking the Seaport precinct with Riverbend Park, featuring both standard pedestrian night lighting and programmable feature lighting capable of displaying various colours.
3. Civic Square, which features programmable feature seat lighting and overhead catenary lighting systems capable of displaying various colours.

Some feature lighting facilities maintained by the City of Launceston have limited colours, animations or illumination levels which may limit their suitability for different displays. In circumstances where the requested city feature lighting is unavailable due to prior bookings, maintenance, or other civic priorities, alternative city feature lighting may be offered to applicants.

Town Hall
18–28 St John Street
Launceston TAS 7250

PO Box 396
Launceston
TAS 7250

03 6323 3000
contactus@launceston.tas.gov.au
launceston.tas.gov.au

City of LAUNCESTON

Application process

People or groups seeking to use feature lighting must complete an online 'Feature Lighting' application at least four (4) weeks prior to the requested date. Applications must include:

1. details of the purpose of the event or awareness campaign;
2. explanation of how the request meets the Policy criteria;
3. full name, phone number and email address of the person applying;
4. detail of the organisation, including proof of not-for-profit entity;
5. proposed date/s for the lighting request;
6. requested lighting colours and options (flashing lights are not permitted); and
7. any additional information to support the request.

Applications must be submitted by an official representative of the organising body, accompanied by evidence of their authority to represent the organisation.

Eligibility assessment process

Applications will be processed, and eligibility assessed against this Policy, by the Customer Experience team. Processed applications will be approved by the Senior Leader Stakeholder Experience, with support, where required, from the Team Leader Marketing and Communications.

The assessment will consider:

- compliance with the Policy criteria;
- availability of the requested feature lighting location/s; and
- safety considerations, including impacts on pedestrians and road users.

Applicants will be informed of the outcome of their request via email. While every application is carefully considered, it may not always be possible to support all requests.

Conditions

The following conditions apply to all approved feature lighting requests:

- Council reserves the right to cancel or override a lighting booking at its discretion, particularly for civic priorities. Where possible, alternative dates and/or feature lighting locations will be offered.
- Lighting requests will typically be approved for up to two nights, with a maximum of seven days in exceptional circumstances.
- Only one request per event or campaign will be approved per calendar year.
- Lighting will operate from dusk to dawn, controlled by a light sensor.
- Town Hall is not normally available for illumination during the month of December.

PRINCIPLES

The City of Launceston promotes itself as a diverse and inclusive community, offering accessible services and spaces for all and maintaining its commitment to people, place and prosperity.

The Council works in partnership to address the needs of vulnerable and diverse communities, ensuring that feature lighting promotes unity and positive outcomes.

REVIEW

This policy will be reviewed no later than five years from the date of approval (version) or earlier if operational needs require, subject to Council approval.

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City of LAUNCESTON

DOCUMENT INFORMATION

Reference number	05-Plx-025
Version	19/03/2026
Review	19/03/2031
Key function	Property Management
System	
Document type	Policy
Responsible Directorate	Connections and Liveability
Approved by	Ali Kemp, Executive Leader Connections and Liveability
Action Officer	Fleur Marshall, Senior Leader Stakeholder Experience
Text search key words	lighting illumination feature town hall bridge mall square

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Organisation-wide
	✓	Website
	✓	Intranet (via a link)

Hard copy distribution	N/A

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City of LAUNCESTON

Community Grants Assessment Panel - Terms of Reference

The Community Grants Assessment panel is a Special Committee of Council convened as defined under section 24 of the *Local Government Act 1993* (Tas).

PURPOSE:
The primary purpose of the City of Launceston (CoL) Community Grants Assessment Panel is to review and assess grant applications in accordance with the Community Grants Policy and Guidelines. The Assessment Panel recommendations will allow for informed decision making by Council when approving funding allocation for projects.

OBJECTIVES:
The primary role of the Community Grants Assessment Panel is to:

- Consider the clear community need that may benefit from a grant application
- Review and assess applications on the potential social connection and community participation
- Consider whether the project for which the grant is sought includes clear engagement and collaboration with the community
- Provide recommendations to Council on grants to be approved for funding.

The Councillors nominated to the Assessment Panel will have a secondary role by providing input into the annual recommendation to Council for Community Organisations seeking assistance via the Concessional Entry to the Council's Waste Disposal Facilities.

MEMBERSHIP:
The Assessment Panel will consist of representatives from the City of Launceston (Councillors) and external stakeholders.

- City of Launceston Councillors (three), nominated and endorsed by Council
- External stakeholder representatives (three)

The external stakeholder representatives will be appointed by a decision of Council.

The Assessment Panel will include the Manager Liveable Communities, Team Leader Community Development and the Grants and Sponsorship Officer, but officers will not have scoring rights.

SELECTION CRITERIA:
Aside from the three Councillors roles, which will be appointed by the Council, eligible members of the Community Grants Assessment Panel will be selected based on the following criteria:

- A diverse range of expertise to provide a balance of community experience
- Ability to consider issues in a wider community context
- Good understanding of the key issues and challenges currently facing the community
- Ability to work as part of a team

SELECTION PROCESS:
The Selection Panel for Community Representatives will include the General Manager Community & Place, Manager Liveable Communities and Grants & Sponsorship Officer. This selection panel will assess the nominations against the selection criteria and recommend appointment to Council for endorsement.

TERMS OF APPOINTMENT:

- The term of appointment will be for a two year period.
- Members completing a two year term may re-apply for a further two year term.
- Members can serve a maximum of three terms (six years)
- Members are appointed following a publicly advertised Expressions of Interest process, which will be advertised for a minimum of 14 days.
- Any member may resign at any time by advising their resignation to the Committee in writing.
- If a Committee member is absent without notification for two consecutive meetings, the Committee can request that Council declare the position vacant. When a vacancy occurs, the Chair is to report this to the Chief Executive Officer, who will determine the process for filling the vacancy.
- Members are not remunerated for their service to the Committee.

MEETING ARRANGEMENTS:

The Panel will meet at least two times a year to coincide with the two grant rounds and at other times as necessary. All grant applications will be assessed in the first instance via an online assessment process, within the time frames nominated below. Panel meetings will provide an opportunity for discussion and review of assessments and to confirm recommendations to Council.

MEETING QUORUM:

An absolute majority is considered a quorum for meetings of the Community Grant Assessment Panel.

MEETING NOTICES:

All Panel members will be provided with a secure login to the online grants management software. Applications can be read and assessed within this platform.
Meeting Agendas will be distributed to all Panel members electronically at least four clear days ahead of the scheduled meeting.

HOW THE PANEL WILL OPERATE:

The Grants and Sponsorship Officer will coordinate the Community Grants assessment process;

- The Panel will assess all Grant applications through an online assessment process prior to a Panel meeting;
- Panel members will independently review and assess each grant application in accordance with the Community Grant assessment criteria;
- Panel members will enter their scores online at least four days before the Panel meeting;
- Once applications have been pre-scored, the Panel will meet to finalise assessment scoring which will determine the applicant's eligibility for funding, and form the Panel's recommendation to Council; and
- All final decisions on Community Grant funding will be made by Council and are subject to the available budget for that round.

CODE OF CONDUCT:

All Panel members must adhere to the Code of Conduct for Committees. Councillors and Council Officers must also adhere to their own relevant Code of Conduct.

CONFLICT OF INTEREST:

Document Set ID: 4722326
Version: 4, Version Date: 06/06/2022

If a Panel member has a declared interest in an event or a project, they must declare prior to assessment of the application. Interests will be managed in a way that respects the Panel member and the operation of the Panel. In the event of a conflict of interest, the Panel member with that declared interest will not be required to score that project and will be required to withdraw from the Meeting during the discussions of that project. The declaration of interest will be noted in the report outlining the Panel's recommendation to Council.

RESOURCES:
Grants and Sponsorship Officer will coordinate the assessment process; ensuring panel members have all the necessary support to undertake the assessment process.

REVIEW:
The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

RELATED POLICIES AND PROCEDURES:
14-Plx-033 Code of Conduct for Members of Special Committees
22-Pl-030 Code of Conduct Policy
14-Plx-029 Community Appointments to Advisory Committees Policy

Document Set ID: 4722326
Version: 4, Version Date: 06/06/2022

CITY OF LAUNCESTON - **Community Grants Assessment Panel - Terms of Reference**

DOCUMENT INFORMATION

Reference Number	05-ToRx-001
Version	06/06/2022
Review	06/06/2024
Key function	Community Grants Assessment Panel
Document Type	Terms of Reference
Responsible Network	Community and Place Network
Approved By	Council
Action Officer	Stephanie Burns
Text search key words	terms of reference community grants assessment panel

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager and Managers
		Specific Areas
	✓	Organisation-wide
	✓	Website
		Intranet (via a link)

Hard copy distribution	N/A

Event Sponsorship Assessment Panel - Terms of Reference

The Event Sponsorship Assessment Panel is a Special Committee of Council as defined under section 24 of the *Local Government Act (TAS) 1993.*

PURPOSE:

The primary purpose of the City of Launceston (CoL) Event Sponsorship Assessment Panel (the Panel) is to review and assess sponsorship applications in accordance with the Event Sponsorship Policy and Guidelines.

The Panel's recommendations will allow for informed decision making by Council when approving funding allocation for events.

ROLE:

The role of the Panel is to:

- To consider, review and assess event sponsorship applications against the relevant Event Sponsorship Program assessment criteria.
- Provide recommendations to Council on events to be approved for funding.

MEMBERSHIP:

The Panel will consist of three representatives from the City of Launceston (Councillor) and external stakeholders for the following positions:

- City of Launceston Councillor, to Chair the Panel, and two additional Councillors will be nominated and endorsed by Council;
- A representative of Tourism Northern Tasmania;
- A representative of Launceston Chamber of Commerce; and
- A representative of Cityprom

City of Launceston Officers will provide advice to the Panel.

MEETING ARRANGEMENTS:

The Panel will meet twice a year normally April/July, which will coincide with the event sponsorship rounds and other times as necessary. A minimum of three weeks' notice will be provided to panel members of meeting date and time. All event sponsorship applications will be assessed in the first instance via an online assessment process. Panel meetings will provide an opportunity for discussion and review of assessments and to confirm recommendations to Council. The length of each meeting will be determined on number of applications received.

MEETING QUORUM:

An absolute majority is considered a quorum for meetings of the Event Sponsorship Assessment Panel.

HOW THE PANEL WILL OPERATE:

- The Grants and Sponsorship Officer will coordinate the Event Sponsorship assessment process;
- The Panel will assess all Event Sponsorship applications through an online assessment process prior to a Panel meeting;
- Panel members will independently review and assess each sponsorship application in accordance with the relevant Event Sponsorship Program assessment criteria;
- Once applications have been pre-scored, the Panel will meet to finalise assessment scoring which will determine the applicant's eligibility for funding, and form the Panel's recommendation to Council; and
- All final decisions on Event Sponsorship funding will be made by Council and are subject to the available budget available for that round.

CODE OF CONDUCT:

All Panel members must adhere to the Code of Conduct for Committees. Councillors and Council Officers must also adhere to their own relevant Code of Conduct.

CONFLICT OF INTEREST:

If a Panel member has a declared interest in an event they must declare prior to assessment of the application. A declared interest will result in the inability to assess that specific application. The Panel member must withdraw from the meeting during the discussions of the application, finalisation of scoring and subsequent recommendation to Council.

The declaration of interest will be noted in the report outlining the panel's recommendation to Council.

RESOURCES:

Grants and Sponsorship Officer will coordinate the assessment process, ensuring panel members have all the necessary support to undertake the assessment process.

HONORARIUMS:

Council will not pay any honorariums or expenses to any member on the panel.

RELATED POLICIES & PROCEDURES

05-PI-012 Events Sponsorship Policy

REVIEW:

The Terms of Reference including membership will be reviewed in conjunction with the review of the City of Launceston Event Sponsorship Policy.

Document Set ID: 3414369
Version: 11, Version Date: 21/09/2023

CITY OF LAUNCESTON - Event **Sponsorship Assessment Panel - Terms of** Reference

DOCUMENT INFORMATION

Reference number	05-Plx-018
Version	24/01/2019
Review	19/01/2021
Key function	Community Relations
System	
Document type	Policy
Responsible Directorate	Development Services
Approved by	Council
Action Officer	Cherie Holmes
Text search key words	event sponsorship assessment event

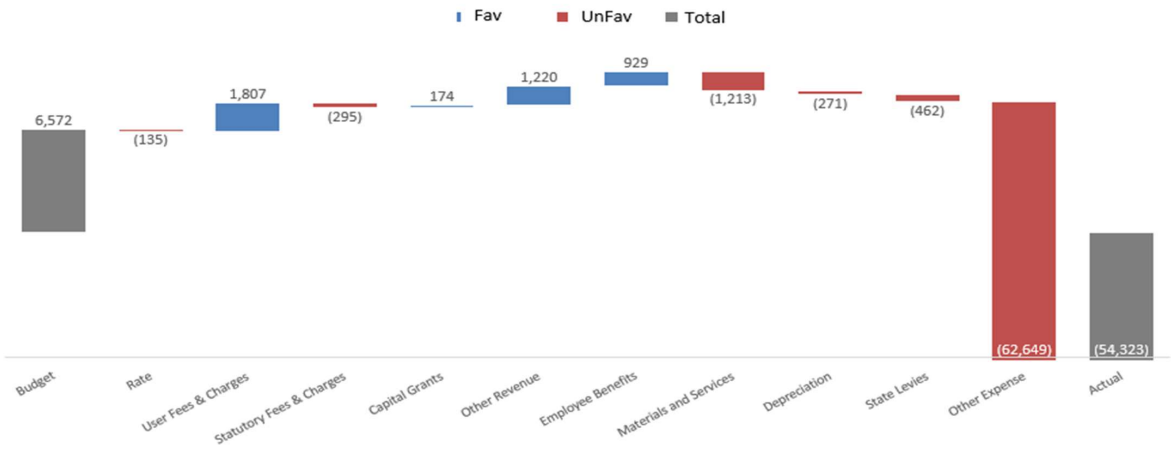
To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Organisation-wide
	✓	Website
	✓	Intranet (via a link)

