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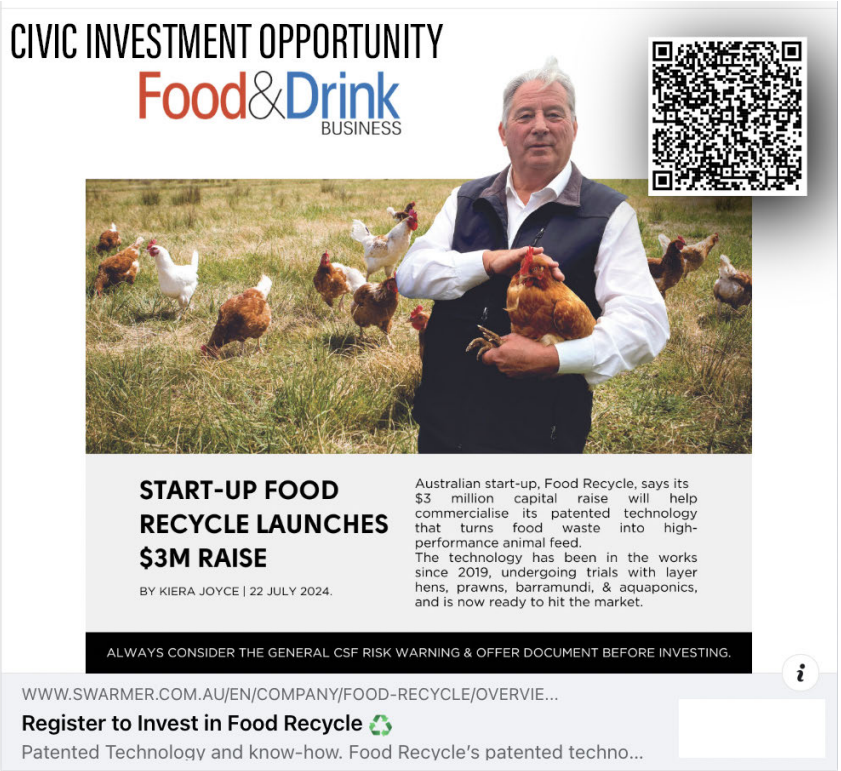
FOR PUBLICATION

QUESTION

CONTEXT



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THE QUESTION 1

Given Council's declaration of a Climate Emergency, the need to divert food waste from landfill will Council itself seriously consider investing in this start up enterprise and likewise broker adjoining Councils and private investors coming together to invest in this enterprise with a view there being facility located in Launceston?

Ray Norman
<*zing***HOUSE**unlimited>
The lifestyle design enterprise and research network

[redacted]

WEBsites: [redacted]

"A body of men holding themselves accountable to nobody ought not to be trusted by anybody." Thomas Paine

"The standard you walk past is the standard you accept" David Morrison

RAY NORMAN *Local Governance Advocate*

Helping you to help yourself

[redacted]

***zing*CONSULTANCY**

[redacted]

*We acknowledge the First Peoples – the Traditional Owners of the lands where we live and work, and recognise their continuing connection to land, water and community. We pay respect to Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the research zing***HOUSE***unlimited undertakes.*

TITLE: DA0176/2023 - Midlands Highway Kings Meadows (CT15574/7) - Construction of an Acoustic Wall

FILE NO: DA0176/2023

AUTHOR: Iain More (Town Planner)

GENERAL MANAGER: Chelsea van Riet (Community and Place Network)

ATTACHMENT ONE:

PLANNING APPLICATION INFORMATION:

Applicant:	Pitt & Sherry Pty Ltd
Property:	Midlands Highway Kings Meadows
Zoning:	Utilities
Receipt Date:	4/04/2023
Validity Date:	1/05/2023
Further Information Request:	05/05/2023
Further Information Received:	10/07/2023
Deemed Approval:	19/09/2023
Representations:	0

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

26.0 Utilities Zone

The purpose of the Utilities Zone is: 26.0.1 To provide land for major utilities installations and corridors. 26.0.2 To provide for other compatible uses where they do not adversely impact on the utility.
Consistent The proposal meets the zone purpose as it provides for a utility use within the zone.

26.4.1 Building height

To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties and the visual character of the area.
Consistent
A1 Building height must be not more than: (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar.
Complies The wall will have a maximum building height of 6.7m.
A2 Building height, excluding a structure such as a tower, pole or similar: (a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or

(b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m.
Complies The wall will be located within 10.0m of the Low Density Residential zone on the properties adjoining the site to the east. Having a maximum height of 6.7m, the proposal meets A2(a).

26.4.2 Setbacks

That building setbacks are: (a) compatible with the character of the surrounding area; and (b) does not cause an unreasonable loss of amenity to adjoining properties.
Consistent The proposal is deemed to meet the objective of the clause as it will not cause an unreasonable loss of amenity to adjoining properties.
A1 Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than: (a) 5m; or (b) an existing building on the lot.
Relies on Performance Criteria As the wall will be setback 3.0m at its closest point to the eastern boundary, reliance on the performance criteria is sought.
P1 Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and on adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to (h) implement screening.
Complies The wall will have a height of 6.7m when facing the residential properties to the east. These properties adjoining the development area all contain a section 71 agreement that limits dwelling setbacks to the Midland Highway to 28.0m through the retention of a protected vegetated buffer. This will result in the wall being located anywhere between 31.0m and 34.0m from the actual houses on these properties. Further protection is afforded by the Southern Gateway Specific Area Plan. As such, the setbacks, along with the vegetative buffer, will assist in ensuring that there will be no unreasonable loss of amenity of the adjoining properties. The proposal therefore complies with the performance criteria.

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is: C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats dueto sea-level rise. C7.1.4To minimise impacts on identified priority vegetation. C7.1.5To manage impacts on threatened fauna species by minimising clearance of significant habitat.
Consistent The proposal meets the purpose of the code as there will be limited impact on priority vegetation.

C7.5.1 There are no Use Standards in this code.

C7.6.2 Clearance within a priority vegetation area

That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
Consistent The proposal meets the objective of the clause as identified native vegetation is managed appropriately.
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on asealed plan approved under this planning scheme.
Relies on Performance Criteria Small amounts of native grass and shrubbery will be removed. As this vegetation is not within a building area identified on a sealed plan, reliance on the performance criteria is required.
P1.1 Clearance of native vegetation within a priorityvegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone orLow Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential forlong-term persistence; or (f) the clearance of native vegetation that is oflimited scale relative to the extent of priority vegetation on the site.
Complies The development of the wall will require a small amount of native grassland and small shrubbery to be removed. Reliance on P1.1(f) has been sought, which seeks to: *'the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site'* It is considered that the proposal meets this criteria, noting the vegetation is of a limited scale relate to the site.

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
Complies With regard to P1.2, there is the identified need for the wall due to the local of the heavy vehicle rest area. The walls location, and subsequent removal of some native vegetation, is required to allow the rest area to operate effectively. The setbacks from the adjoining properties vegetation effectively allow to minimal disturbance to any adjoining priority vegetation. Noting the minimal amount of native vegetation proposed to be removed, and noting it is non-threatened vegetation, it is accepted there is no need for offsetting. The proposal complies with the performance criteria.

LAU-S14.0 Southern Gateway Specific Area Plan

The purpose of this specific area plan is: LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development. LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area. LAU-S14.1.3 To maintain the vegetative screening alongside major roads.
Not Consistent The proposal fails to meet the purpose of the Specific Area Plan as the development is unable to protect the southern approach into Launceston and the municipality by proposing inappropriate development.

LAU-S14.7 Development Standards for Building and Works

LAU-S14.7.1 Visual impact

That the siting and design of development is inevident and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.
Not Consistent The proposal fails to meet the objective as t the siting and design of development is not inevident and negatively impacts on the visual qualities of the southern approach into Launceston city and municipality. The landscape character contributes to the arrival experience into and from Launceston and it is important that this scenic corridor is maintained.
A1 Development for an alteration or extension to an existing building must: (a) have a gross floor area of not more than 20% of that existing at the effective date; (b) have a building height of not more than the existing building; (c) have external building finishes: (iii) with a light reflectance value not more than 40%; and (iv) not in bold or bright colours.
Relies on Performance Criteria

As the proposal is not for an alteration or extension to an existing building and is new development, the proposal is unable to meet acceptable solution A1 and is reliant on the performance criteria.

P1 Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to:
(a) the visual impact on skylines and vistas when viewed from a major road;
(b) the proximity of development to a major road;
(c) the bulk and form of buildings including materials and finishes;
(d) the potential for current or proposed vegetation to provide screening;
(e) the need to clear existing vegetation;
(f) the location of development to facilitate the retention of existing vegetation;
(g) the impact of any clearing required for hazard management or infrastructure; and
(h) any earthworks for cut or fill.

Does Not Comply

The test of the performance criteria is whether or not the development is intrusive and whether it's compatible with the existing southern approach. Based on the design, being large wooden panels, and considering is extensive height, both as advertised and amended, it will be incompatible with the existing treed character of this section of highway, and unable to meet the performance criteria.

The performance criteria are addressed below.

Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to:

(a) the visual impact on skylines and vistas when viewed from a major road

Whilst the wall will not have an impact on the skyline, it will have an unreasonable visual impact on the treed vista. There is existing vegetation located on private residential property adjoining the subject site. The vegetation extends for the full length of the proposed wall. The vegetation is shown in the images below:

Figure 1 - Wall location looking north

Figure 2 - Wall location looking east

The placement of a high wall along the boundary will block out the majority of the existing vegetation, with only the top of some trees visible. This will be further exacerbated by its setbacks between 3.0m and 6.0m. Instead it will be replaced with a galvanised and plywood wall, removing the treed vista and intruding on the visual qualities of the southern approach.

(b) the proximity of development to a major road

The development will be wholly located within the road reserve of the Midland Highway, approximately 20.0m from the shoulder of the road. Such development is contrary to the objective of the clause which is to ensure siting and design of development is inevident and does not negatively impact on the visual qualities of the southern approach.

(c) the bulk and form of buildings including materials and finishes

The wall, including retaining structures, will have a maximum height of 6.7m in some areas, and run along the boundary fence at varying setbacks for approximately 205m. It will be constructed out of galvanised steel and plywood, as shown below:

Figure 3 - Advertised wall structure design

The design of the wall, including its height, length, and materials and finishes offer non complementing features, and takes away from the protected vegetative landscape along the highway. It will be an extensive and tall structure will block immediate views of the treed nature of this area of the approach, negatively affecting its treed

(d) the potential for current or proposed vegetation to provide screening

The wall is located within the road reserve and in front of the existing highly visible vegetation. No vegetation has been proposed to help assist in reducing the walls impact on submitted plans.

Based on the information provided by the applicant, there is no potential for vegetative screening due to the works of the proposed heavy vehicle rest area. However, officers assessment is that the area being developed is quite wide (20m +), and it is considered there is sufficient room to provide screening of the wall with a redesigned heavy vehicle rest area. The wall itself will significantly reduce the visual amenity of the existing protected vegetation by screening it.

(e) the need to clear existing vegetation

Minimal vegetation clearing will occur within the road reserve, predominantly limited to grasses.

(f) the location of development to facilitate the retention of existing vegetation

No trees or shrubs would be removed as a result of the development, only grasses.

(g) the impact of any clearing required for hazard management or infrastructure

There is no requirement to clear the land for hazard management or infrastructure.

(h) any earthworks for cut or fill

Earthworks will be required to construct the wall, which includes retaining features. The features are required to not just retain the wall, but to also provide for the redevelopment

of the heavy vehicle rest area. The earthworks will be removing grasses to replace with asphalt. The proposal does not meet the purpose of the SAP, the objective of the clause, nor the criteria set out in the performance criteria. The purpose of the SAP is to protect the southern approach into Launceston and the municipality from intrusive or inappropriate development. It further requires the vegetation screening alongside major roads to be maintained. The proposed wall will essentially remove the treed vista from view, and instead replace it with an inappropriate wall with no screening, to allow for new asphalt heavy vehicle rest area. This wall will be intrusive and incompatible with the treed character of this area, removing the visual qualities of this section of the southern approach The proposal does not comply with the performance criteria.

LAU-S14.7.2 Vegetation

That the siting of development protects the existing treed and rural character of the southern approach.
Consistent
A1 Buildings and works must be separated from a prominent tree by a distance of not less than 4m.
Complies All works will be separated from a prominent tree by at least 4.0m.
A2 Building and works must not result in the removal or destruction of screening vegetation or prominent trees.
Complies No prominent trees will be removed.

Acoustic Noise Wall at the Kings Meadows Heavy Vehicle Driver Rest Area

Report Supporting a Planning Permit Application

April 2023

Department of State Growth

Tasmanian Government

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1. Introduction

The Department of State Growth (State Growth) propose an acoustic wall for noise attenuation purposes at the existing informal Heavy Vehicle Driver Rest Area (HVDRA) on the Midland Highway, near the Kings Meadows Interchange. The site is on the northern side of the highway, the location of which is shown in Figure 1 below. Under the Tasmanian Planning Scheme – Launceston (the planning scheme), the proposed wall requires a planning permit. This report demonstrates that the proposed wall complies with the applicable provisions of the planning scheme.

The wall is part of State Growth's upgrades to the existing HVDRA. The other upgrades are all road works that are fully contained within the existing road reserve and exempt from a planning permit under Clause 4.2.4 of the planning scheme. The exempt works include the heavy vehicle parking spaces, the removal of some roadside vegetation and improvements to areas of the road used in conjunction with the HVDRA for the purposes of deceleration and acceleration. As these road works are exempt from a permit, the planning authority cannot consider them or any impacts arising from them when determining the permit application for the wall.

The proposed plans are at Appendix A.

FIGURE 1: LOCATION OF PROPOSED NOISE ACOUSTIC WALL

2. Purpose

The purpose of this report is to support a planning permit application for an acoustic wall, the location of which is shown in Figure 1 above. The proponent is State Growth.

3. Strategic Rationale

The proposed acoustic wall is part of the State Growth's HVDRA upgrades, which are derived from the Tasmanian Heavy Vehicle Driver Rest Area Strategy 2020. This strategy identifies that Tasmania's HVDRA's provide an essential service and are key enablers of the Tasmanian economy.

With regard to HVDRA upgrades, State Growth held discussions with the adjoining private landowners. During these discussions, concerns were expressed regarding potential noise impacts arising from the HVDRA. The purpose of the acoustic wall is to mitigate potential noise impacts and alleviate the concerns of the adjoining landowners.

4. Proposed Noise Acoustic Wall

As shown in the plan Figure 2, the proposed acoustic wall is wholly contained within the existing road reserve on the northern side of the Midland Highway. The wall is approximately 205m long, and is in an area that it is cleared of trees. It will be set back from the northern boundary between 3m (in the middle section of the wall) and 6m (at either end of the wall).

The proposed wall will be located on land that is at a slightly lower level than the road and a slightly higher level than the adjoining properties to the north-east. However, it should be noted that the proposed wall will be visually screened from the dwellings on these properties by an existing band of mature vegetation (trees and shrubs) that runs parallel with the highway. As shown in the cross-section in Figure 3, the proposed wall will be 4m high on its southern side (facing the road), and will be supported by a concrete panel retaining wall, which ranges between 0.5m to 2.7m. This means that the maximum building height from existing ground level is 6.7m on the northern side (facing a band of trees on the adjoining properties). The retaining wall will ensure the proposed acoustic wall is structurally sound and will minimise the need for excessive earthworks (cut/ or fill).

The land on which the proposed wall will be constructed contains no significant vegetation, with only a minor amount of native vegetation (grass and small shrubs) being removed. No trees will be removed for the construction of the wall.

The band of trees on the northern side of the northern boundary, which will screen the wall from the nearby dwellings, are set back at least 5m. Given this, proposed wall should achieve at around 8m to 11m separation distance from these trees, which will ensure they are not impacted by the development.

While four or five existing trees, which are located at near the north-western end of the wall (between the wall and the highway) will be removed as a result of the HVDRA upgrades, these road works are exempt under clause 4.2.4 of the planning scheme. It should be noted that at least two of these trees appear to be dead or dying, which may be due to their proximity to the highway, suggesting that the other trees may have a limited lifespan.

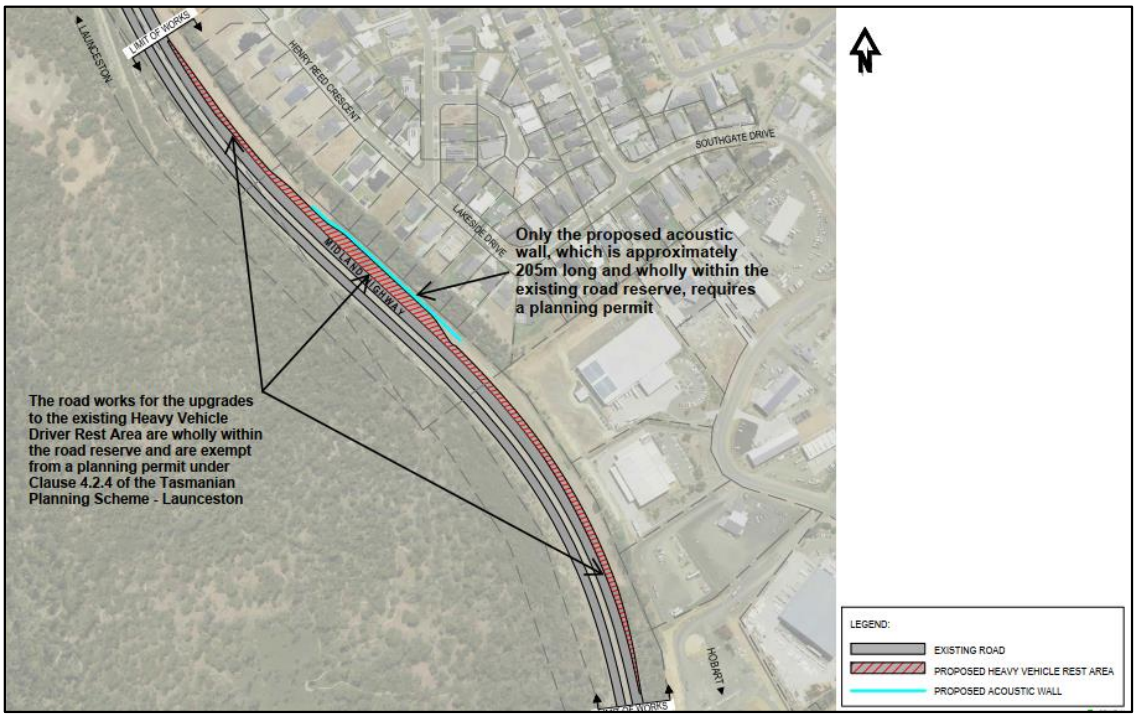


FIGURE 2: SITE PLAN

Only the proposed acoustic wall requires a planning permit. It will be 4m high (facing the road), and will be supported by a concrete panel retaining wall (ranging between 0.5m to 2.7m) with a maximum building height of 6.7m (facing the trees to the north).
The Heavy Vehicle Driver Rest Area upgrades are road works, which are fully within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.