Hard copy distribution	N/A

CITY OF LAUNCESTON
Operating Statement
(Excluding Capital Program)
For Year to Date 31 March 2026

	Note	2025/26 YTD $ Actual Excl. Comittment	2025/26 YTD $ Actual Incl. Comittment	2025/26 YTD $ Budget	Variance YTD $ Fav/(Unfav)	2025/26 Full Year $ Budget
REVENUES						
Rates		65,816,987	70,159,234	70,294,675	(135,441)	93,726,233
User Fees and Charges	1	21,582,284	24,627,533	22,820,287	1,807,246	30,193,399
Statutory Fees & Charges	2	4,434,182	4,242,221	4,537,097	(294,877)	6,080,504
Capital Grants	3	8,688,829	7,918,060	7,743,972	174,088	23,703,649
Financial Assistance Grants		644,291	2,099,156	2,254,859	(155,702)	5,505,000
Other Operational Grants	4	3,325,660	2,921,209	2,525,701	395,508	3,545,477
Interest		3,259,957	2,385,807	2,442,706	(56,899)	3,290,869
Investment Revenue	5	2,142,028	2,247,300	2,422,300	(175,000)	3,891,200
Other Income	6	2,049,641	2,502,987	1,290,674	1,212,312	1,735,931
		111,943,858	119,103,507	116,332,271	2,771,236	171,672,262
EXPENSES						
Employee Benefits	7	39,750,038	41,989,859	42,918,472	928,613	58,462,466
Materials and Services	8	33,590,009	36,444,127	35,231,208	(1,212,919)	48,999,776
Impairment of Debts		-	-	23,250	23,250	31,000
Finance Costs		122,097	75,000	78,000	3,000	104,000
Depreciation	9	19,696,499	20,429,695	20,158,438	(271,257)	26,877,919
State Government Fire Service Levy		6,913,976	7,326,764	7,326,764	(0)	9,769,019
State Government Landfill Levy	10	2,285,671	3,997,110	3,534,896	(462,214)	4,713,195
Rate Remissions and Abatements		327,590	398,985	298,608	(100,377)	300,311
Loss on Disposal of Fixed Assets	11	668,207	62,765,332	190,395	(62,574,937)	500,000
Write Down of Assets Held For Sale		-	-	-	-	-
		103,354,087	173,426,873	109,760,032	(63,666,841)	149,757,686
Operating Result Surplus/(Deficit)		**8,589,771**	**(54,323,366)**	**6,572,239**	**(60,895,605)**	**21,914,575**
Loss on Disposal of Fixed Assets		(668,207)	(62,765,332)	(190,395)	(62,574,937)	(500,000)
Capital Grants		8,688,829	7,918,060	7,743,972	174,088	23,703,649
Infrastructure Take Up		-	-	-	-	-
Other Comprehensive Income		-	-	-	-	-
		8,020,622	(54,847,272)	7,553,577	(62,400,849)	23,203,649
Underlying Result Surplus/(Deficit)		**569,148**	**523,906**	**(981,338)**	**1,505,244**	**(1,289,074)**

Graph 1: Year to Date Budget to Actual



Note

Graph 1 - the 1st grey bar represents the budget, which is the baseline. The last grey bar represents the year-to-date (YTD) actual, which is the final outcome. The bars in between revealing how each category shifts the total from the budget to the actual outcome.

- Blue bars represent favourable variances
- Red bars represent unfavourable variances

The operating result YTD is tracking $60.9m unfavourable compared to the YTD budget, due to the $61m fixed asset disposal relating to the transfer of UTAS Stadium to Stadiums Tasmania. This loss will continue for the rest of the financial year.

The underlying result YTD is tracking $1.5m favourable compared to the YTD budget. Please refer to the note below for details on material variances.

1. **User Fees & Charges**
   User Fees and Charges are currently tracking $1.8m favourable against budget, driven by stronger than expected performance across several operational areas. The Launceston Waste Centre has also contributed significantly to the favourable variance, receiving larger than anticipated volumes of contaminated soil, disposal charges and general waste. In addition, the Launceston Aquatic Centre has achieved higher admission and membership revenue, while Carr Villa Memorial Park has exceeded budgeted income due to increased cremations, plaques and vases fees and ash interment fees. Parking revenue is ahead of budget, largely due to conservative revenue estimates for the daily off-street parking and Seaport Car Park, and the QVMAG Bookshop continues to outperform expectations with stronger sales of books and gift items. The delayed transfer of UTAS Stadium to Stadiums Tasmania has generated unbudgeted income of $271k from AFL game hosting, however, it is fully offset by associated expenses. Parking, Carr Villa, and UTAS Stadium reflect temporary timing variances, while the Aquatic Centre, Waste Centre, and QVMAG Bookshop represent permanent revenue improvements.

   Please refer to the table below for some of the variance breakdown by fees & charges categories:

Description	Favourable / (Unfavourable)
Launceston Waste Centre – Garbage Collection & Disposal	1,407,226
York Park – Major Events Trading	283,930
Launceston Aquatic Centre – Customer Liaison, Retail & Memberships	275,304
Garbage Collection	214,658
QVMAG Bookshop Trading	138,150
Crematorium	116,128
Parking Offstreet Daily	111,874
Launceston Waste Centre – Gas Extraction Royalties	78,318

2. **Statutory Fees & Charges**
   Statutory Fees & Charges are tracking $295k unfavourable against the budget. Primarily driven by Building Surveying Fees being $304k below budget as the service has been withdrawn and Council are no longer accepting new applications. On-street infringement revenue is lower than budget, reflecting reduced staffing capacity and operational issues with parking enforcement devices. These shortfalls are partly offset by stronger-than-budgeted revenue from general licence fees, development application fees, and land certificate fees.

Description	Favourable / (Unfavourable)
Land Certificate Fees	131,637
General Licences Fees	78,307
Development Application Fees	72,102
Building Surveying Fees	(304,077)
Infringements	(387,222)

3. **Capital Grants**
Capital Grants are tracking $174k favourable against the budget. The $146k favourable variance relates to an unbudgeted development application from the Launceston Golf Club.

4. **Other Operational Grants**
Other Operational Grants are tracking $396k favourable against budget, primarily due to the receipt of a $200k Major State Roads grant in January month. In addition, QVMAG received State Government funding to support its Collections and Learning & Engagement programs. The Planning and Assessment team also received $65k in State funding to support the installation of behind goal netting at the Youngtown Memorial Oval.

5. **Investment Revenue**
Investment Revenue is tracking $175k unfavourable against the budget due to Launceston Airport dividend not being received in the current financial year.

6. **Other Income**
Other Income is tracking $1.2m favourable against the budget, The favourable result reflects Department of Premier and Cabinet (DPAC) reimbursements for the 2022–2024 flood and storm events, which were initially recorded in Project Delivery and subsequently transferred to Engineering, Community Assets and Design (CAD). These reimbursements contributed to unbudgeted income across Engineering and CAD Administration. The variance is largely timing related and reflects the recognition and reallocation of externally funded recovery costs. The result is further supported by a $100k insurance recovery relating to the theft of the Zegna Trophy, as well as an insurance settlement for Duck Reach Gorge, recorded under Parks Assets. Additional upside reflects stronger-than-budgeted income in Planning and Assessment, along with a $129k favourable variance in Organisational Insurance, arising from an insurance premium refund following the transfer of UTAS Stadium to Stadiums Tasmania.

Description	Favourable / (Unfavourable)
Engineering	320,978
Community Assets & Design Administration	135,192
Organisational Insurance Summary	129,074
QVT Collections	100,000
Planning Assessments	69,652
Parks Assets (Insurance recovery)	59,432

7. **Employee Benefits**
Employee Benefits are tracking $929k favourable against the budget.
The YTD salaries variance moved from a $252k favourable position in February to $117k unfavourable. This shift was largely due to Project Shape termination payment. Despite this movement, Payroll Tax and Workers' Compensation continue to track favourably, supported by higher levels of labour being allocated to capital and operational projects. The termination payouts also increased leave expenses, further contributing to the variance. A detailed breakdown of Employee Benefits is provided on page 8 for further reference.

8. **Material & Services**
Materials and Services are tracking $1.2m unfavourable against budget. This variance is primarily driven by higher-than-budgeted costs in the Corporate Applications project, where project expenditure has exceeded planned levels. In addition, renovation works at Remount Road and Town Hall, along with increased building maintenance activity, have contributed to higher spending within the Facilities program areas. Launceston

Waste Centre and Road Services costs are higher than budget, primarily driven by increased plant hire and contractor service expenditure. Higher expert advice costs, along with fixed and volumetric water charges recorded this month, have also contributed to the unfavourable variance.

The table below outlines the specific unfavourable variances arising from project-related Materials and Services. Refer to the next page for the variance by network.

Description	Favourable / (Unfavourable)
Digital Futures	(1,277,938)
York Park Major Events Trading	(751,127)
Facilities	(383,904)
Launceston Waste Centre	(326,354)
Road Services	(258,053)

9. **Depreciation**
Depreciation is tracking $271k unfavourable against the budget. This variance is primarily due to the budget being forecasted using a CPI indexation rate of 3.10%. The actual revaluation of roads and parks assets resulted in higher asset values than anticipated, leading to increased depreciation expenses.

10. **State Government Landfill Levy**
State Government Landfill Levy is tracking $462k unfavourable against budget. This variance is primarily attributable to the delayed receipt of invoices from the Department of Natural Resources and Environment (DNRE) for January and February, which were processed and paid in March, resulting in an unfavourable variance for the reporting period.

11. **Loss on Disposal of Fixed Assets**
Loss on Disposal of Fixed Assets are tracking $63m unfavourable against the budget. With $61m of this variance primarily reflecting the disposal of fixed assets from the UTAS stadium transfer.

Summary Material Variance & Year End Outlook

Area	YTD Variance	Fav / Unfav	Expected Full-Year Impact	Why
Rates	-$135k	Unfav	No impact	Dependence on the Valuer-General for new property and supplementary valuation
User Fees & Charges	+$1.08m	Fav	Likely to stay	Strong trading on Business Units; some non-recurring
Financial Assistance Grants	-$155k	Unfav	No impact	Dependence on the upfront payment from the State Government on the Financial Assistance Grant announcement at the end of financial year.
Other Operational Grants	+$395k	Fav	No impact	Grant receipt timing
Other Income	+$1.02m	Fav	Uncertain	Activity-driven and previous years refunds
Employee Benefits	+$928K	Fav	Uncertain	Redundancy Cost is driven by individuals and recruitment to the new structure might take additional time.
Materials & Services	-$1.02m	Unfav	Uncertain	Higher project spend, resource implication to complete project due to organisation restructure
Rate Remissions & Abatements	-$100k	Unfav	Worsens result	Higher than expected concessions
Loss on Disposal of Assets	-$62.5m	Unfav	Stay	One-off accounting item

Operating Statement by Network
(Excluding Capital Program)
For Year to Date 31 March 2026

	2025/26 YTD $ Actual	2025/26 VAR $ CORP	2025/26 VAR $ CEO	2025/26 VAR $ DPT	2025/26 VAR $ SIT	2025/26 VAR $ QVT	2025/26 VAR $ CLT	2025/26 VAR $ CAD	TOTAL VAR $ Fav/(Unfav)	2025/26 YTD $ Budget
REVENUES										
Rates	**70,159,234**	(135,441)	-	-	-	-	-	-	(135,441)	**70,294,675**
User Fees and Charges	**24,627,533**	-	-	(82,979)	(371,134)	(4,049)	566,690	1,698,718	1,807,246	**22,820,287**
Statutory Fees & Charges	**4,242,221**	-	-	(108,096)	-	-	-	(186,780)	(294,877)	**4,537,097**
Capital Grants	**7,918,060**	174,088	-	-	-	-	-	-	174,088	**7,743,972**
Financial Assistance Grants	**2,099,156**	(155,702)	-	-	-	-	-	-	(155,702)	**2,254,859**
Other Operational Grants	**2,921,209**	87,376	-	6,493	-	136,738	(88,500)	253,401	395,508	**2,525,701**
Interest	**2,385,807**	(59,198)	-	-	-	2,300	-	-	(56,899)	**2,442,706**
Investment Revenue	**2,247,300**	(175,000)	-	-	-	-	-	-	(175,000)	**2,422,300**
Other Income	**2,502,987**	37,869	318	166,392	134	139,140	214,367	654,093	1,212,312	**1,290,674**
	119,103,507	(226,008)	318	(18,190)	(371,000)	274,129	692,557	2,419,431	2,771,236	**116,332,271**
EXPENSES										
Employee Benefits	**41,989,859**	(3,024,988)	(63,946)	1,129,599	592,194	54,350	436,024	1,805,381	928,613	**42,918,472**
Materials and Services	**36,444,127**	18,304	(69,806)	(1,061,713)	286,382	285,569	(428,780)	(242,875)	(1,212,919)	**35,231,208**
Impairment of Debts	-	-	-	21,225	-	-	-	2,025	23,250	**23,250**
Finance Costs	**75,000**	-	-	750	-	-	2,250	-	3,000	**78,000**
Depreciation	**20,429,695**	(479,547)	-	82,230	-	59,531	(179,841)	246,371	(271,257)	**20,158,438**
State Government Fire Service Levy	**7,326,764**	(0)	-	-	-	-	-	-	(0)	**7,326,764**
State Government Landfill Levy	**3,997,110**	-	-	-	(462,214)	-	-	-	(462,214)	**3,534,896**
Rate Remissions and Abatements	**398,985**	(56,081)	-	-	-	-	-	(44,296)	(100,377)	**298,608**
Loss on Disposal of Fixed Assets	**62,765,332**	(714,118)	-	(88,816)	-	-	(61,475,021)	(296,983)	(62,574,937)	**190,395**
Write Down of Assets Held For Sale	-	-	-	-	-	-	-	-	-	-
	173,426,873	(4,256,430)	(133,752)	83,275	416,362	399,449	(61,645,367)	1,469,623	(63,666,841)	**109,760,032**
Operating Result Surplus/(Deficit)	**(54,323,366)**	**(4,482,439)**	**(133,434)**	**65,084**	**45,362**	**673,578**	**(60,952,811)**	**3,889,054**	**(60,895,605)**	**6,572,239**
Loss on Disposal of Fixed Assets	**(62,765,332)**	(714,118)	-	(88,816)	-	-	(61,475,021)	(296,983)	(62,574,937)	**(190,395)**
Capital Grants	**7,918,060**	174,088	-	-	-	-	-	-	174,088	**7,743,972**
Infrastructure Take Up	-	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-
	(54,847,272)	(540,030)	-	(88,816)	-	-	(61,475,021)	(296,983)	(62,400,849)	**7,553,577**
Underlying Result Surplus/(Deficit)	**523,906**	**(3,942,409)**	**(133,434)**	**153,900**	**45,362**	**673,578**	**522,210**	**4,186,037**	**1,505,244**	**(981,338)**

Note

Employee Benefits - across all Networks
Please note that there are large variances in employee benefits across all networks due to the Project Shape organisational restructure. While actual employee benefits are now being reflected in the correct teams, the budgets still reflect the pre-Project Shape estimates. This variance will continue for the remainder of the financial year.