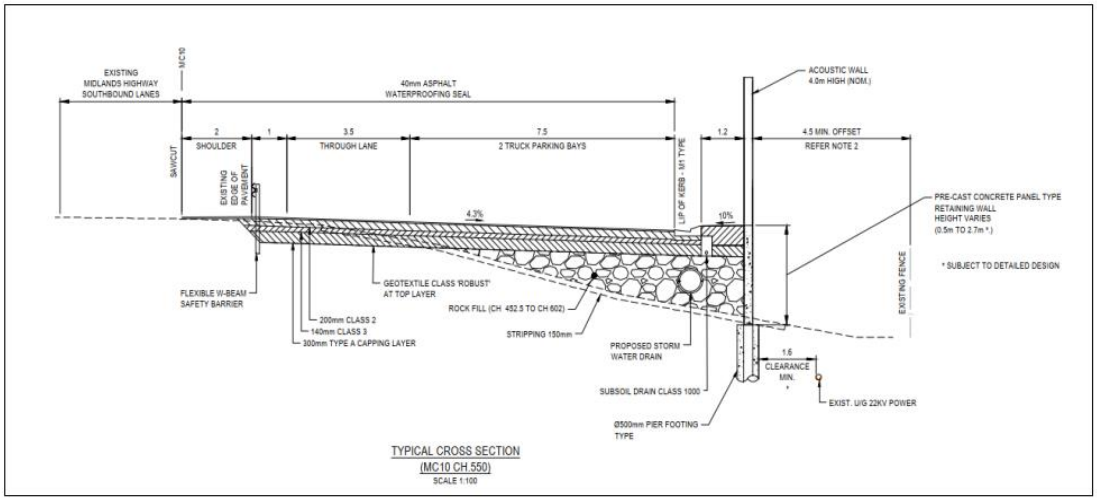


FIGURE 3: CROSS-SECTION OF WALL

As shown in Figure 4, the proposed wall will be 4m high on the southern side (facing the road), and will be constructed with galvanised steel columns with plywood panels.

FIGURE 4: PROPOSED ELEVATION (FACING THE ROAD)

5. No Significant Natural Values in the Development Area

This section demonstrates that the proposed wall will be located in a proposed development area where there are no significant natural values.

5.1 No Threatened Vegetation Communities

A review of LISTmap indicates that the proposed development area contains no threatened vegetation communities, identified under State *Nature Conservation Act 2002* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

5.2 No Threatened Flora Records

A review of LISTmap indicates that no threatened flora, under the Tasmanian *Threatened Species Protection Act 1995* (TSPA) or the EPBC Act, have been recorded within 400m of the proposed development area.

5.3 Threatened Fauna

A review of LISTmap indicates that no threatened fauna, under the Tasmanian TSPA or the EPBC Act, have been recorded within 500m of the proposed development area.

6. Wall is Not located in a Landslip Hazard Band

According to LISTmap, the proposed works are not located within an identified landslip hazard band. The proposed wall is approximately 5m away from the nearest landslip hazard band, which is a low hazard band.

7. Wall is Not Located on any Heritage Places or Precincts

A review of LISTmap has determined that the proposed wall is not located on any registered places or precincts identified in the planning scheme's Local Historic Heritage Code or the Tasmanian Heritage Register.

8. Aboriginal Cultural Heritage

Under the planning scheme, the proposed road works will not affect an identified place or precinct of archaeological potential. This means there is no requirement to address Aboriginal Cultural Heritage matters in the planning permit process. These matters will be addressed through Aboriginal Heritage Tasmania, which involves a separate assessment process.

9. Stormwater Disposal

The proposed wall will only result in minor levels of stormwater run-off, which will disperse onsite.

10. Utilities and Services

The proposed development will not affect any utilities or services.

11. Construction Management

The Department of State Growth requires all contractors to submit a Construction Quality Plan and for projects with environmental sensitivity, an Environmental Management Plan (EMP) is required, demonstrating compliance with best practice guidelines and relevant legislation and regulation. An EMP will be required for this project. The EMP must be compliant with the State Growth's Road Construction Specifications. EMPs are reviewed and approved by State Growth prior to commencement of works to ensure the contractor has effectively identified, ascribed and accounted for construction related environmental risks, and has necessary systems and processes in place to effectively mitigate risk and respond to and report environmental incidents and emergency scenarios. Additionally, all construction contractors working for State Growth must be prequalified under a national

prequalification system and have ISO 14001 certification. Erosion and sediment control is managed through the EMP. Site rehabilitation is managed as part of detailed design.

Once a planning permit has been issued, a Traffic Management Plan (TMP) will be prepared in accordance with State Growth's *Traffic Control for Works on Roads Tasmanian Guidelines 2011*. The TMP is not assessed under the planning permit process. The TMP will ensure that the project maintains a safe workplace for workers and to safely guide road users through work sites. The traffic management measures implemented by the TMP will also comply with *Australian Standard – AS1742.3, Manual of uniform traffic control devices, Part 3: Traffic control for works on roads*.

In order to prevent the spread of declared weeds within and from the municipality, construction machinery will be cleaned prior to first entry to the site as well as when leaving. Any weed material or contaminated soil will be removed from the site and disposed of appropriately to prevent the spread of weeds and diseases. Construction machinery will be cleaned as described in DPIPWE 2004 Washdown Guidelines for Weed and Disease Control Edition 1.

12. Property Details

The table below identifies the property that will be impacted by the proposed works. A copy of the titles for is provided in Appendix B of this report.

Address	Title Ref	PID	Authority	Landowner
Road parcel on the Midland Highway	15574/7	None	Road (type unknown)	The Crown (State Growth)

13. Planning Permit Application

13.1 Planning Scheme

The Tasmanian Planning Scheme – Launceston applies.

13.2 Applicable Exemption for the HVDRA Upgrades

While Council has advised the proposed acoustic wall is not exempt from a planning permit, it should be noted that the other HVDRA upgrades (proposed plans, Appendix A), are all road works fully contained within the existing road reserve, and in a location which is not subject to the provisions of the Local Historic Heritage Code. These road works are exempt under Clause 4.2.4 of the planning scheme, which applies to the following use and development:

Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:

(a) widening or narrowing of existing carriageways;

(b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless the Local Historic Heritage Code applies and requires a permit for the use or development; or

(c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.

13.3 Land Use and Development Definitions

13.3.1 Land Use Definition

The proposed acoustic wall will be ancillary to the road, which is part of a transport network. Therefore, the proposal is categorised as the Utilities use, which means use of land for utilities and infrastructure including:

(a) telecommunications;

(b) electricity generation;

(c) transmitting or distributing gas, oil, or power;

(d) transport networks;

(e) collecting, treating, transmitting, storing or distributing water; or

(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.

13.3.2 Development Definition

Under the *Land Use Planning and Approvals Act 1993* (LUPAA), a wall falls under the definition for building, which includes:

(a) a structure and part of a building or structure; and

(b) fences, **walls**, out-buildings, service installations and other appurtenances of a building; and

(c) a boat or a pontoon which is permanently moored or fixed to land.

13.4 Planning Zone

As shown in Figure 5 below, the proposed wall will occur in the Utilities Zone (road reserve), where the Utilities use is a Permitted use.

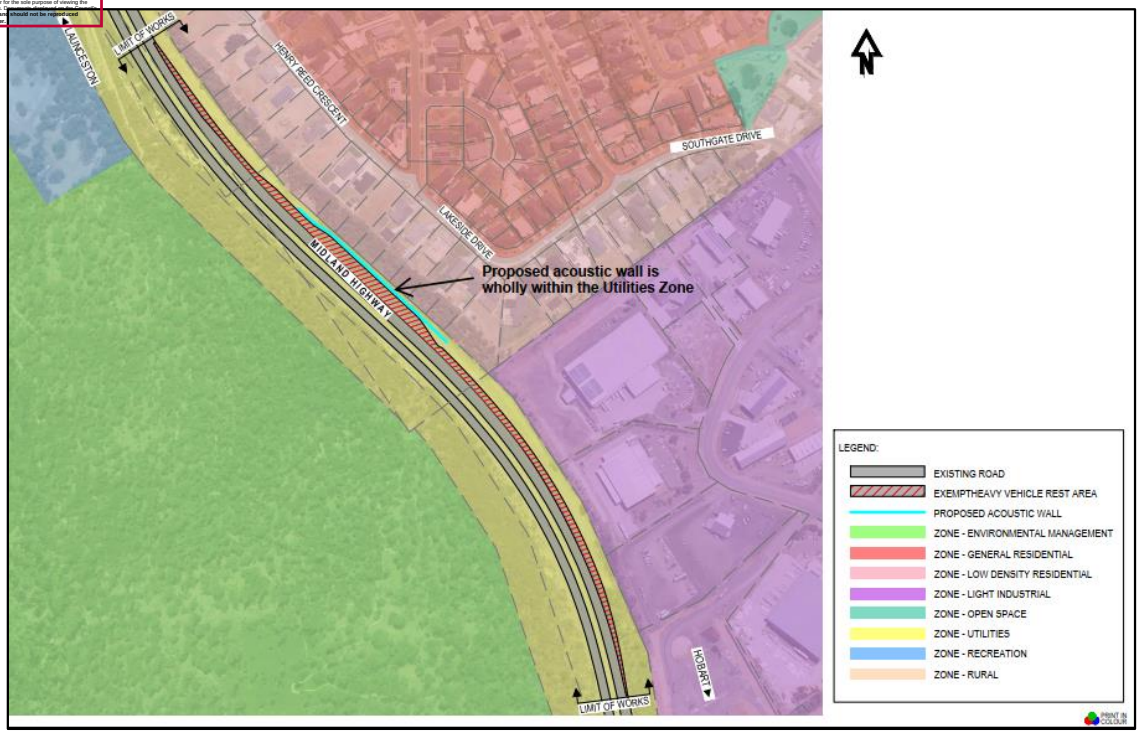


FIGURE 5 ZONING MAP

13.5 Planning Code Overlays

The proposed wall is located in the following planning Code Overlays:

- Priority Vegetation Area Overlay (see Natural Assets Code in subsection 13.10 below);
- Bushfire-prone Areas (see Bushfire-prone Areas Code in 13.7 below);
- Airport Obstacle Limitation Area (see Safeguarding of Airports Code in subsection 13.7 below).

13.6 Specific Area Plan Overlay

The proposed is wall located in the Southern Gateway Specific Area Plan overlay (see subsection 13.11 below).

13.7 Planning Codes

The table below demonstrates which codes apply to the proposed acoustic wall, and which codes are not applicable. It should be remembered that no planning codes apply to the HVDRA upgrades because these road works are exempt from a planning permit under Clause 4.2.4.

Code	Comment
C1.0 Signs Code	Not applicable
C2.0 Parking and Sustainable Transport Code	Not applicable. Under Table C2.5.1, there are no parking space requirements for the proposed Utilities use, and the proposed wall is a benign use, not open to the public, which does not require parking spaces. It should be noted that the HVDRA upgrades are exempt from a planning permit under Clause 4.2.4.

Code	Comment
C3.0 Road and Railway Assets Code	Not applicable for the following reasons, the proposed use and development of the wall: • Will not 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 • Will not require a new vehicle crossing, junction or level crossing; and • Does not involve a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.
C4.0 Electricity and Transmission Infrastructure Protection Code	Not applicable.
C5.0 Telecommunications Code	Not applicable.
C6.0 Local Historic Heritage Code	Not applicable.
C7.0 Natural Assets Code	**Applies – see subsection 6.11 below.**
C8.0 Scenic Protection Code	Not applicable.
C9.0 Attenuation Code	Not applicable.
C10.0 Coastal Erosion Hazard Code	Not applicable.
C11.0 Coastal Inundation Hazard Code	Not applicable.
C12.0 Flood-Prone Area Hazards Code	Not applicable.
C13.0 Bushfire-Prone Areas Code	Not applicable because the proposed Utilities use is not a vulnerable or hazardous use, and subdivision does not form part of the permit application.
C14.0 Potentially Contaminated Land Code	Not applicable.
C15.0 Landslip Hazard Code	Exempt. The proposed wall is approximately 5m away from the nearest landslip hazard band, which is a low hazard band. While council may still request a landslip hazard report under section 54 of the LUPAA, it should be noted that the proposed wall is exempt from this code as follows: (a) the use is exempt under Clause C15.4.1 (a) and (c)(iv); and (b) the development is exempt under C15.4.1 (d).
C16.0 Safeguarding of Airports Code	Exempt under C16.4.1(a) because the proposed wall is 4m high, which is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

13.8 Requirement for a Planning Permit

The proposed acoustic wall requires a planning permit for the following reasons:

- the Utilities use is a Permitted use Utilities Zone; and
- the proposal relies on satisfying the performance criteria of various standards in the applicable zone and code and SAP (detailed in the subsections below).

13.9 Utilities Zone

The proposed acoustic wall is wholly located within the Utilities Zone, as shown yellow in Figure 5 above. An assessment of the proposal against the zone's purpose and its use and development standards is provided below.

13.9.1 Purpose

This zone does not have local area objectives or desired future character statements.

Purpose	Assessment
26.1.1 To provide land for major utilities installations and corridors.	As the proposed wall is categorised as the Utilities use and will be located within an existing utilities corridor, the proposal is consistent with 26.1.1.
26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.	As the proposed Utilities use is a Permitted use in this zone, it is consistent with 26.1.2.

13.9.2 Use Standards

The following standards are not applicable:

- 26.3.1 All uses (the Utilities use is excluded); and
- 26.3.2 Discretionary uses (Utilities is a Permitted use).

There are no other use standards.

13.9.3 Development Standards

The following standards do not apply:

- 26.4.3 Fencing: A2/P2 (common boundary fencing does not form part of the proposal).
- 26.4.4 Outdoor storage areas (no such areas do not form part of the proposal); and
- 26.5 Development Standards for Subdivisions (subdivision does not form part of the proposal).

26.4.1 Building height	
Objective: To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties and the visual character of the area.	
Acceptable Solution	**Performance Criteria**
A1 Building height must be not more than: (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar.	P1 (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: i. the bulk and form of the building; ii. separation from existing buildings on adjoining properties; and iii. any buffers created by natural or other

12 Proposed Acoustic Wall, Midland Highway

	features; and (b) not unreasonably impact on the visual character of the area, having regard to: i. the topography of the site; ii. any existing vegetation; and iii. visibility from adjoining roads and public open space.
Assessment Under the LUPAA, a wall is a type of building. The proposed 4m high wall will be supported by a concrete panel retaining wall, which ranges between 0.5m to 2.7m. This means that the maximum building height from existing ground level is 6.7m, which complies with A1(a).	
A2 Building height, excluding a structure such as a tower, pole or similar: (a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or (b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m.	P2 Building height, within 10m of an adjoining property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, excluding a structure such as a tower, pole or similar, must not cause an unreasonable loss of residential amenity, having regard to: (a) compatibility with buildings on established properties in the adjoining zone; (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy to adjoining properties; and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
Assessment As the proposed wall is within 10m of the adjoining Low Density Residential Zone and has a maximum building height of 6.7m high, it complies with A2(a).	

26.4.2 Setbacks	
Objective: That building setbacks are: (a) compatible with the character of the surrounding area; and (b) does not cause an unreasonable loss of amenity to adjoining properties.	
Acceptable Solution	**Performance Criteria**
A1 Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than: (a) 5m; or (b) an existing building on the lot.	P1 Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and on

	adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.

Assessment

The wall is approximately 205m long, and will be set back from the northern boundary between 3m (in the middle section of the wall) and 6m (at either end of the wall). This setback satisfies P1 for the following reasons:

(a) as the proposed wall will be located on land that is at a slightly lower level than the road and a slightly higher level than the adjoining properties to the north-east, and is supported by a retaining wall, there is no need for excessive earthworks for cut or fill;
(b) the proposed site is part of a linear road reserve;
(c) the highway in this location contains no existing buildings. The proposed wall will be set back approximately 30m from the outbuildings and approximately 50m from the dwellings on the adjoining properties to the north;
(d) the proposed wall will be 4m high on the southern side (facing the road) and range from 4.5m high to 6.7m on the northern side (due to the retaining wall). It will be solid, impermeable and linear.
(e) the proposed wall is a benign land use, which will not result in overlooking or a reduction of privacy for the dwellings on adjoining properties;
(f) as the wall will be located to the south of the dwellings on the adjoining properties, there will be no overshadowing impacts; and
(g) the proposed wall will be visually screened from the dwellings on the adjoining properties by an existing band of mature vegetation (trees and shrubs) that runs parallel with the highway.

26.4.3 Fencing

Objective: That fencing:

(a) does not detract from the appearance of the site or surrounding area; and
(b) provides for passive surveillance.

Acceptable Solution	Performance Criteria
A1 A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must have a height above existing ground level of not more than: (a) 1.2m if the fence is solid; or (b) 2.1m, if any part of the fence that is within 4.5m of a frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.	P1 A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must be compatible with the streetscape, having regard to: (a) the height, design, location and extent of the fence; (b) the degree of transparency; and (c) the proposed materials and construction.

Assessment

Where the proposed wall is located within 4.5m of the northern boundary with the adjoining Inner Residential Zone, it satisfies P1 for the following reasons:

(a) as the height, design, location and extent of the fence (as described in section 4 above) will be screened from the dwellings on the adjoining properties by an existing band of mature vegetation (trees and shrubs), which runs parallel with the highway, it will be compatible with the streetscape when viewed from these adjoining properties;
(b) while the proposed wall is not transparent, it will be screened by mature vegetation when viewed from the dwellings on the adjoining properties; and
(c) the proposed wall will be constructed with galvanised steel columns with plywood panels, will be screened by mature vegetation when viewed from the dwellings on the adjoining properties.