1) **Corporate Account (CORP)**

CORP YTD results show an unfavourable operating variance of $4.4m and an unfavourable underlying variance of $3.9m. Primarily due to employee benefits being $3.0m unfavourable (as explained above). Depreciation shows an unfavourable variance of $480k, with the revaluation of road assets resulting in higher than anticipated asset values and increased depreciation expenses. Financial assistance grants unfavourable $155k due to urban roads grant payment delay. In addition, the loss on disposal of fixed assets is higher than budgeted, driven by the disposal of road assets above planned levels. Rate remissions and abatements show an unfavourable variance of $56k, attributable to insufficient budget allocation for rates remissions.

2) **Office of the Chief Executive (CEO)**

CEO YTD results show an unfavourable operating variance of $133.4k. The $69k unfavourable variance against budget is driven by higher costs associated with expert advice, office administration, vehicles, and project materials and services supporting civic functions. In addition, a $63k labour variance has been recorded due to a redundancy payment within the CEO Executive Support team.

3) **Delivery and Performance (DPT)**

DPT YTD results show a favourable operating variance of $65k and a favourable underlying variance of $154k. In addition to the Project Shape variance, employee benefits are also affected by position vacancies within Parking Operations and Environmental Health, as well as timing differences in payroll tax and workers' compensation payments. The $129k favourable variance relates to an unbudgeted Insurance Discretionary Trust payment received. Materials and services unfavourable variance of $1.1m, primarily attributable to higher than budgeted expenditure on the Corporate Applications project. This overspend reflects project costs that exceeded original budget assumptions.

4) **Strategy and Innovation (SIT)**

SIT YTD results show a favourable operating variance of $45k mainly driven by $592k in employee benefits savings resulting from Project Shape changes and position vacancies. In addition, in waste management fees are $81k below budget, reflecting lower than expected activity during the period. There has also been a temporary underspend in Materials and Services across Sustainability and Innovation projects, contributing further to the favourable position.

5) **QVMAG**

QVMAG YTD results show a favourable operating variance of $673k. The result is largely attributable to an operational State grant received in November and a smaller program grant received in March. Materials and Services are $286k favourable, largely due to delayed expenditure across Exhibitions, Collections, and Visitor Experience projects, with this activity expected to progress over the coming months.

6) **Connections and Liveability (CLT)**

CLT YTD results show an unfavourable operating variance of $60.9m and a favourable underlying variance of $522k. User Fees are tracking $567k favourable, with strong results across Off-Street Parking, Carr Villa Cemetery, Myrtle Park camping fees, and UTAS Stadium, all exceeding revenue targets. Employee Benefits show a $436k favourable variance, due to Project Shape change and labour savings recognised in Community Place and Inveresk Precinct cost centres. Depreciation expense is $179k unfavourable, primarily due to higher asset additions during the period and the full asset revaluation undertaken last year. The revaluation resulted in increased asset values and therefore higher depreciation rates than assumed in the

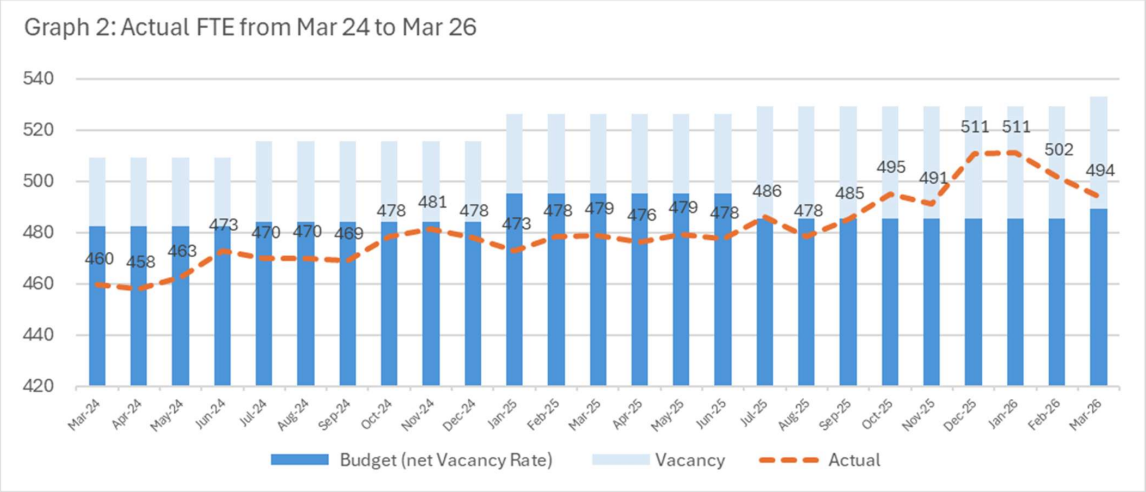
original budget, contributing to the variance. In addition, the recent UTAS Stadium transfer resulted in an unfavourable $61m loss on asset disposal.

7) **Community Asset and Design (CAD)**

CAD YTD results show a favourable operating variance of $3.9m and a favourable underlying variance of $4.1m. User fees and charges are favourable by $1.7m, driven by the Waste Centre processing a substantial volume of contaminated soil, general waste and increased gas extraction royalties. Other Income is $654k favourable, largely due to engineering and CAD Admin team receiving Department of Premier and Cabinet (DPAC) Disaster Recovery Funding. Employee Benefits are $1.8m favourable, supported by salary savings within Project Delivery and Strategic Land Use Planning due to Project Shape, as well as reduced payroll tax and labour charges allocated to other operational areas. Materials and Services are $243k unfavourable, reflecting higher cost recoveries from other business areas. Offsetting these favourable movements, the Loss on Disposal of Assets is $296k unfavourable due to unbudgeted fixed-asset disposals. Depreciation expenses are $246k lower than budget, driven by the disposal of assets earlier in the year, resulting in a reduced depreciation base.

Labour Analysis

Graph 2 illustrates the monthly Full-Time Equivalent (FTE) trends from March 2024 to March 2026, comparing Budgeted FTE (net of vacancy rate), Vacancy, and Actual FTE levels. The budget figures incorporate an assumed vacancy rate to reflect expected staff movement and recruitment delays. As a result, comparisons between budget and actuals may appear narrower than the true vacancy position, since high-level budgeting already accounts for a degree of turnover.



Graph 3 shows the budget positions before applying vacancy rate adjustments. It reflects on the current reporting month only. (After the project shape) This table excluded SLT, ELT and casual positions.

TOTAL	471.20	408.67	62.53
Grade 1			
Grade 2	75.83	71.02	4.81
Grade 3	109.92	101.4	8.52
Grade 4	83.11	72.29	10.82
Grade 5	84.89	71.9	12.99
Grade 6	74.45	55.19	19.26
Grade 7	37	33.97	3.03
Grade 8	6	2.9	3.1

Employee Benefit Breakdown

For the Period ended : 31 March 2026

	2025/26 Actuals YTD Excl. comittment	2025/26 Actuals YTD incl. comittment	2025/26 Budget YTD	Variance YTD	Annual Budget
		[a]	[b]	[b] - [a]	
	$	$	$	$	$
Employee Benefit					
Labour Salaries	27,657,216	30,208,924	30,091,633	(117,291)	41,187,563
Labour Super	5,259,500	5,472,373	5,601,775	129,402	7,646,292
Labour Leave	4,628,768	5,121,379	4,230,526	(890,853)	5,663,152
Labour Payroll Tax	2,019,193	1,775,728	2,255,303	479,575	3,090,796
Labour Workers Comp Insurance	398,901	194,364	580,218	385,854	646,764
Labour Other	816,968	569,414	749,805	180,391	999,739
Labour Charged (Net)	(1,035,296)	(1,369,321)	(665,448)	703,873	(871,383)
Fringe Benefits Tax	4,788	16,996	74,658	57,662	99,544
TOTAL	39,750,038	41,989,859	42,918,472	928,613	58,462,466

Capital Expenditure Report

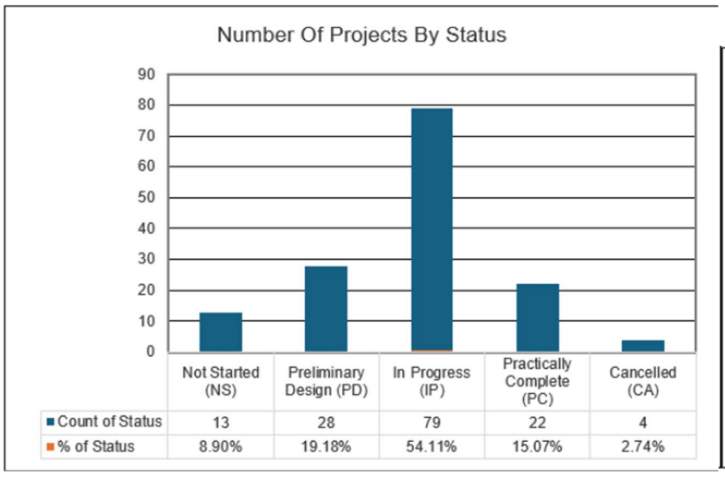
City of Launceston - Capital Expenditure Report

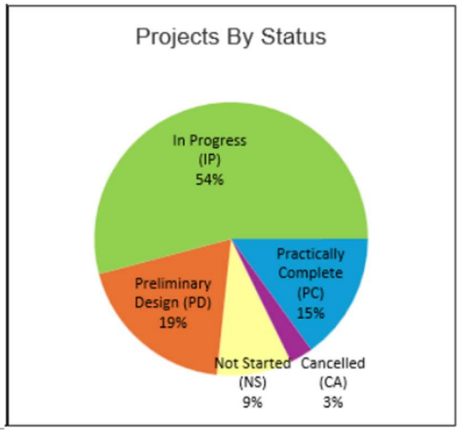
Summary by Network

For the Period to : 31 March 2026

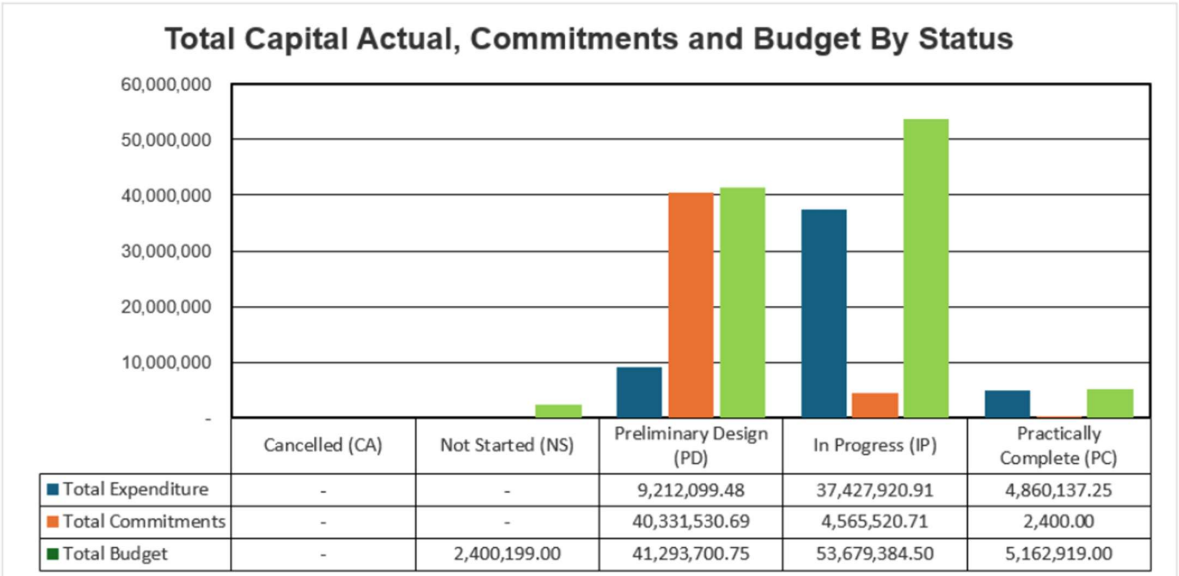
PROJECT DESCRIPTION	Funds: TOTAL ESTIMATE	Actual Expenditure: W.I.P. JULY 1	ACCRUED ORDERS	YTD EXPEND.	TOTAL ACTUAL EXPEND.	Projected Expenditure: COMMITTED COSTS	ACTUAL PLUS COMMITTED	PERCENT OF BUDGET	Variance: COMPLETED PROJECTS	POSSIBLE INCOMPLETE PROJECTS
	$	$	$	$	$	$	$	%	$	$
GRAND SUMMARY										
NETWORK										
Office of the Chief Executive	-	-	-	-	-	-	-	0%	-	-
Delivery and Performance	**1,753,257**	140,799	1,750	214,096	**356,645**	68,558	**425,203**	24%	**(289)**	**(289)**
Strategy and Innovation	**3,544,000**	450,956	-	261,696	**712,653**	569,675	**1,282,328**	36%	-	
Queen Victoria Museum and Art Gallery	**1,770,307**	310,965	450	739,034	**1,050,449**	45,752	**1,096,201**	62%	-	-
Connections and Liveability	**21,171,042**	4,981,093	-	6,991,946	**11,973,039**	2,525,671	**14,498,710**	68%	**(37,857)**	**(37,857)**
Community Assets and Design	**74,297,598**	22,270,169	7,105	15,130,099	**37,407,373**	41,689,795	**79,097,167**	106%	**338,527**	**338,527**
Land Sales (see analysis below)	-	-	-	-	-	-	-	0%	-	-
GRAND TOTAL	**102,536,203**	**28,153,981**	**9,305**	**23,336,872**	**51,500,158**	**44,899,451**	**96,399,609**	**94%**	**300,382**	**300,382**

Total capital expenditure budget for 2025/2026 is made up of carried forward budget funds of $48.73m, Current Year Council Funds of $30.10 and External Funding of $23.71m for a total budget of $102.54m.