13.10 Natural Assets Code

This Code applies because the proposed wall is is located within the Priority Vegetation Overlay (Figure 6). An assessment of the proposal against the code's applicable standard is provided below. As the proposal complies with the requirements of this standard, it can reasonably be considered consistent with the code's purpose, which is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

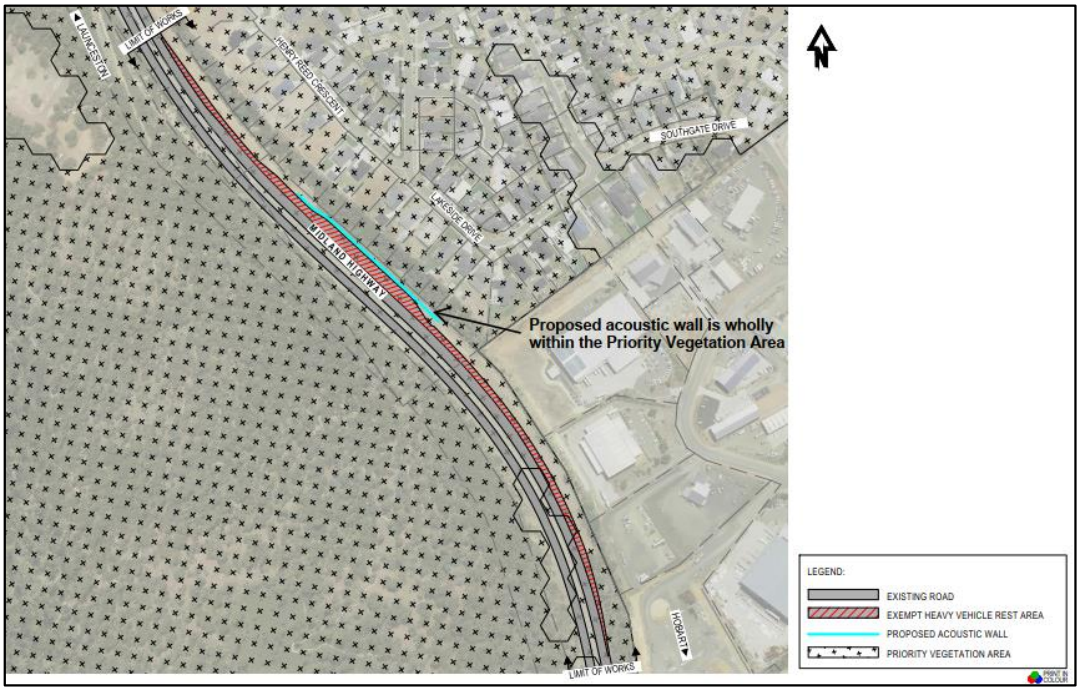


FIGURE 6 PROPOSED WALL IS IN THE PRIORITY VEGETATION OVERLAY

13.10.1 Use Standards

There are no use standards under this code.

13.10.2 Development Standards

The following standards are not applicable:

- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area A2/P2 (the proposed wall is not located in these areas); and
- C7.7 Development Standards for Subdivision (subdivision does not form part of the proposal).

C7.6.2 Clearance within a priority vegetation area	
Objective: That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.	
Acceptable Solution	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

	(e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.

Assessment

The land on which the proposed wall will be constructed contains no significant vegetation, with only a minor amount of native vegetation (grass and small shrubs) to be removed. No trees will be removed for the construction of the wall. The site (being the road reserve) contains significantly more priority vegetation on the southern side of the highway than the northern side.

As the clearance of native vegetation is of limited scale relative to the extent of priority vegetation on the site, the proposal satisfies P1.1.

The proposal satisfies P1.2 for the following reasons:

(a) the proposed acoustic wall will be located in an area that is clear of trees, and has been designed with a retaining wall beneath to ensure structural integrity and to minimise the need for excessive cut or fill;
(b) the retaining wall will ensure structural integrity and to minimise the need for excessive cut or fill;
(c) the proposed wall does not require bushfire hazard management measures;
(d) as there is very little priority vegetation in the road reserve on the northern side of the highway, there will be no residual impacts on priority vegetation, noting that the fence should achieve at around 8m to 11m separation distance from the trees on the adjoining properties to the north;
(e) due to the small area of non-threatened vegetation being removed, there is no requirement for formal offsetting; and
(f) the proposed wall is in an area that has been cleared of trees.

13.11 Southern Gateway Specific Area Plan (SAP)

This SAP applies because the proposed wall wholly within the SAP's overlay (Figure 7). An assessment of the proposal against the code's purpose and applicable standards is provided below. As the proposal complies with the requirements of these standards, it can reasonably be considered consistent with the SAP's purpose, which is:

- LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.
- LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area.
- LAU-S14.1.3 To maintain the vegetative screening alongside major roads.

Under Clause LAU-S14.3, there are no Local Area Objectives and under Clause LAU-S14.5, there is no use table.

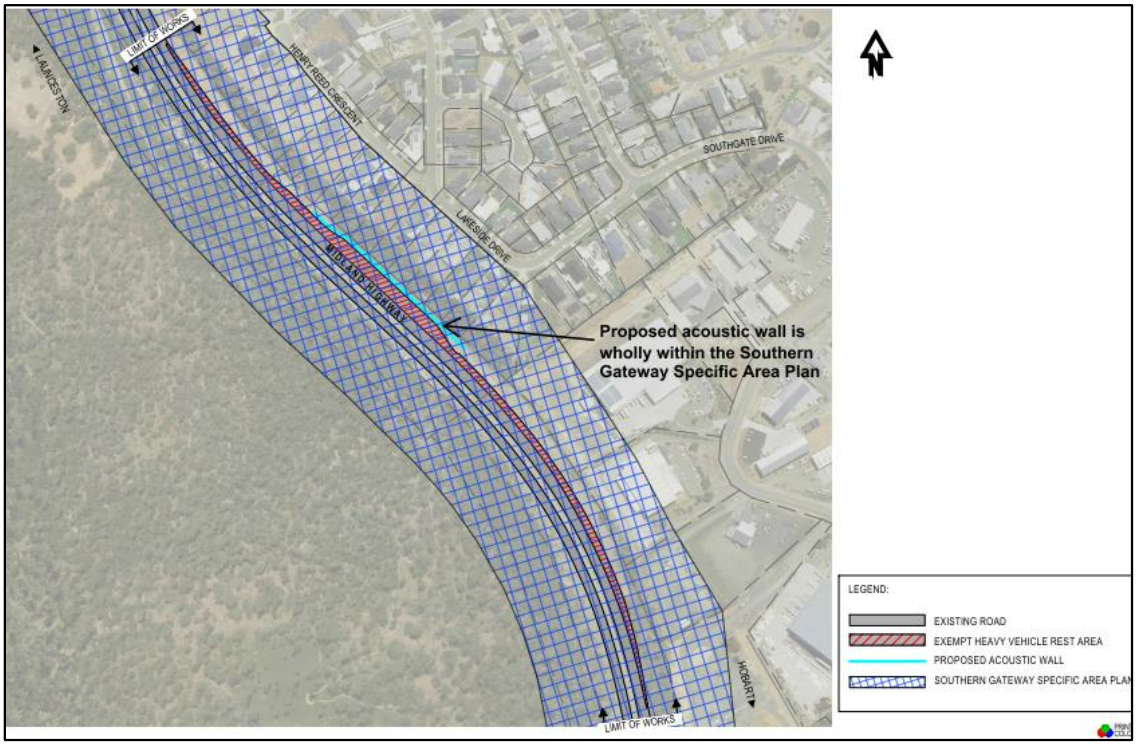


FIGURE 7 PROPOSED WALL IS IN THE SOUTHERN GATEWAY SAP OVERLAY

13.11.1 Use Standards

Under Clause LAU-S14.6, there are no use standards.

13.11.2 Development Standards

The following standards are not applicable:

- LAU-S14.7.3 Signage (the proposed acoustic wall is not a sign, and no billboard, third party or illuminated signs proposed are included in this permit application); and
- LAU-S14.8 Development Standards for Subdivision (subdivision does not form part of the proposal).

LAU-S14.7.1 Visual impact	
Objective: That the siting and design of development is inevident and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.	
Acceptable Solution	**Performance Criteria**
A1 Development for an alteration or extension to an existing building must: (a) have a gross floor area of not more than 20% of that existing at the effective date: (b) have a building height of not more than the existing building;	P1 Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the proximity of development to a major road;

(c) have external building finishes: i. with a light reflectance value not more than 40%; and ii. not in bold or bright colours.	(c) the bulk and form of buildings including materials and finishes; (d) the potential for current or proposed vegetation to provide screening; (e) the need to clear existing vegetation; (f) the location of development to facilitate the retention of existing vegetation; (g) the impact of any clearing required for hazard management or infrastructure; and (h) any earthworks for cut or fill.

Assessment

While the objective of this standard is for the siting and design of development to be inevident, it should be noted that P1 does not require the proposed wall to be inevident.

The proposed wall satisfies P1 for the following reasons:

(a) when viewed from the Midland Highway (major road) the proposed wall:
- will have no impact on skylines;
- will be located between the road and the current vista, which is mostly comprised of trees on the adjoining private properties to the north. While the wall will partially screen these trees from view for passing traffic for approximately 205m, the tree tops will still be visible from the road, which will ensure the development is not intrusive and will be compatible with the treed character of the major road;

(b) the proposed wall will be located on the northern edge of the Midland Highway (a major road) to achieve maximum separation from passing traffic without impacting on the adjoining properties to the north;

(c) the proposed wall will be 4m high on the southern side (facing the road) and range from 4.5m high to 6.7m on the northern side (due to the retaining wall). It will be solid, impermeable and linear;

(d) currently, there are 4 or 5 trees between the road and the proposed wall, which will be removed without the need for a planning permit as part of the exempt HVDRA upgrades. Due to the location of the proposed will and the nature of the HVDRA upgrades, there is no potential for vegetation screening;

(e) only a minor amount of grass and small shrubs will be cleared for the proposed wall. No trees will be removed;

(f) the proposed wall will be set back from the northern boundary of the road reserve and should achieve around 8m to 11m separation distance from the existing trees on the adjoining properties, which will ensure they are not impacted by the development;

(g) the removal of grass and small shrubs for the proposed wall will have no significant impacts; and

(h) the wall will be supported by a retaining wall, which minimises earthworks to ensure the wall fits into the land without excessive cut or fill.

LAU-S14.7.2 Vegetation

Objective: That the siting of development protects the existing treed and rural character of the southern approach.