The Council currently has a total of 146 capital projects with 13 (8.90%) not started. In February period there was a total of 141 capital projects with 11 (7.80%) not started.



Funds Availability Analysis

	Note	Mar-26 $'000
Cash as of 31 March 2026	*1*	71,128
2025/26 Statutory Estimate	*2*	
Cash Inflow		37,498
Cash Outflow		(32,668)
Net Cash Movement		4,830
Capital Program		
Capital Grants not yet received		16,910
Capital Projects - incl Carry Overs		
CoL Funded		(68,481)
External Funded		(34,055)
Capital Actual Expenditure		23,337
Net Capital Project Movement		(62,289)
Equity trusts and bequests	*3*	(3,628)
Liabilities		
Payroll Provision		(7,768)
Waste Centre Rehabilitation		(20,067)
		(27,836)
Significant Acquisitions		0
Total		(17,795)

Note:
1) Cash + Investment Balance

2) Based on the statuary estimate excluding Capital Grant and non cash items such as depreciation, Loss / gain on Asset Disposal, Debt Provision

3) Restricted Fund

Mobile Food Vendors Guidelines and Specifications



Contents

1	Introduction	2
2	Applying for a Permit	4
3	Locations	5
4	Maintenance and Management	6
5	Compliance	7

1. Introduction

1.1 Purpose of the guidelines

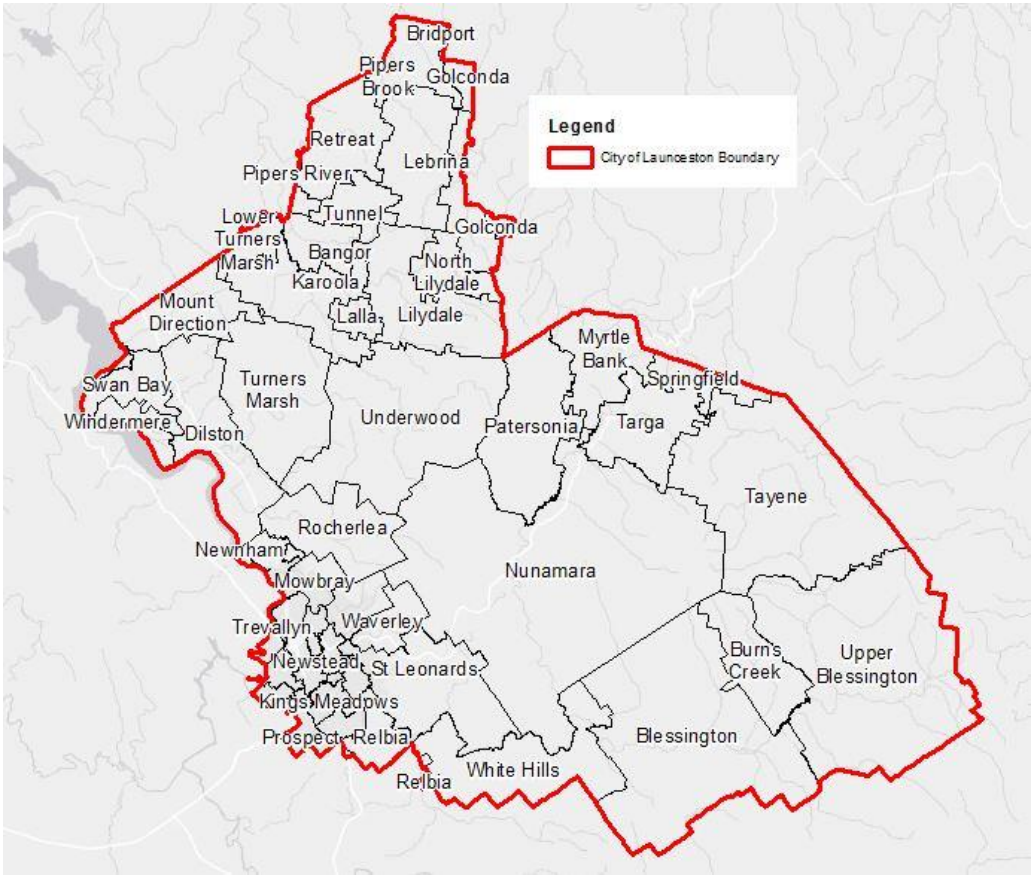
These guidelines have been developed to assist mobile food vendors in Launceston by providing a framework for assessing requests for operating on council owned and managed land in the municipal area.

These guidelines must be read in conjunction with Council's Mobile Food Vendor Policy (18-Plx-022) which can be obtained by contacting Council's Customer Service Centre on (03) 6323 3000 or accessing Council's website: www.launceston.tas.gov.au

1.2 Guideline application areas

These mobile vendor guidelines apply to all public roads, parks, car parks or other land managed by the City of Launceston.

The mobile vendor is responsible for ensuring the guidelines are always adhered to.



1.3 Definitions

(To be read in conjunction with the definitions in the Mobile Vendor Policy 18-Plx-022)

Authorised officer
A person employed by the Council in the position of General Manager Assets Network or an investigations officer.

Council
The City of Launceston.

Established business

Any business that offers products and services to its customers face-to-face in an office, store or building that the business owns or rents.

Mobile food vendor

Any business selling food, beverages and/or produce from a stationary vehicle. This includes registered vehicles (such as cars, vans or trailers) and non-registered vehicles (such as carts).

Waste bins
A receptacle provided for the disposal of single service food containers and implements for use by patrons using the licenced area.

2. Applying for a permit

2.1 Eligibility

To be eligible for a mobile food vendor permit the operator must:

- have a current Australian Business Number (ABN) or an Australian Company Number (ACN)
- have a vehicle registered in accordance with the *Vehicle and Traffic Act 1999*
- if the business is selling food and/or beverages, have a current state-wide food business registration certificate, issued by a local council under the *Food Act 2003*
- hold a current public liability insurance policy with cover of not less than $20 million
- Indemnify Council against any liability that may arise as a direct result of the mobile food vendors trading within an approved site.

2.2 Process

Applications can be made online via the Council website, or through Customer Service via post, email, phone or in person. To be valid, an application must be accompanied with the application fee and a copy the following documentation:

- Relevant licences and registrations as listed above
- Current Public Liability insurance and Product Liability insurance
- Details of the type of products to be sold (i.e. menu)
- Details of the size of the vehicle
- Details on the intended trading locations, frequency and hours of operation.

Failure to submit all of the above details may result in the trader not receiving a permit.

2.3 Limitations

Permits are issued for a period of either 1 day, 6 months or 12 months. Permits are not automatically renewed: a new application will be required for each permit period. Mobile food vendor permits are issued for one vehicle only and are not able to be shared or transferred.

3. Locations

Once a vendor has received a mobile food vending permit, they may choose to trade from several locations throughout the city that are pre-approved for mobile vending (see Appendix A). There is a maximum space of one vendor per location unless otherwise specified.

3.1 Booking system

A booking system accessible via the Council website will enable vendors to book locations, dates and session times (subject to availability). The booking system will ensure all vendors have fair and equitable access to their preferred location/s. Bookings can be made up to two months in advance. The booking system is accessible via Council's website. Alternatively, bookings can be arranged through Customer Service via email, phone or in person.

If it is found that vendors are regularly making bookings that are not used, thus preventing other vendors from being able to book locations, then Council reserves the right to cancel the mobile food vending permit.

3.2 Time restrictions

Mobile food vendors, unless granted written approval from Council, may:

- book either one morning OR evening session per approved trading location, per day;
- not operate at the same approved trading location for more than two days per calendar week (from Sunday to Saturday).

Unless otherwise specified, two booking sessions are available per space, per day:

- Morning session - business hours 8am to 2pm
- Evening session - business hours 4pm to 10pm

Mobile food vendors may be parked at the location up to one hour before and one hour after the booked session to allow for setting up and pack down. Vendors must only sell during the booked session times and are prohibited at all other times unless otherwise specified.

4. Maintenance and management

A mobile food vendor must:

- display their valid mobile food vendor permit and applicable business registrations while operating;
- ensure that the preparation, handling and serving of food and drinks is conducted in accordance with the requirements under the *Food Act 2003;*
- trade wholly from within their vehicle;
- ensure they are legally parked at all times;
- Operate in a location where a 1500mm (minimum) wide access is available to access the serving hatch;
- keep their vehicle well presented, clean and in roadworthy condition;
- where possible use power sources that generate low or no noise and/or air pollution;
- ensure that all noise associated with trade, including customer activity and music, is kept to a minimum and cannot be heard inside an adjacent building;
- not use public address systems;
- ensure lighting complies with Australian Standards and the *Traffic Act 1925*, and does not cause a hazard to drivers;
- not receive deliveries while trading;
- not erect any free-standing sign or provide any furniture, shade structures or similar infrastructure for patrons, without prior Council approval;
- ensure that they and their customers do not hinder public access to parking, loading, taxi and bus zones, footpaths, roads, driveways and wheelchair access points;
- ensure that they and their customers do not commandeer or modify public infrastructure, including public seats, bike racks and rubbish bins;
- provide their own water and power sources;
- not run leads across pedestrian or motoring areas;
- provide separate waste receptacles for waste and recyclables, each with a capacity of not less than 50 litres, immediately adjacent to the food truck for use by patrons, and ensure the site is always kept clean of litter and rubbish;
- ensure that all containers and utensils provided to customers are certified compostable (plastic packaging is not permitted);
- remove and dispose of all waste responsibly at the conclusion of each trading period (Council rubbish bins or gardens must not be used to dispose of the vendor's waste);
- ensure no wastewater and waste liquids, including cooking oil, are discharged, and that all wastewater or liquid wastes are contained within the food truck;
- not wash down a vehicle or its interior, or any other article, on a road or on Council managed land;
- not leave the vehicle from which they conduct their business parked unattended at an approved site for a period longer than one hour; and
- follow any and all instructions issued by a duly authorised officer of Council.

5. Compliance

The operator is responsible to make good any damage caused to Council assets or infrastructure, to the satisfaction of General Manager Infrastructure and Assets, in connection with their mobile vending activity.

Where Council is required to undertake extra cleaning, rubbish removal, maintenance or replacement as a direct correlation to a vendor's activity, the mobile food vendor may be required to reimburse Council for these costs.

Council reserves the right to:

- alter, add to or remove any of these requirements or approved locations at any time, which will be communicated to the operator as soon as possible; and
- suspend or cancel a mobile food vendor permit at any time if the trading restrictions or conditions of operation are not followed, or if the trade contravenes any regulatory requirement or condition of the permit.

RELATED POLICIES & PROCEDURES:

Mobile Food Vendors Policy (18-Plx-022)
On Street Dining: Guidelines & Specifications (18-HLPrx-002)
Facilities and Highways By-Law 1 of 2021
Appendix A - Mobile Food Vendor Locations

RELATED LEGISLATION:

Vehicle and Traffic Act 1999
Food Act 2003
Land Use Planning and Approvals Act 1993

REFERENCES:

N/A

DOCUMENT INFORMATION

Reference number	18-Rfx-040
Version	31/10/2024
Review	31/10/2029
Key function	Land Use & Development
System	
Document type	High Level or Detail Procedure
Responsible Directorate	Infrastructure and Engineering
Approved by	Manager Infrastructure and Engineering
Action Officer	Manager Infrastructure and Engineering
Text search key words	Mobile food vendors public roads guidelines specifications

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
	✓	Specific Areas: • Roads & Hydraulics • Parks & Recreation • Parking & Carr Villa • Environmental Services • Planning Services • Community, Tourism & Events
		Council-wide
	✓	Council Website
		Intranet

Hard copy distribution	N/A

APPENDIX A - MOBILE FOOD VENDOR LOCATIONS

There are currently 11 locations for mobile trading identified within Launceston, including:

1. Riverbend Park, Invermay (subject to planning approval)
2. Lindsay Street West, Invermay
3. Heritage Forest, Invermay (subject to planning approval)
4. Community Park, West Launceston (subject to planning approval)
5. High Street, East Launceston
6. Picnic Grounds, St Leonards (subject to planning approval)
7. Ravenswood Skate Park, Ravenswood
8. Machens Reserve, Kings Meadows (subject to planning approval)
9. Lilydale Falls, Lilydale (subject to planning approval)
10. The Shed, Rocherlea
11. Youngtown Regional Park, Youngtown

NOTE: Do not print and **store** a copy of this document.
Always use the Intranet copy to make sure that you have the latest version.