Acceptable Solution	Performance Criteria
A1 Buildings and works must be separated from a prominent tree by a distance of not less than 4m.	P1 Buildings and works must not detract from the existing landscape character, having regard to: (a) the potential impact on the life of the prominent tree; (b) the likely future need to remove the prominent tree; (c) the location of development to avoid the removal of prominent trees;

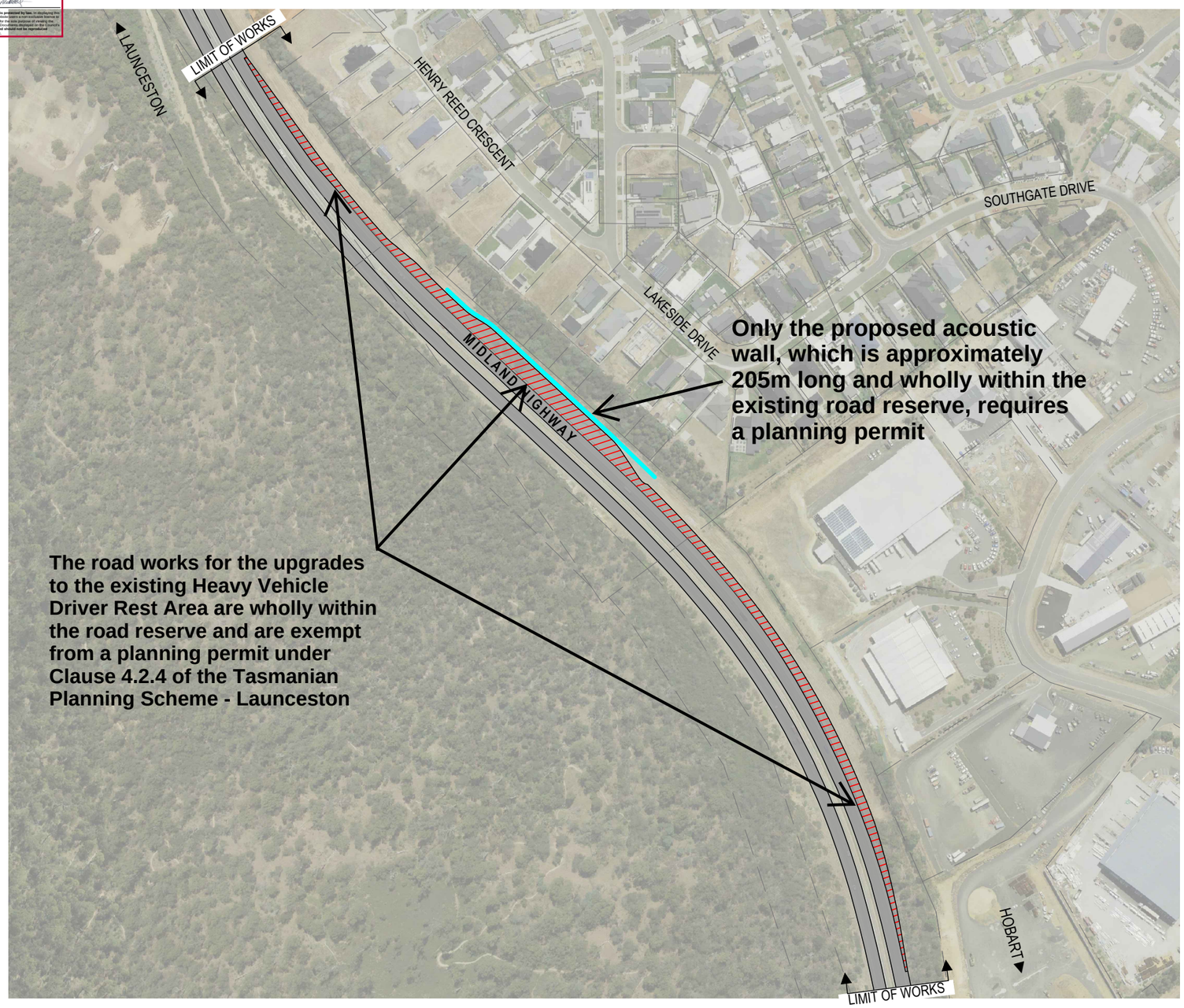
	(d) the physical characteristics of the site; (e) the requirements for any hazard management; (f) the specific requirements of the development; and (g) any earthworks for cut or fill.
Assessment Prominent tree means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level. The trees on the properties to the north are all located approximately 8m to 11m from the proposed wall. The 4 or 5 trees within the road reserve will be removed as part of the exempt HVDRA upgrades. As there will be no prominent trees within 4m of the proposed wall, the proposal complies with A1.	
A2 Building and works must not result in the removal or destruction of screening vegetation or prominent trees.	P2 Removal of screening vegetation or prominent trees must not detract from the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the location of development to avoid the removal of screening vegetation or prominent trees; (c) the bulk and form of buildings including materials and finishes; (d) the need to clear existing vegetation; (e) the potential to provide replacement vegetation; (f) the requirements for any hazard management; (g) the need for infrastructure services; (h) the specific requirements of the development; and (i) any earthworks for cut or fill.
Assessment The proposed wall • will result in the removal of grass and small shrubs, which currently provide no screening of the vista when the development is viewed from the Midland Highway; and • will not result in the removal of prominent trees. Given the abovementioned matters, the proposal complies with A2.	

14. Conclusion

As the proposed road works comply with the applicable provisions of the planning scheme, the permit application should be approved.

Appendix A

Proposed plans



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Co-ordinate System:
Height Datum:

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Tasmanian Government
DESIGNED
REVIEWED

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ACOUSTIC FENCE LAYOUT

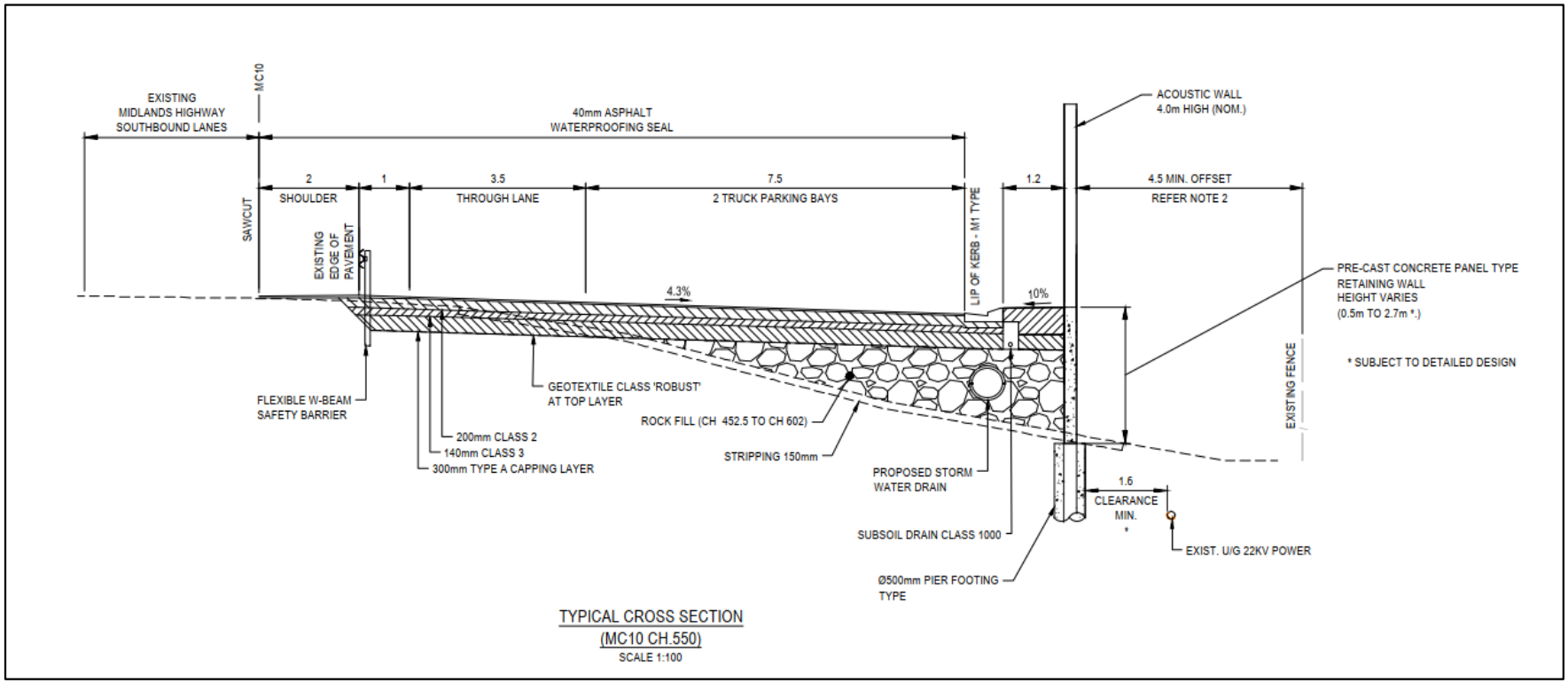
CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK05

REGISTRATION NUMBER
A0087.053
REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

Only the proposed acoustic wall requires a planning permit. It will be 4m high (facing the road), and will be supported by a concrete panel retaining wall (ranging between 0.5m to 2.7m) with a maximum building height of 6.7m (facing the trees to the north).