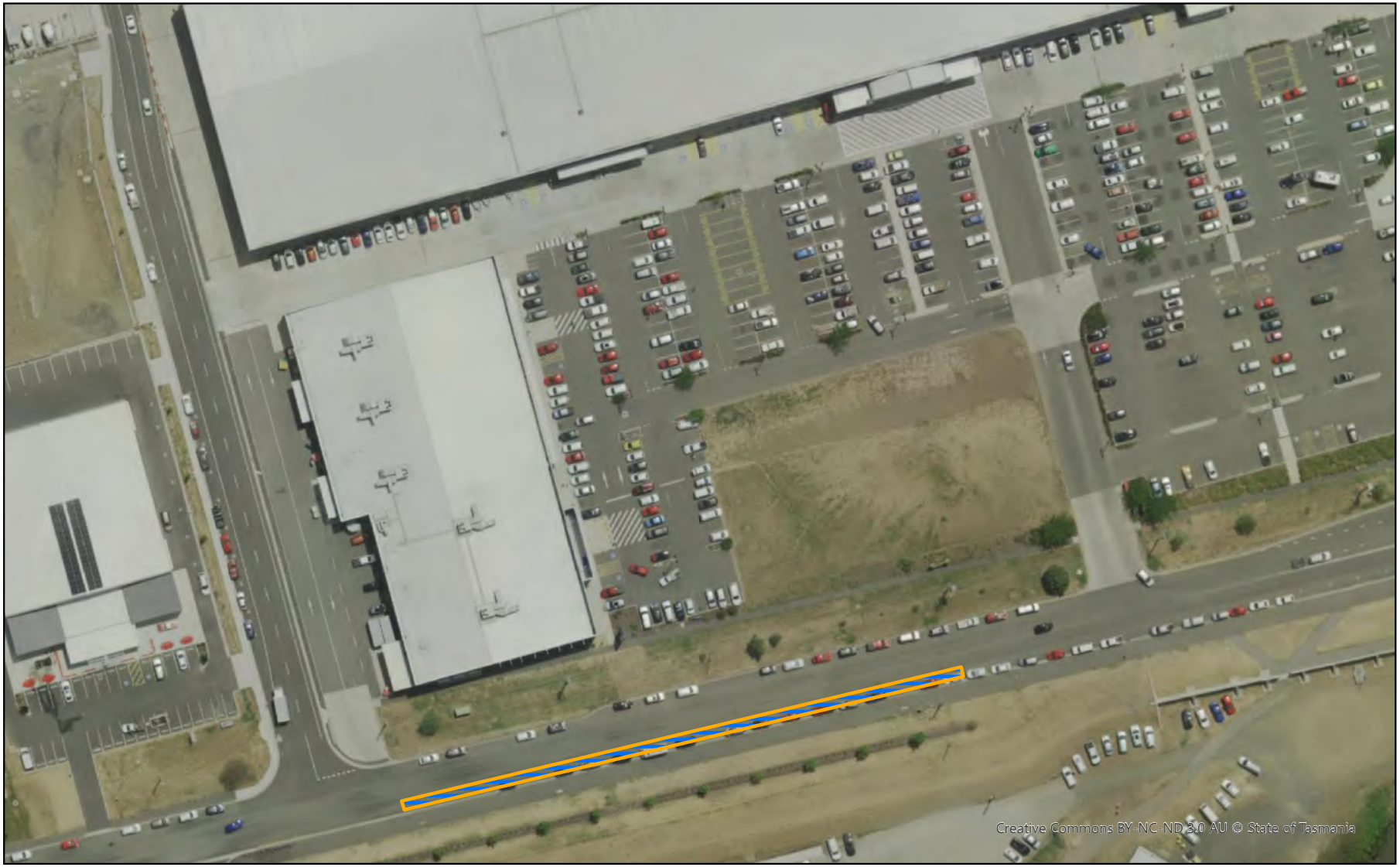
RIVERBEND PARK, INVERMAY

Maximum 4 vehicles. Hatched area denotes permitted parking for mobile vendor, subject to availability. Mobile vendors are only permitted to operate between the hours of 2pm and 10pm, with 1 hour before and after for set-up/pack-up. Mobile vendors are prohibited at all other times. Vendor to be provided individual pin for gate at booking. Pin will only work for the nominated time.



LINDSAY STREET WEST, INVERMAY

Maximum 2 vehicles. Hatched area denotes space in which mobile vendor can pick their parking spot, subject to availability. Mobile vendors are only permitted to operate between the hours of 2pm and 10pm, with 1 hour before and after for set-up/pack-up. Mobile vendors are prohibited at all other times.



Heritage Forest, Invermay

Maximum 1 vehicle. Hatched area denotes permitted parking for mobile vendor, subject to availability.



COMMUNITY PARK, WEST LAUNCESTON

Maximum 1 vehicle. Hatched area denotes space in which mobile vendor can pick their parking spot, subject to availability.



HIGH STREET, EAST LAUNCESTON

Maximum 4 vehicles. Hatched area denotes permitted parking for mobile vendor, subject to availability. Mobile vendors are only permitted to park between the hours of 4pm and 9pm, with 1 hour before and after for set-up/pack-up. Mobile vendors are prohibited at all other times.



PICNIC GROUNDS, ST LEONARDS

Maximum 1 vehicle. Hatched area denotes permitted parking for mobile vendor, subject to availability.



RAVENSWOOD SKATE PARK, RAVENSWOOD

Maximum 1 vehicle. Hatched area denotes space in which mobile vendor can pick their parking spot, subject to availability.



MACHENS RESERVE, KINGS MEADOWS

Maximum 1 vehicle. Hatched area denotes space in which mobile vendor can pick their parking spot, subject to availability.



Maximum 1 vehicle. Hatched area denotes permitted parking for mobile vendor, subject to availability.



Maximum 1 vehicle. Hatched area denotes space in which mobile vendor can pick their parking spot, subject to availability.



Youngtown Regional Park, Youngtown

Maximum 1 vehicle. Hatched area denotes permitted parking for mobile vendor, subject to availability.



City of Launceston
Reference No. 32-Plx-005
Version: 31/10/2024
Approved By: Council

Mobile food vendors operating on public roads policy

PURPOSE:

This policy has been developed to facilitate and manage the effective operation of mobile food vendors in Launceston and provide a framework for considering requests for roadside trading in the municipal area.

BACKGROUND:

There has been an increase in mobile trading activity within Launceston in recent years and this policy aims to provide an equitable and flexible approach to managing mobile vendors. The City of Launceston recognises that mobile food vendors can contribute to creating a vibrant and diverse local economy, attracting visitors and providing residents in isolated areas with local access to goods and services. It also provides the opportunity to for new businesses to grow. Council seeks to avoid anti-competitive measures that would unduly benefit one type of business over another.

Across Tasmania there are a wide variety of approaches to mobile food vendors. These range from minimal, such as food vendor registration, to significant limitations, restrictions and high fees. Council will regulate vendors to ensure that temporary business opportunities are facilitated and managed in a consistent way.

SCOPE:

This policy applies to requests for mobile food vendors to operate from on public roads, parks, car parks or other land managed by the City of Launceston.

The policy does not apply to:

- Mobile food vendors operating as part of a permitted event.
- Mobile food vendors operating from private land or land managed by other government authorities.

Mobile food vendors operating from land managed by the City of Launceston for less than 15 minutes are not required to hold a permit, but must comply with this policy and the associated guidelines where applicable.

City of Launceston
Reference No. 32-Plx-005
Version: 31/10/2024
Approved By: Council

Mobile food vendors operating on public roads policy

POLICY OBJECTIVES:

The policy aims to support a proactive and flexible approach to outdoor trading to deliver the following objectives:

- To increase the economic diversity of the Launceston economy
- To reduce uncertainty around mobile trading in Launceston
- To encourage new business and business diversification
- To provide local residents with access to a variety of products and services
- To encourage social connection within neighbourhoods
- To identify and encourage opportunities to activate underutilised areas of the city
- To ensure that mobile trading is safe for both the vendor and the broader community

PRINCIPLES:

The Council's Organisational Values apply to all activities.

DEFINITIONS:

For the purposes of this policy, the following definitions have been developed:

Mobile food vendor – refers to any business selling food, beverages and/or produce from a stationary vehicle. This includes registered vehicles (such as cars, vans or trailers) and non-registered vehicles (such as carts).

REQUIREMENTS TO OPERATE:

Vendors must:

- have the appropriate licences and permits required to operate and/or trade;
- abide by any restrictions imposed on the licenses/permits;
- have evidence of approval to operate, which is issued under the *Food Act 2003 (Tas);* and
- abide by the Mobile Food Vendors Guidelines and Specifications.

FEES:

Fees are set annually by a decision of Council. Permits will not be issued

City of Launceston
Reference No. 32-Plx-005
Version: 31/10/2024
Approved By: Council

Mobile food vendors operating on public roads policy

unless the applicable permit fee/s is paid.

APPLICATION PROCESS:

- All permit applications must be submitted via the online application form on the City of Launceston website for assessment.
- Permits will be processed in order of receipt.
- Food business vendors must submit with their application evidence of their approval to operate under the *Food Act 2003*.
- Permit holders will be required to submit a new application prior to the expiry of the current permit.

LOCATIONS:

To provide ease of service, Council has determined a number of pre-approved locations throughout the municipality that mobile vendors can operate from. These locations were selected based on their suitability from a road safety and convenience perspective and provides scope for events and may be updated from time to time. The current list and site plans of these locations is list under Appendix A in the *Mobile Food Vendors Guidelines*. Locations can be booked via Customer Service or on the website.

PERMIT PROVISION:

Permits are reviewed annually to ensure equity and accessibility for mobile food vendors. Any permit granted to mobile food vendors to operate in a public place does not guarantee availability or exclusivity of a particular location.

Although not governed by this policy, all mobile food vendors operating from positions on public roads and in parks, car parks or other land managed by the City of Launceston are to ensure:

- they are legally parked at all times;
- they have approval to operate under the *Food Act 2003* if selling food from a vehicle; and
- they have approval to erect any signs or furniture associated with their business.

COMPLIANCE:

City of Launceston
Reference No. 32-Plx-005
Version: 31/10/2024
Approved By: Council

Mobile food vendors operating on public roads policy

The operator is responsible to make good any damage caused to Council assets or infrastructure, to the satisfaction of General Manager Infrastructure and Assets, in connection with their mobile vending activity.

Where Council is required to undertake extra cleaning, rubbish removal, maintenance or replacement as a direct correlation to the vending activity, the mobile food vendor may be required to reimburse Council for these costs.

Council reserves the right to:

- alter, add to or remove any of the permit requirements at any time, which will be communicated to the operator as soon as possible; and
- suspend or cancel a mobile food vendor permit at any time if the trading restrictions or conditions of operation are not followed, or if the trade contravenes any regulatory requirement or condition of the permit.

RELATED POLICIES & PROCEDURES:

Mobile Food Vendor Guidelines and Specifications
On Street Dining: Guidelines & Specifications (18-HLPrx-002)

RELATED LEGISLATION:

Vehicle and Traffic Act 1999
Food Act 2003
Land Use Planning and Approvals Act 1993

REFERENCES:

N/A

REVIEW:

This policy will be reviewed every 5 years or more frequently, if dictated by operational demands and with Council's approval.

Status of Council Decisions as of 23 April 2026*

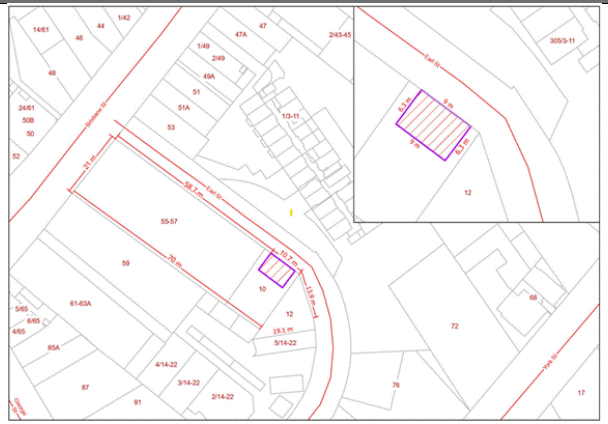
**Please note Planning Authority, Committee Reports, Budget Amendments, leases and items for noting are no longer reported.*

<table>
<tr><th>Meeting Date/Item</th><th>Council Decision</th><th>Owner/Network</th><th>Status</th></tr>
<tr><td colspan="4">16 April 2026</td></tr>
<tr><td>17.2. Extension of Signature Major Event Sponsorship 2023/2024 - 2025/2026</td><td>That Council:
1. approves a one-year extension of the previously approved Signature Event Sponsorship funding for Junction Arts Festival and the Tasmanian Open DanceSport Championship, in the amounts of $45,000 and $18,200 respectively.
<table><tr><th>Organisation</th><th>Event</th><th>$Recom</th></tr><tr><td>Junction Arts Festival</td><td>Junction Arts Festival</td><td>$45,000*</td></tr><tr><td>DanceSport Australia Limited**</td><td>Tasmanian Open DanceSport Championship</td><td>$18,200*</td></tr></table>Note * This funding reflects a one-year extension of the existing Signature Event funding agreement.
If approved, these applications will be withdrawn from Major Event Sponsorship Round 1 2026/27.

** Due to a Conflict of Interest, Councillor Andrew Palmer abstained from assessment and discussion of the Tasmanian Open DanceSport Championship (DanceSport Tasmania)</td><td>Executive Leader Connections and Liveability</td><td>Completed</td></tr>
<tr><td>17.3. Outgoing Grants Policy (and Event</td><td>That Council:
1. adopts the Outgoing Grants Policy (05-Plx-012) as set out below:
** as minuted on 16 April 2026**</td><td>Executive Leader Connections and Liveability</td><td>Completed</td></tr>
</table>

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
Grants Program Documents	2. endorses the draft Event Grants Program Guidelines (ECM Doc Set ID 5356551); and 3. notes draft Event Grants Assessment Panel Terms of Reference is also provided for Council's information and consideration for adoption at a future Council Meeting.		
19.3. Disposal of Interest in Land - 23-29 Blamey Road Punchbowl	That Council: 1. notes the Valuer-General's valuation for the land. 2. pursuant to section 178 of the *Local Government Act 1993* (Tas), forms an intention to create an easement in favour of the Launceston Golf Club totalling approximately 70m^2 over Certificate of Title 246804/1 as generally indicated in the image below for $2,396.70 (plus GST) subject to the easement dimensions being more accurately identified.  3. requires that the purchase price fo the easement be at the rate of $34.12 (plus) GST) per square metre (with the exact price to be	Executive Leader Delivery and Performance	

Meeting Date/Item	Council Decision	Owner/Network	Status
	determined at the time of final survey) plus all relevant costs as follows: (a) public advertising of the intention to dispose, approximately $1,200 (plus GST); (b) $1,732 (plus GST) being the Council's fee for disposal of an interest in Council and; and (c) all survey, legal and Land Titles Office registration fees and costs associated with the conveyance. 4. requests the Chief Executive Officer to: (a) ensure that formal notice is given of the intention to create the easement, as required by subsection 178(4) of the *Local Government Act 1993* (Tas); and (b) subject to any objection received during the statutory notice period: i. determine the exact dimensions of the easement and all remaining terms and conditions; and ii. exercise any of Council's rights, options or discretions necessary for registration of the easement. 5. notes, for the avoidance of doubt Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).		
22.2. Princess Theatre Redevelopment Project - Electricity Infrastructure Easement	That Council: 1. forms an intention to grant an electricity infrastructure easement over 10 Earl Street, Launceston in favour of Tasmanian Networks Pty Ltd (TasNetworks), as generally indicated in purple in the plan below:	Executive Leader Delivery and Performance	Completed.

Meeting Date/Item	Council Decision	Owner/Network	Status
	 2. requires that notice of the intention to grant the easement is provided as required by section 178(4) of the *Local Government Act 1993* (Tas) (LGA). 3. subject to any objection being received during the public notification period, requires that the exact location and extent of the easement be confirmed at the time of final survey and then registered against the title to the land.		
2 April 2026			
18.1. Hoblers Bridge Road to Henry Street Link Road Project	That Council: 1. notes the implications to its adopted St Leonards and Waverley Neighbourhood Plan if the Link Road is not delivered; 2. endorses the concept alignment for the Link Road, in accordance with the Hoblers Bridge Road to Henry Street Link Road Concept Design Report; 3. receives the Hoblers Bridge Road to Henry Street Link Road Business Case;	Executive Leader Community Assets and Design	Commenced

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
	4. notes the intention to consult with key stakeholders, being the Department of State Growth (DSG), Tamar Estuary Management Taskforce (TEMT), and any licensees of the land where the Link Road is to be constructed; 5. approves the expenditure of $650,000 for the Investigations and Studies phase of the Link Road project over the 2025-26 and 2026-27 financial years, utilising the existing Growth Area Infrastructure budget line; and 6. notes the intent to investigate and pursue funding sources for future stages of the project, subject to the outcomes of the activities in Recommendations 4 and 5.		
18.3. DA0071/2026 - 316-320 Invermay Road, Mowbray - Request for Fee Dispensation to Waive/Remit the Planning Application Fees	That Council: 1. approves the request for a fee dispensation and waives and refunds the planning application fees, in the amount of $39,368, for DA0071/2026 - Sports and Recreation - Construction of alterations and additions to a sporting facility and installation of signs.	Executive Leader Community Assets and Design	Completed
18.4. Fee Waiver - Alterations and additions to East Launceston Croquet Club - 22-30 Adelaide Street, East Launceston	That Council: 1. notes that the 'Building and Training Levies' must be collected on behalf of the State Government; 2. notes that the proposal to upgrade the accessible toilet facilities of this council-owned asset, which is expected to be funded through a Tasmanian Active Infrastructure Grant, will deliver a community benefit; and 3. on the basis of the community benefit anticipated, approves the request to waive Council fees for the relevant applications for alterations and additions to the East Launceston Croquet Club at 22-30 Adelaide Street, East Launceston, specifically: a. $902 for planning application fee; b. $534 for plumbing application fee; and c. if applicable, up to $379 for the building application fee.	Executive Leader Community Assets and Design	Completed

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
19.1. Municipal Emergency Management Coordinator Role	That Council: 1. pursuant to regulation 22 of the *Local Government (Meeting Procedures) Regulations 2025* and by absolute majority, rescinds the decision to appoint Lynda Robins as Municipal Emergency Management Coordinator made on 28 November 2024 for Agenda Item 17.1. Municipal Emergency Management Coordinator and Deputy Municipal Emergency Management Coordinator Roles; 2. nominates Nathan Williams as the Municipal Emergency Management Coordinator, with his name to be forwarded to the Minister Police, Fire and Emergency Services via the State Controller in accordance with section 23 of the Emergency Management Act 2006 (Tas); 3. if recommendations 1 and 2 are resolved in the affirmative, recommends to the Minister Police, Fire and Emergency Services that the appointment of Nathan Williams to the role above is for a period of (3) years; 4. authorises the Chief Executive Officer to forward the nomination and notice of recission to the Minister of Police, Fire and Emergency Management via the State Controller in accordance with section 23 of the *Emergency Management Act 2006* (Tas); and 5. notes that the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas).	Executive Leader Delivery and Performance	
19 March 2026			
17.1. Carr Villa Memorial Park Flora Reserve and Surrounding Bushland	That Council: expand the Carr Villa Flora Reserve boundary to incorporate the surrounding Carr Villa bushland buffer zones (as identified in the Carr Villa Memorial Park Masterplan), creating a single, unified reserve managed under a new Conservation Management Plan; and note that consideration of an environmental covenant over the identified area will occur toward the end of the Carr Villa Memorial Park Masterplan 50-year planning horizon.	Executive Leader Connections and Liveability	
19.3. GST Distribution Reform	That Council: 1. notes the correspondence from the Hon Eric Abetz MP and the request to provide a submission to the Productivity Commission;	Executive Leader Delivery and Performance	The submission has been submitted.

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
	2. approves the submission to the Productivity Commission as outlined in the report; and 3. authorise the Executive Leader Delivery and Performance to finalise and submit the submission, including any minor administrative amendments.		
20.2. Northern Tasmania Development Corporation (NTDC) Membership	That Council: 1. requires the Chief Executive Officer (CEO) to request the Board of the Northern Tasmania Development Corporation (NTDC) to conduct a comprehensive review of the strategic purposes and operations of the NTDC under clause 14 of the Members Agreement 2023-2026 (Review), and oversee the Council's involvement in the Review. 2. authorises the CEO to enter into the Northern Tasmanian Development Corporation Members Agreement 2026-2029 with effect from 1 July 2026 to 30 June 2029, for a three-year term at a cost of $239,883+GST for year 1 and estimated $719,649+GST for the three-year term, subject to population and CPI related increases, with the remaining terms of the agreement to be in accordance with the confidential draft version circulated by email to Councillors on 11 March 2026.	Executive Leader Strategy and Innovation	Item 1: The CEO has requested NTDC to conduct a comprehensive review. Item 2: In progress.
20.3. Trevallyn Park Cottage	That Council: 1. notes the intent to demolish the residential cottage at 62 Gorge Road, Trevallyn; 2. notes the proposed conversion of the cottage site to open space; and 3. by absolute majority approves the amendment to the existing lease between Council and Trevallyn Park Improvement Association (TPIA) to formally acknowledge and give effect to the removal of all reference to the cottage from the lease. 4. prior to planned demolition, Council will offer the cottage at 62 Gorge Road for relocation for zero consideration through a public Expression of Interest (EOI); and requires the Chief Executive Officer (CEO) to oversee an EOI process on the basis that: a. The relocation of the cottage in its entirety is to be at no cost to Council; b. The successful proponent is responsible for all associated costs and approvals; c. The site is to be left in a condition acceptable to Council;	Executive Leader Strategy and Innovation	In progress with EoI to go out by end of April 2026.

Meeting Date/Item	Council Decision	Owner/Network	Status
	d. A bond may need be provided prior to works commencing, to ensure compliance with all conditions; e. The successful submission will be determined by appropriate criteria including community benefit (if applicable), and demonstrated ability to complete the removal; f. The CEO may execute any necessary agreements, schedules, or other conditions to give effect to the outcome of the EOI; and g. Should the EOI process not result in a timely, compliant or acceptable outcome, Council will proceed with demolishing the cottage in accordance with Recommendation 1.		
5 March 2026			
19.1 Launceston CBD Bus Interchange	That Council: 1. per the Launceston CBD Bus Interchange Study 2026 report (ECM Doc Set ID 5325744): a. notes Option 1 (St John Street South) - retention of bus stop locations on St John Street between Paterson and York Streets, in a slightly adjusted location - is the preferred option based on the multi-criteria assessment and input from the Department of State Growth; and b. notes Option 6 (St John Street North) - relocation of the northbound bus stops from outside 74-92 St John Street to approximately 36 St John Street – is a viable alternative based on the multi-criteria assessment and input from the Department of State Growth. c. notes a further option (Civic Square) - the relocation of bus stops to a Civic Square Transport Hub, the northbound stop approximately at 36 St John Street, and the south bound in Charles Street between Cimitiere and Cameron Streets, and endorses officers to investigate the potential for this location to integrate bus stops with a wide range of complimentary options in Civic Square, such as bike racks, scooter hire and change facilities, assisting the activation of Cameron Street as an alternative transport axis from City Park to Royal Park. 2. endorses officers to seek architectural concepts for St John Street South and North sites, (and Civic Square area if applicable), to be	Executive Leader Community Assets and Design	Officers are undertaking further actions and this will be an ongoing project. Item 1: Ongoing. Item 2: Ongoing. Item 3: Noted. Item 4: Noted. Item 5: Underway.

Meeting Date/Item	Council Decision	Owner/Network	Status
	presented to Council for determination of the CBD Bus Interchange location at a future Council Meeting; 3. endorses reconstruction of St John Street between Cimitiere Street and Elizabeth Street (and Charles Street between Cameron and Cimitiere Street if applicable) in line with asset renewal requirements; 4. notes that further workshops and reports will occur after determination of the bus interchange location, to progress design development and confirm budgetary requirements; and 5. endorses the immediate provision by council of a security presence at existing bus stops in St John Street during peak customer times, in consultation with businesses in the vicinity, and to seek state government support of this service.		
19.3. Princess Theatre Auditorium Seats	That Council: 1. resolves, as an alternative to the proposed seating reuse scheme, to approve in principle the purchase of new auditorium seating; and 2. requests further investigation and stakeholder engagement, including assessment of seating options, comparative costs, seating capacity outcomes, and patron comfort, with a report to be presented to Council for review and approval within 3 months; and 3. investigates the installation of a hydraulic orchestra pit with a report to come to Council for review.	Executive Leader Community Assets and Design	Item 1: Noted. Item 2: Commenced Item 3: Council workshop 23rd April 2026 is scheduled.
21.2. Kanamaluka/Tamar Infrastructure and Amenities Master Plan	That Council: 1. receives the report on the launch of the Kanamaluka/Tamar Infrastructure and Amenities Master Plan for information (ECM Doc Set ID 5339067); and 2. continues to support and collaborate with all levels of government and key stakeholders to advance the next stages of this project.	Executive Leader Strategy and Innovation	1. Completed 2. Ongoing
19 February 2026			
21.2. RSL Tasmania Veteran Acute Housing	That: 1. Council notes the Valuer-General's valuation. 2. Council pursuant to section 178 of the Local Government Act 1993 (Tas) and by absolute majority forms the intention to dispose of the land at 1 Connaught Crescent, West Launceston, comprised in Certificate of Title Volume 111674 Folio 1 to Returned & Services League of	Executive Leader Strategy and Innovation	Sale contract being processed for Conveyancing with external solicitors

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
	Australia (Tasmanian Branch) Inc, as identified on the plan below. *(Image as minuted).* 3. Formal notice be given of the intention to dispose of the land, as required by Section 178(4) of the Local Government Act 1993 (TAS). 4. The disposal be on the following basis: RSL Tasmania receive sufficient funds to complete the construction of a residential dwelling along with all other associated costs. a) the Council will have the first right of refusal if the property is to be sold in the future for the purchase price of $1.00. 5. The purchaser will be the Returned & Services League of Australia (Tasmanian Branch) Inc trading as RSL Tasmania ABN 11 977 093 123 ("RSL Tasmania"). a) For the purchase price of $1.00 b) RSL Tasmania is to pay all costs associated with the transfer including: i. stamp duty ii. All associated legal fees and registration costs iii. Development Application fees iv. Building Approval fees v. building costs vi. establishing and connecting to services; and vii. all other costs associated with the development and construction of a residential dwelling c) RSL Tasmania will be responsible for; i. all ongoing rates and statutory charges associated with the property; ii. all ongoing maintenance, construction and improvements to the property. 6. Requests the Chief Executive Officer to: a) ensure that formal notice is given of the intention to dispose of the land, as required by section 178(4) of the Local Government Act 1993 (Tas); and b) subject to any objection being received during the statutory notice period: i. determine the exact dimensions of the land to be disposed of and all remaining terms and conditions;		

Meeting Date/Item	Council Decision	Owner/Network	Status
	ii. implement the intention to dispose the property by signing a binding sales agreement with RSL Tasmania; and iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the transfer 7. Notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993 (Tas).		
5 February 2026			
20.4. Intention to Lease - Gorge Restaurant	That Council: 1. pursuant to section 178 of the *Local Government Act 1993* (Tas) and by absolute majority, forms the intention to lease part of the land situated at 64 Gorge Road, Trevallyn (CT120827/1), known as the The Gorge Restaurant, as identified in blue on the plan below: *(as minuted)* 2. requires that formal notice be given of the intention to lease that part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas). 3. requires the terms of the intended lease be as follows: a. the lessee will be Gunn & Parkinson Pty Ltd; b. the lease will commence as soon as possible after the issue of both a certificate of practical completion and certificate of occupancy under BA0634/2025, for a period of 5+5 years; c. the rent has been provided to Councilors on the 2 February 2026, and will be adjusted annually, with a 6-month rent free period applying form commencement date; d. the lessee to be responsible for: i. energy costs; ii. volumetric and connection charges for water; iii. contents insurance; iv. building insurance; and v. other service charges if any.	Executive Leader Strategy and Innovation	Completed

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	e. the lessee must continuously maintain: i. building in good and reasonable order; ii. and keep clear all noxious growth from premises; iii. hold public liability insurance of at least $20 million; f. the Council is to be responsible for structural maintenance. 4. requests the Chief Executive Officer to: a. ensure that formal notice is given of the intention to lease part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas); b. subject to any objection being received during the statutory notice period; i. determine the exact dimensions of the land to be leased and all remaining terms and conditions; ii. implement the intention to lease the premises by signing a binding lease agreement with the lessee; iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and 5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*.		
11 December 2025			
17.3. 12-month agreement with Visit Northern Tasmania	That Council: 1. approves a 2-year funding agreement to the value of $172,296 annually excluding GST with Tourism Northern Tasmania Inc trading as Visit Northern Tasmania to 30 June 2027 and, 2. explores the opportunity for a representative of the City of Launceston to sit on the board of Visit Northern Tasmania.	Executive Leader Connections and Liveability	Negotiations continuing.
20.8. Lease - TS Navy Cadets	That Council: 1. pursuant to section 179 of the Local Government Act 1993 (Tas), decides to lease part of the land situated at 78 Paterson Street Launceston (CT138979/10), known as the Home Point Parade, as identified on the plan below: *(as minuted)* 2. requires that the lease is on the following basis:	Executive Leader Strategy and Innovation	Pending return from Lessee

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	a. the lease is to commence on the 01/01/2026 for a period of 4 years; b. the commencing rent will be $347.62 per year; Page 111 Thursday 11 December 2025 City of Launceston Council Meeting Minutes c. the lessee to be responsible for: i. energy costs; ii. volumetric and connection charges for water; iii. Contents and building insurance; and iv. other service charges if any. d. The lessee shall continuously maintain: i. building in good and reasonable order; ii. and keep clear all noxious growth from premises; iii. hold public liability insurance of at least $20 million; 3. the Lessee will be responsible for all building maintenance, including structural maintenance; 4. requests the Chief Executive Officer to: a. determine the exact dimensions of the land to be leased and all remaining terms and conditions; b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and 5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993.		
21.1. Ikeda Delegation 2025 - Delegation Report	That Council: 1. receives the Ikeda Delegation 2025 Report as a formal record of the Delegation's visit. 2. directs Council Officers to proceed with the Proposed Next Steps outlined in the Report. 3. notes the Budget Amendment will be presented at the first Council Meeting in 2026.	Executive Leader Strategy and Innovation	1. Complete. 2. Actions arising from the visit were progressed in quarter 3. A project plan is progressing to commence the next steps in the next financial year. 3. Completed. The Budget Amendment was

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			presented to and approved at the 19 March 2026 with the new Budget allocation being $61,731.
23 October 2025			
17.3. Northern Gateway Preferred Concept - Public Vote Results	That Council: 1. receives the results of the Northern Gateway public vote; and 2. endorses the recommendation to award the Northern Gateway Project commission to the preferred artist concept, Sky Vessels.	Executive Leader Connections and Liveability	Katie Stackhouse's selected artwork, Sky Vessels has moved to the construction phase and fabrication has commenced. Project is on track for installation late 2026.
17.6. Seaport Place Name Application	That Council: 1. endorses the preparation of an application for Seaport to be registered as an unbounded locality.	Executive Leader Connections and Liveability	Consultation required by Placenames Tasmania has been completed with overwhelming support. Officers are now preparing the submission.
19 June 2025			
17.3. Carr Villa Memorial Park Masterplan	That Council: 1. removes Stage 2, of Option 5A, from the Carr Villa Memorial Park Masterplan; 2. adopts the Carr Villa Memorial Park Masterplan as amended by 1 above; 3. notes any future development of areas identified in the Masterplan (Option 5A, Stage 1), will be subject to further consideration and	Executive Leader Connections and Liveability	Complete

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	approval by Council, including environmental assessments and planning approval; 4. engages with all relevant stakeholders connected to Carr Villa, including the Friends of Carr Villa Reserve; and 5. receives a further report outlining options for consideration of the identified Carr Villa buffer zones, to become a permanent reserve.		
29 May 2025			
20.8. Lease - Albert Hall - Theatre North	That Council 1. approves the lease of Albert Hall on the following basis: a. Property is Albert Hall b. Lessee is to be Theatre North Inc. c. Lease is to commence on 1 October 2025 or on issue of the Certificate of Practical Completion under DA0108/2022 d. Term is to be 2 years with a 2-year option e. Lease amount is to be $1 per year f. Lessee is to be paid three amounts, which are: (i) A payment of $294,000 per full year to manage the venue and booking system from the commencement of the lease, payable on a monthly or quarterly basis (ii) A compensation payment of up to $100,000 per quarter for the first eight quarters during the shutdown of the Princess Theatre and Earl Arts Centre, estimated to commence in January 2026 (iii)A cash subsidy of up to $132,500 per year, adjusted for CPI, dependent on the financial performance of the Lessee during the term of the lease 2. accepts the surrender of the Princess Theatre lease. 3. forms the intention to lease the Princess Theatre and Earl Arts Centre to Theatre North Inc. on the following basis: a. Property is Princess Theatre and Earl Arts Centre b. Lessee is to be Theatre North Inc. c. Lease is to commence on the issue of the Certificate of Practical Completion under DA0424/2024, estimated to be 1 February 2028 d. Term is to be 5 years with a 5-year option e. Lease amount is to be $1 per year.	Executive Leader Strategy and Innovation	Albert Hall Lease completed. Princess Theatre Lease ongoing

Meeting Date/Item	Council Decision	Owner/Network	Status
	4. approves the lease of the Princess Theatre and Earl Arts Centre on the terms above, provided that no objections are received during the applicable public objection period. 5. notes that the payment for managing the booking system referred to at Recommendation 1(f)(i) exceeds $250,000 and accordingly: a. Resolves, by absolute majority, that the payment is required to ensure that Theatre North can continue to provide theatre and cultural services during the redevelopment of the Princess Theatre, and a satisfactory result would not be achieved by inviting tenders because of (i) extenuating circumstances. 6. requests the Chief Executive Officer to: a. determine the exact dimensions of the land and all remaining lease and contractual terms and conditions; and b. exercise any of the Council's rights, options or discretions necessary for the proper administration of the leases and contracts.		
17 April 2025			
20.6. Council Committees	That Council: 1. receives the Review of Council Committees Report (ECM Document Set ID 5213817). 2. pursuant to section 24 of the Local Government Act 1993 (Tas) dissolves the following Council Committees: • Cataract Gorge Advisory Committee • Launceston Access Advisory Committee • Launceston City Heart Reference Group • Launceston Sister City Committee • Tender Review Committee (attended to in Closed Council meetings) • Transport Committee 3. notes that Mayor Councillor M K Garwood resigned from the Events Sponsorship Assessment Panel and Community Grants (Organisations) Program committee, effective 21 March 2025. 4. in respect of the Events Sponsorship Assessment Panel, a special committee convened pursuant to section 24 of the Local Government Act 1993 (Tas):	Executive Leader Delivery and Performance	Points 1-5 and 8 are complete. 1. Points 6 and 7 were workshopped with Councillors' on 25 September 2025. Next steps are in progress.

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	(i) notes that the Panel's terms of reference call for a Councillor to chair the Panel and two additional Councillors to be appointed by Council; (ii) calls for nominations, noting that Councillor L M McMahon (as Chair) and Council A J Palmer are currently committee members and these appointments remain unchanged. (iii) appoints Councillor A G Harris as Committee member. 5. in respect of the Community Grants (Organisations) Program committee, a special committee convened pursuant to section 24 of the Local Government Act 1993 (Tas): (i) notes that the Panel's terms of reference call for a Councillor to chair the Panel and two additional Councillors to be appointed by Council; (ii) calls for nominations, noting that Councillor L M McMahon (as Chair) and Councillor A J Palmer are committee members and these appointments remain unchanged. (iii) appoints Councillor A G Harris as Committee member. 6. notes that appointments for all Council Committees will be brought to an upcoming Council meeting, following a call for nominations at Council workshop. 7. endorses that Terms of Reference be introduced for each committee within three months and is the responsibility of the Executive Leader whose team oversees each committee. 8. endorses the recommendations, stemming from the review process and noted in the report below, be considered for each committee and implemented where deemed appropriate in consultation between the Chair and relevant Executive Leader.		
27 March 2025			
18.1. State Government Endowment Queen Victoria Museum and Art Gallery	That Council: 1. receive and note the report providing comparative analysis of State and Local Government funding provisions for Queen Victoria Museum and Art Gallery (QVMAG); and 2. authorises the Chief Executive Officer to liaise with the State Government around future funding models (endowment) of the Queen Victoria Museum and Art Gallery, consistent with Section 332 of the Local Government Act 1993.	CEO Office	In progress Meeting held with the relevant Minister to discuss options moving forward. Meeting request to be sent for follow up meeting as part of CEO

Meeting Date/Item	Council Decision	Owner/Network	Status
			engagement with State Ministers and Department Heads in quarter 1 2026.
18.2. Regional Precincts Partnership Program Submission	That Council: 1. approves the preparation and submission of a City of Launceston/QVMAG application for funds under the Australian Government's Regional Precincts and Partnerships Program (Stream One).	Director Queen Victoria Museum and Art Gallery	Funding remains paused.
20.7. Memorandum of Understanding - Provision of Bikes to Tasmania Police	That Council: 1. notes its 12 December 2024 decision to purchase two fit-for-purpose bicycles, to be provided to Tasmania Police for the purpose of reintroducing bike patrols within the Launceston Central Business District, supported by a Memorandum of Understanding (MOU). 2. authorises the Chief Executive Officer to continue negotiations with Tasmania Police, so that a finalised draft the MOU can be presented to Council for formal approval.	Executive Leader Delivery and Performance	Commenced. Provision of a draft MOU to Tasmania Police for consideration and feedback has occurred. Additional feedback has been provided by TasPol, who remain very supportive, and are keen to use Launceston as a trial. Council is awaiting TasPol to advance – update sought on 13 May 2025. Council still awaits an update. This is not a priority for TasPol at the moment.
13 February 2025			
12.2. Mayoral Report - Western Australia	That Council:	Executive Leader	Item 1 is complete.

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Visit - December 2024	1. Consider Mandurah's youth engagement model for potential implementation. 2. Explore differential rating systems for holiday accommodation. 3. Review parking technology solutions implemented by City of Perth. 4. Note successful regional collaboration approaches for advocacy. 5. Undertake a review of the previous work undertaken to consider Mandurah and Launceston as working relationships. 6. Engage with the project team working on the Perth Concert Hall redevelopment, to further support the Princess Theatre and Earls Arts Centre redevelopment.	Connections and Liveability Executive Leader Delivery and Performance Executive Leader Community Assets and Design	Item 2: No update on separate rating for holiday accommodation. This may be a matter for the Valuer General. Item 3: Complete. Item 4: Noted Item 5: Complete. Presented to Council 21/8/2025 Completed. Item 6: Complete.
23 January 2025			
21.3. Notice of Motion - Annual General Meeting - Robin Smith - Signage for Personal Mobility Devices - 3 December 2024	That City of Launceston Council: review the rules and signage as they relate to the operation of PMDs (e-scooters) in the Launceston Central Business District.	Executive Leader Community Assets and Design	Ongoing - Signage review commenced and further analysis is planned.
12 December 2024			
21.1. Proposal to Establish a Public Register of Interests	That Council: 1. Indicates its support for the development of a policy, which may be similar to the proposed policy outline document which is attachment 1 (ECM Doc Set ID 5162592) to this report, requiring: 1.1 the Chief Executive Officer to maintain a publicly available register containing details of certain interests of Councillors; and 1.2 Councillors to proactively disclose outside interests to the Chief Executive Officer for the purpose of inclusion in that register;	Executive Leader Delivery and Performance	A proposed approach was workshopped with Councillors' on 16 October 2025. Next steps are in progress. A Policy and associated documents are

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
	2. Instructs the Chief Executive Officer to: 2.1 convene a workshop or workshops at which the Councillors may engage in discussion and provide comments and guidance regarding the development of the policy described above; bring to a future meeting of the Council, after those workshop/s, a proposed policy which the Council may adopt.		scheduled to be tabled to the council meeting in May. It is noted that the state government are proposing legislative changes that consider this process. Once these legislative changes have been adopted, there may be a need to amend the Policy.
2 May 2024			
14.1. Cataract Gorge Chairlift Renewal Request	That Council: 1. Provides in principle support for the renewal of the Gorge Chairlift and welcomes the proponents to work with the Council to obtain: a. Disposal of an interest in land under section 178 of the *Local Government Act 1993.* b. A new licence or easement for operation of the site. c. Provision of consent under section 52(1B)(b) of the *Land Use Planning and Approval Act 1993* to lodge a development application on Council managed land. Notes the land owner consent, disposal of an interest in land and licence all require separate decisions of Council.	Executive Leader Delivery and Performance	This matter is in progress. Chief Executive Officer Sam Johnson OAM's email to Councillors' dated 2 September 2025 refers. The matter was workshopped with Councillors' on 6 November 2025. Land owner consent has since been granted. The matter will now progress through the usual channels.
5 October 2023			

Meeting Date/Item	*Council Decision*	*Owner/Network*	*Status*
18.1. 126-128 Russells Plains Road, Rocherlea	MOTION 1 That Council: 1. determines that the dwelling at 126-128 Russells Plains Road, Rocherlea not be made available for leasing due to safety concerns that exist for tenants from persons regularly trespassing on the site; and 2. given the extensive theft and damage that has occurred to the dwelling on the site, that it be demolished. MOTION 2 That Council: 1. prioritises making a decision on whether the site at 126-128 Russells Plains Road, Rocherlea will be required to house a new landfill site once the current landfill at the Remount Road site is closed; and 2. in the event that it is determined that the site is not required for a future landfill, undertake a land use study to investigate options for its potential development.	Executive Leader Strategy & Innovation	In relation to Motion 2, Item 2, the Executive Leadership Team received a briefing on this property from a land use perspective on 8 April 2025. A report from GHD that looks at the suitability of this land for landfilling has been received. The Sustainability Team is reviewing the draft and will prepare a position for Council. A Workshop was held with Councillors in September 2025 where we stepped out future landfill planning and presented the Russells Plains landfill suitability report. Next close off part 1 of the second motion which will leave part 2 of the second motion to look at land use suitability of the site.

Commented [NW1]: @Jane Lewis suggest we need to change to S&I given Sustainability and Property have carriage of this item - thoughts?

Notices of Motions Status Report as at 23 April 2026

Date	Project/Initiative Notice of Motion	Owner	Progress
11 August 2022 Councillor T G Walker	**Suburban Business District Green Spaces** *In support of, and complimentary to, the City of Launceston's recent Memorandum of Understanding with the Launceston Chamber of Commerce regarding the urban greening of the City, that the Council agrees to pursue the following initiatives:* 1. *provides its in-principle support for the provision of additional green spaces adjacent to and/or within suburban business districts such as (but not limited to) Kings Meadows, Mowbray, St Leonards and Newstead; and* 2. *requests the Chief Executive Officer to ensure that current review process for the Greater Launceston Plan includes a framework to promote the opportunity and identify suitable spaces for this provision, either currently held land, or prospective sites that may be available for this purpose; and* 3. *following the review of the GLP, that the Council develop an implementation plan which identifies and provides the necessary actions and resourcing to deliver the green spaces. The implementation plan would need to include a community engagement process with, amongst other objectives, the need to determine the extent and scope of infrastructure that would be desirable in these spaces; and* 4. *that priority be given to maximising the greening of the area, but that additional facilities such as playgrounds or toilets be considered desirable additions if possible.*	Executive Leader Connections and Liveability	1. Completed 2. Ongoing: The draft Recreation and Open Space Plan (ROSP) completed in 2024 is currently being reviewed and updated to align with the Urban Greening Strategy, to include a fit-for-purpose assessment of sports facilities and to consider accessibility and inclusive play options. Gaps in the Open Space network will be addressed in ROSP implementation actions. This work is expected to be completed by June 2026. 3. Completed (and ongoing) Council's Urban Forester has completed Urban greening precinct plans for Newnham, Mayfield. Delivery is ongoing. 4. Completed - Incorporated into the ROSP, Urban Greening Plans, 4 Year Delivery Plan, Annual Plan and 2026/2027 Budget

Date	Project/Initiative Notice of Motion	Owner	Progress
15 December 2022 Councillors D H McKenzie and A E Dawkins	**Clean Air Strategy** 1. *That Council agrees that Launceston City Council develop a Clean Air Strategy, which should not be limited to but will include:* 2. *review of current State and Federal Government legislation to determine its effectiveness in supporting a clean air strategy and where there are improvements required develop a plan to lobby for change;* 3. *review of the effectiveness of past Council programs to improve air quality outcomes, such as the Wood Heater buy-back program;* 4. *compilation of baseline data to provide a base to measure improvements;* 5. *engagement of Northern Councils to achieve shared actions where possible;* 6. *education of industry and the broader community on better environmental practices;* 7. *investigation of more effective enforcement processes; and* 8. *recommendations to Council regarding means to improve outcomes. Report back to Council should occur in reasonable time outlining next steps and to enable progress to be achieved ahead of next winter.*	Executive Leader Delivery and Performance	Public attention in winter 2025 on Launceston's air quality further elevated this work as an organisational priority. In response, internal discussions explored progressing a more immediate report focused on seasonal issues such as wood smoke, while reviewing the development of a broader strategic framework in line with Council's resolution. Community consultation has now commenced via Council's Tomorrow Together platform. The first stage of engagement is a survey designed to understand wood heater use across the municipality, community awareness of the health impacts of wood smoke, and interest in potential incentives to support changes in heating behaviours and preferences. The survey closes on 12 April 2026. Insights from this stage will inform the development of the Wood Smoke Plan Action Plan. A second stage of consultation will follow shortly, providing the community with an opportunity to review and provide feedback on the draft Plan prior to it being finalised for Council consideration and endorsement.

Commented [EC1]: @Natasha Tempest

Date	Project/Initiative Notice of Motion	Owner	Progress
21 September 2023 Councillor A E Dawkins	**Establishing a Leadership Role for the City of Launceston in the Prevention of Child Sexual Abuse** *To show local community leadership and responsiveness to the revelations of widespread historic and contemporary child sexual abuse in Launceston, as evidenced in the recent Commission of Inquiry* hearings, it is moved that Council:* 1. *investigates opportunities to acknowledge victim/survivors of child sexual abuse through the inclusion of an appropriate public art installation in the next stage of the City Heart development.* 2. *engages with the organisers of the National Child Sexual Abuse Survivors Day to support community events planned for the Launceston municipality.* 3. *includes an assessment criterion for grant applications to the Council requiring respondent entities (clubs, associations, etc.) to demonstrate how they comply with the Child and Youth Safe Standards.* 4. *requests the Council's Officers report to a future Council Meeting on:* a. *the feasibility of conducting site visits to two peer communities** where the councils have assumed a Child Sexual Abuse Prevention role and make recommendations as to how the City of Launceston can show further leadership***.	Executive Leader Connections and Liveability	Child and Youth Safety Officer role a has been filled. 1. Investigations completed – no immediate support for progressing - Laurel House will lead a conversation with their recently reframed lived experience panel regarding the need / appetite for a victim / survivor memorial. 2. Investigation completed – no community plans to support. 3. Completed – incorporated in new policy and guidelines 4. To be further investigated.

Date	Project/Initiative Notice of Motion	Owner	Progress
	b. *progress against compliance with the National Principles for Child Safe Organisations, including Child Sexual Abuse prevention awareness for Councillors.* * Commission of Inquiry (COI) into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings. ** Possible peer communities include Ballarat, Victoria and Maitland, New South Wales. *** Examples of further leadership roles for local government might include: - Co-delivery of Child Sexual Abuse Prevention Community Awareness Campaigns in conjunction with the Child Safe Regulator. - Co-convening standards compliance workshops for local clubs, associations and businesses with the Regulator. - Auspicing and participating as part of a Launceston consortium of community organisations committed to Child Sexual Abuse prevention in non-institutional settings		
7 March 2024 Councillor A J Britton	*That Council:* *~~1. Acknowledges the urgent need for a comprehensive flood mitigation strategy that recognises the existential risks associated with major floods and addresses current and future vulnerabilities and risks associated with flooding in our City.~~* *2. Directs the Chief Executive Officer to develop a scope and detailed project plan to deliver a comprehensive Flood Mitigation Report using all available research, flood modelling, economic analysis, and historic data, to provide an*	Executive Leader Community Assets and Design	The Flood Mitigation Advisor commenced in September 2025. The project is underway. Updates by item: • Item 1 – Complete. • Item 2 – In draft. • Item 3 – Commenced per Item 2. • Item 4 – Complete. • Item 5a – Complete. • Item 5b – Complete. • Item 6 – Commenced, in scoping stage.

Date	Project/Initiative Notice of Motion	Owner	Progress
	assessment of potential flood risk mitigation options and their relative costs and benefits within our jurisdiction. 3. *The Report is to identify and evaluate these flood mitigation measures, including large scale infrastructure projects (e.g., levees, barrages, drainage improvements), natural solutions (e.g., wetland restoration, riparian buffers), and policy measures (e.g., zoning changes, building codes).* 4. ~~*The project is to be considered as part of annual plan and budget discussions.*~~ ~~*5.*~~ ~~a. *The Chief Executive Officer is to pursue external funding opportunities, including state and federal grants, to support the implementation of the flood mitigation strategy.*~~ ~~b. *Prepare a briefing statement on flood risk – Immediately a briefing paper prepared is sent to all major parties prior to the coming state election asking for their support in the creation of this strategy*~~ 6. *The council will engage with community stakeholders, including residents, business owners, environmental groups, and indigenous communities, to gather input and ensure a collaborative approach.*		
13 June 2024 Councillor A E Dawkins	**Establishing an Inclusion Action Plan and Community Consultation**	Executive Leader Connections	A working group has now been established and full analysis and report on survey findings have been received

Date	Project/Initiative Notice of Motion	Owner	Progress
	That Launceston City convene a round table of LGBTIQA+ residents and their allies to discuss and recommend further action by the City to foster LGBTIQA+ equity and inclusion with the goal of developing an Inclusion Action Plan	and Liveability	Ongoing – due for completion August 2026 Delayed, awaiting appointment of Team Leader Community Wellbeing.
22 August 2024 Mayor Councillor M K Garwood	**Increase Housing Diversity in the Municipality** *That Council explores an opportunity to increase housing diversity in the municipality by:* • *Investigating the use of a CBD or inner-city landholding for the development of community housing as well as retaining public car parking facilities;* • *Engage a Registered Community Housing Provider (CHP) or a private developer with demonstrable experience partnering with the community housing sector, following due process, to devise plans for the identified site that result in affordable housing at a high-density in line with desirable heights for the CBD; and* • *Support the proponent to apply for funding in a future round of the Federal Government's Housing Australia Future Fund to develop the site for affordable housing*	Executive Leader Strategy and Innovation	The Executive Leaders of Community Assets and Design and Strategy and Innovation met to undertake project handover in May 2025. This is now a Strategy and Innovation item for review and progression. A desktop review of potential sites has been completed, and a project plan was commenced. In progressing this project plan, it has been identified that an anchor project sits above this work, the Strategic Property and Land Review as well as a number of subprojects including the Carpark Reallocation Study, which will assess the highest and best use of Council-owned car parks in and around the City Heart. A briefing paper was presented to ELT in September 2025 which outlined the anchor project and subprojects including this NOM. Work on the subprojects has begun. A report assessing the feasibility for medium density units on a Council-owned property has been completed and has progressed to a more detailed feasibility study which is expected to be completed by end of Q4.

Date	Project/Initiative Notice of Motion	Owner	Progress
			Once these projects and subprojects are completed, this NOM can progress; this will ensure a coordination of sub-projects and consideration of all relevant strategic objectives. Once this work is completed, we will provide a Workshop presentation to Council with a proposed approach to progress this motion.
12 December 2024 Mayor Councillor M K Garwood	**Bicycle Donation to Tasmania Police** *That Council:* 1. *purchase two (2) fit-for-purpose bicycles, to a combined maximum value of $15,000 (excluding GST), to be donated to Tasmania Police for the sole purpose of reintroducing the bike patrols within the Launceston Central Business District.*	Chief Executive Officer	Officers will develop an MOU with Tasmania Police which will set out the expectations for: • how often the bicycles will be used • where the bicycles will be used • maintenance responsibilities • ownership of the bikes • transfer of bikes back to CoL in the event the bike patrols are not deemed feasible by TasPol. This is not a priority for TasPol at the moment. It is proposed that this matter be concluded given the lack of engagement from TasPol.
12 December 2024 Mayor Councillor M K Garwood	**Mobile LED Screen** *That Council:* 1. *investigates the procurement of a large mobile LED screen to support City activation, and events; and* 2. *the project is to be considered as part of annual plan and budget discussions.*	Executive Leader Connections and Liveability	An options paper was provided to a Council Workshop. Options for fixed screens in key locations are currently being developed. Quotes and planning advice currently being sight for fixed screens.
12 December 2024	**Street Art Festival and Street Art Laneways** *That Council:*	Executive Leader	Delivery Completed – post project review underway

Date	Project/Initiative Notice of Motion	Owner	Progress
Mayor Councillor M K Garwood	1. *pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Street Art Laneway Gallery to be developed for delivery in FY2024/2025, and a second gallery for delivery in FY2025/2026; and* 2. *pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Laneway Festival to be developed in conjunction with each gallery described in the above recommendation.*	Connections and Liveability	
27 March 2025 Councillor T G Walker and Councillor A J Palmer	**Lilydale Falls Reserve** *That Council:* 1. *notes the importance of the Lilydale Falls Reserve and agrees to public consultation on the future of the Reserve, including the permitting of mobile food vans.*	Executive Leader Connections and Liveability	Completed A Councillor workshop held on 4 December 2025 considered the outcomes of the Future of Lilydale Falls Reserve community survey undertaken between 1 and 26 October 2025. As an immediate response, Lilydale Falls Reserve was recommended for removal from the Mobile Vendor Guidelines as an approved location. The Mobile Food Vendor Policy has been revised to reflect community feedback. Masterplanning of the Lilydale Falls Reserve has been included in the 2026/27 Budget and Annual Plan.
5 February 2026 Councillor T G Walker	**CBD Performing Arts Centre Review** *That Council:* 1. *Investigate the purchase of a CBD property.*	Executive Leader Strategy and Innovation	Completed. Information provided to Councillors.

Date	Project/Initiative Notice of Motion	Owner	Progress
5 March 2026 Councillor D C Gibson	**Sandhill Lane** *That Council:* 1. *notes Sandhill Lane, a 260-metre laneway off Effingham Street, South Launceston, was named by Council in 2012 and is currently in private ownership, providing secondary access to several properties; and* 2. *resolves to investigate the ownership, management and transfer of Sandhill Lane to Council ownership, with any implications to be considered as part of a future report to Council.*	Executive Leader Community Assets and Design	Being progressed as part of Housing Plan implementation.
5 March 2026 Councillor D C Gibson	**Workers' Commemorative Park** *That Council:* 1. *acknowledges the advocacy and persistence of Mr Guy Hudson in realising the Workers' Commemorative Park - a solemn and significant space dedicated to Tasmanians who have lost their lives at work; and* 2. *provides in-principle support for land to be made available for the purpose of installing a public toilet and BBQ facility within the Park precinct.*	Executive Leader Connections and Liveability	Completed.