The Heavy Vehicle Driver Rest Area upgrades are road works, which are fully within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



TYPICAL CROSS SECTION
(MC10 CH.550)
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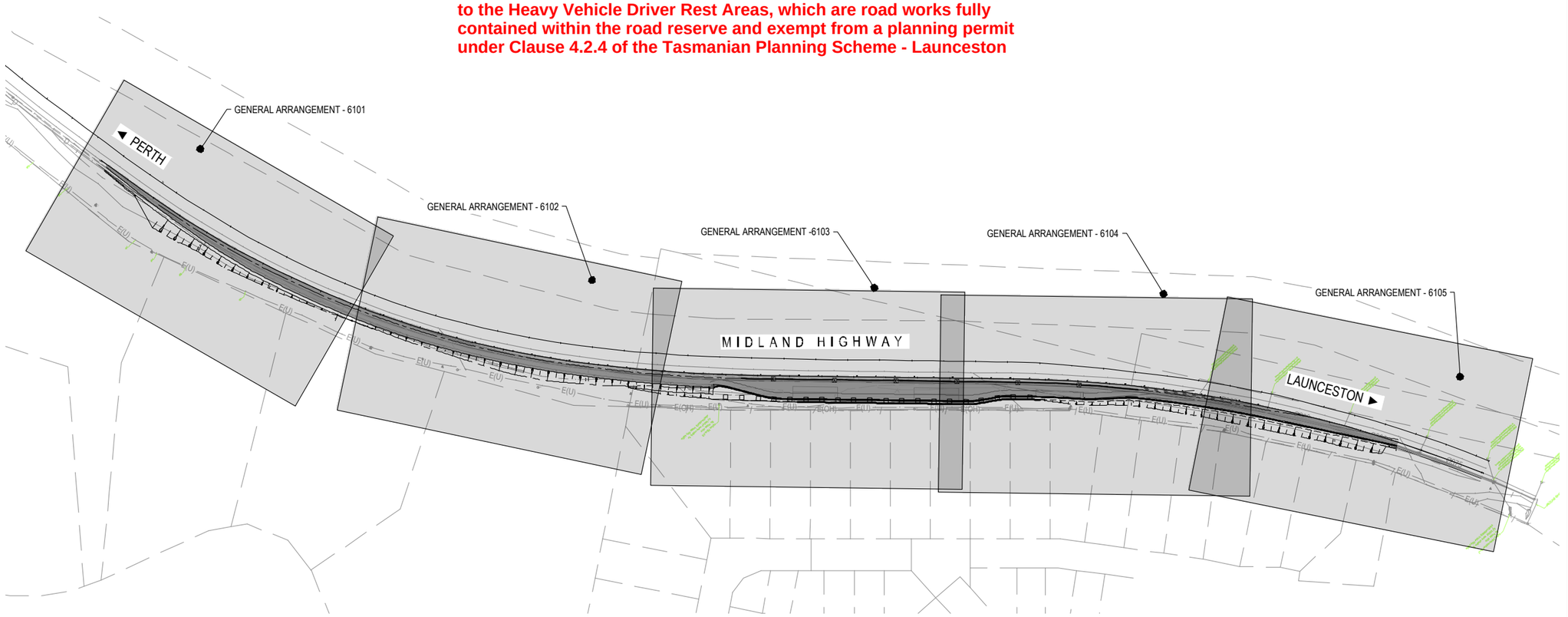
Proposed wall will be 4m high on the road side, with galvanised steel columns and plywood panels

A planning permit is only required for the proposed acoustic wall which is shown on General Arrangement Sheets 6103 and 6104.

All other works shown inn the General Arrangement Sheets are upgrades to the Heavy Vehicle Driver Rest Areas, which are road works fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston



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REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

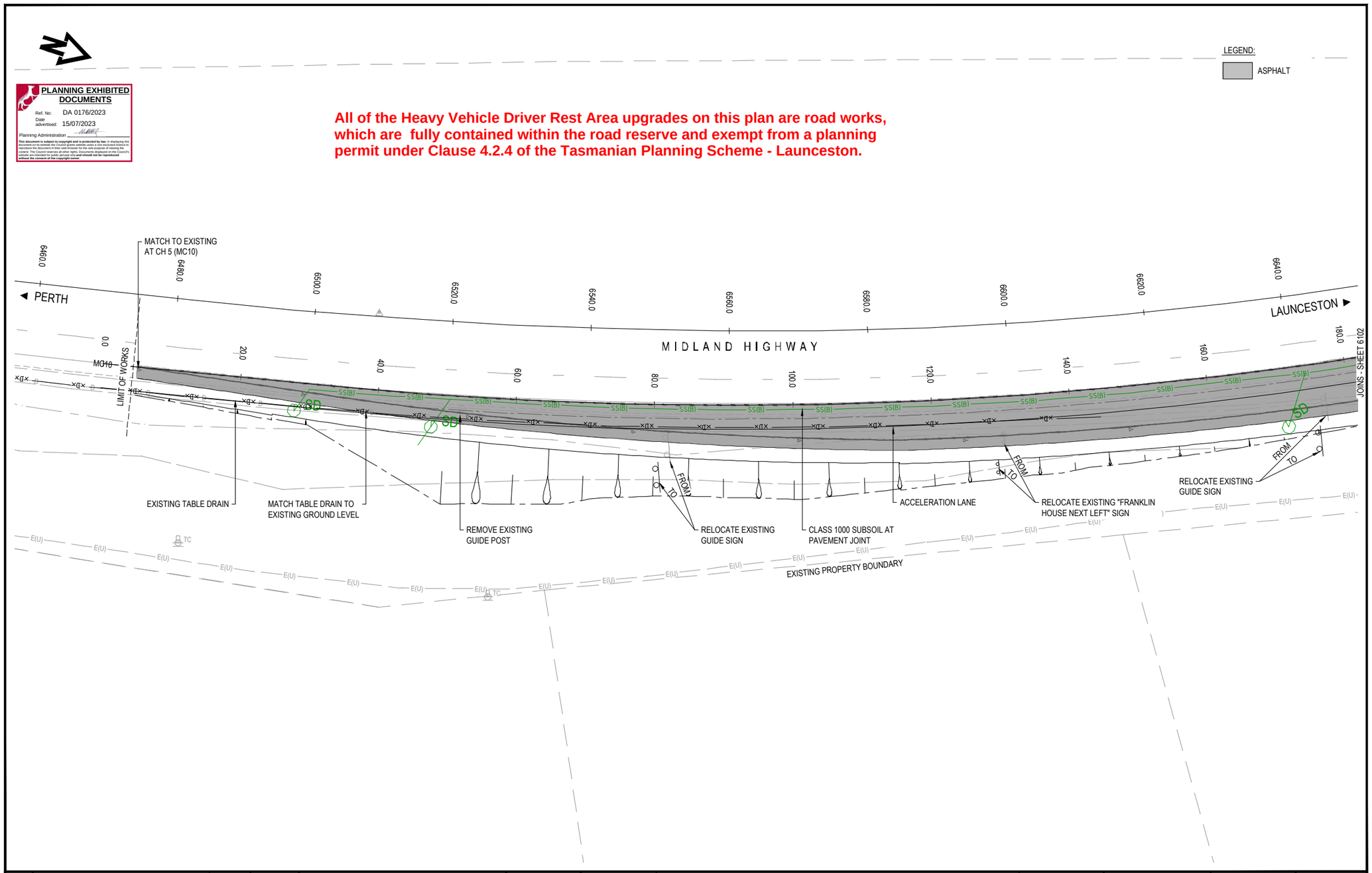
GENERAL ARRANGEMENT - KEY PLAN

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6011	16-Mar-23, 9:58 AM	6011

REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



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Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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ROADWORKS
GENERAL ARRANGEMENT - DRG 1

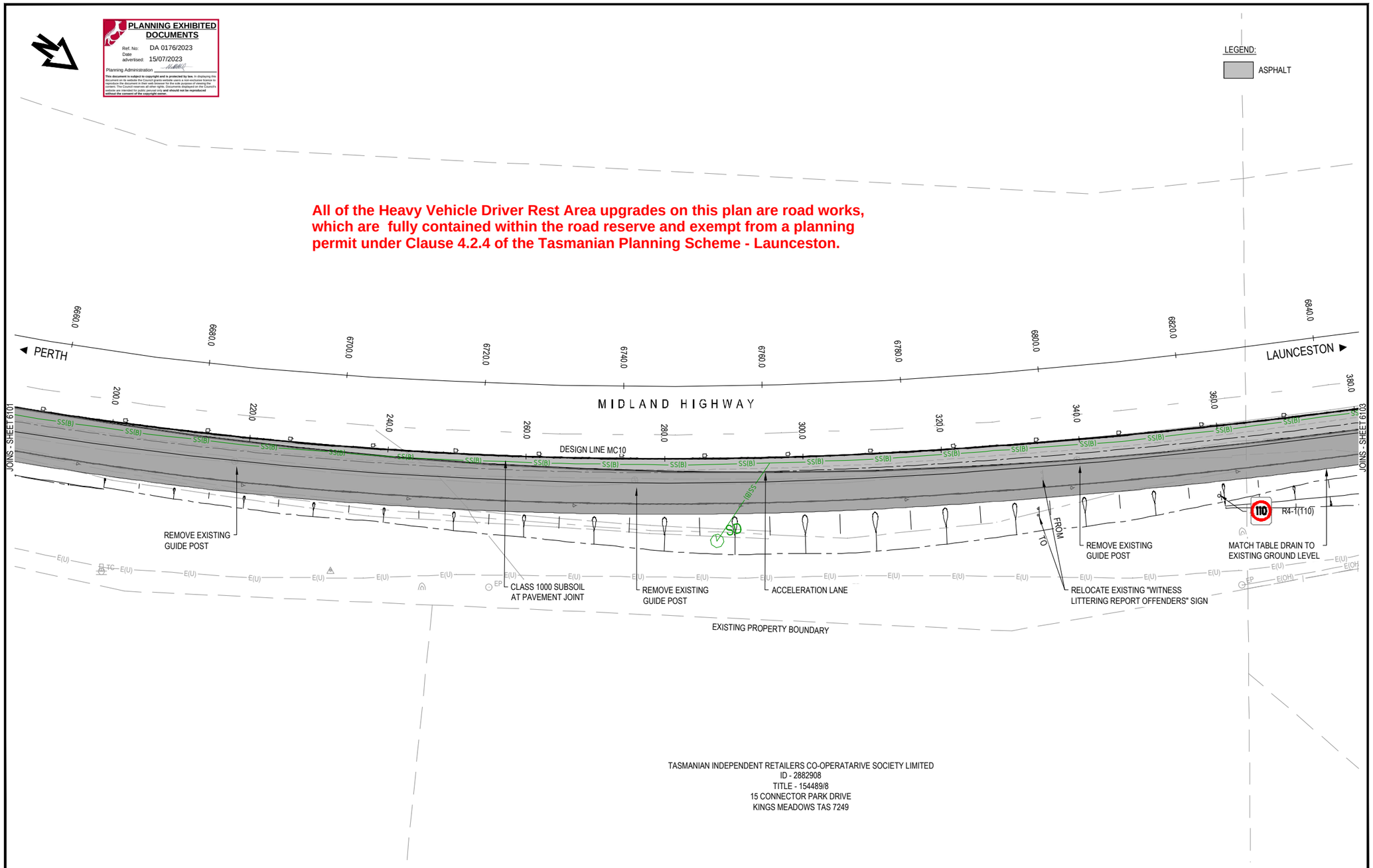
CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6101	16-Mar-23, 9:58 AM	6101

REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

All of the Heavy Vehicle Driver Rest Area upgrades on this plan are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



TASMANIAN INDEPENDENT RETAILERS CO-OPERATARIVE SOCIETY LIMITED
ID - 2882908
TITLE - 154489/8
15 CONNECTOR PARK DRIVE
KINGS MEADOWS TAS 7249

No.	Amendment Description	Initials	Date
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SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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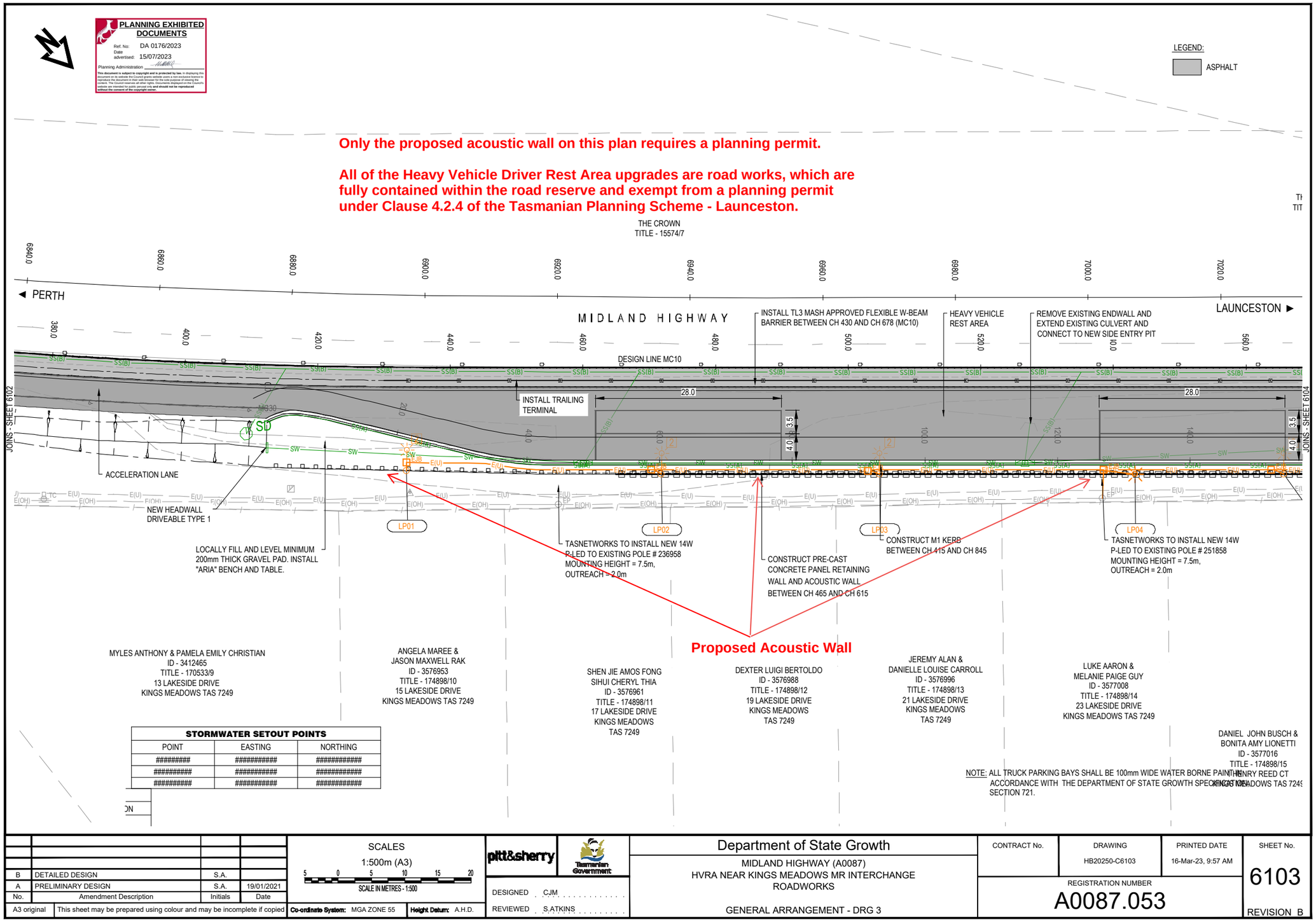
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
GENERAL ARRANGEMENT - DRG 2

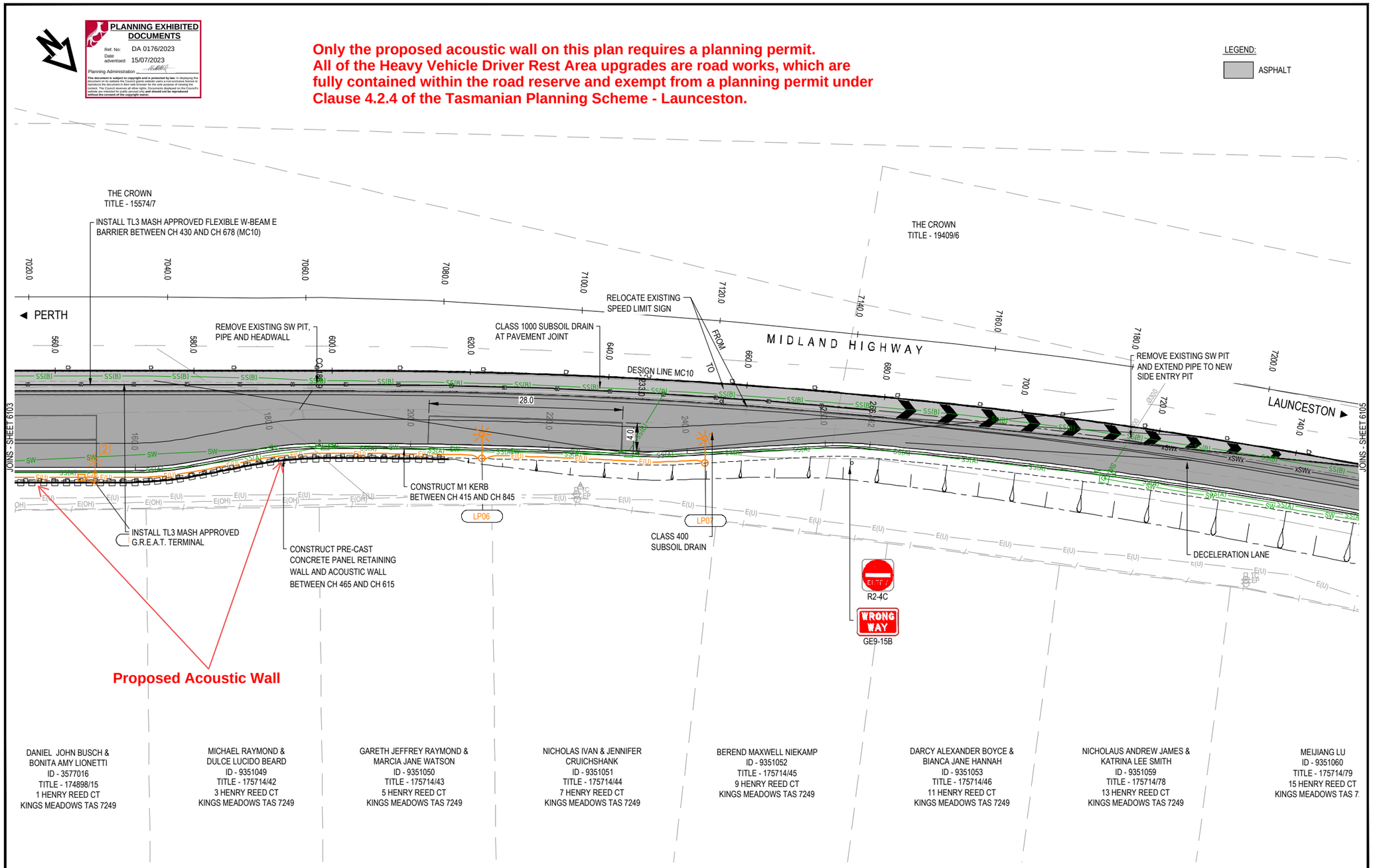
CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6102	16-Mar-23, 9:58 AM	6102

REGISTRATION NUMBER
A0087.053

REVISION B



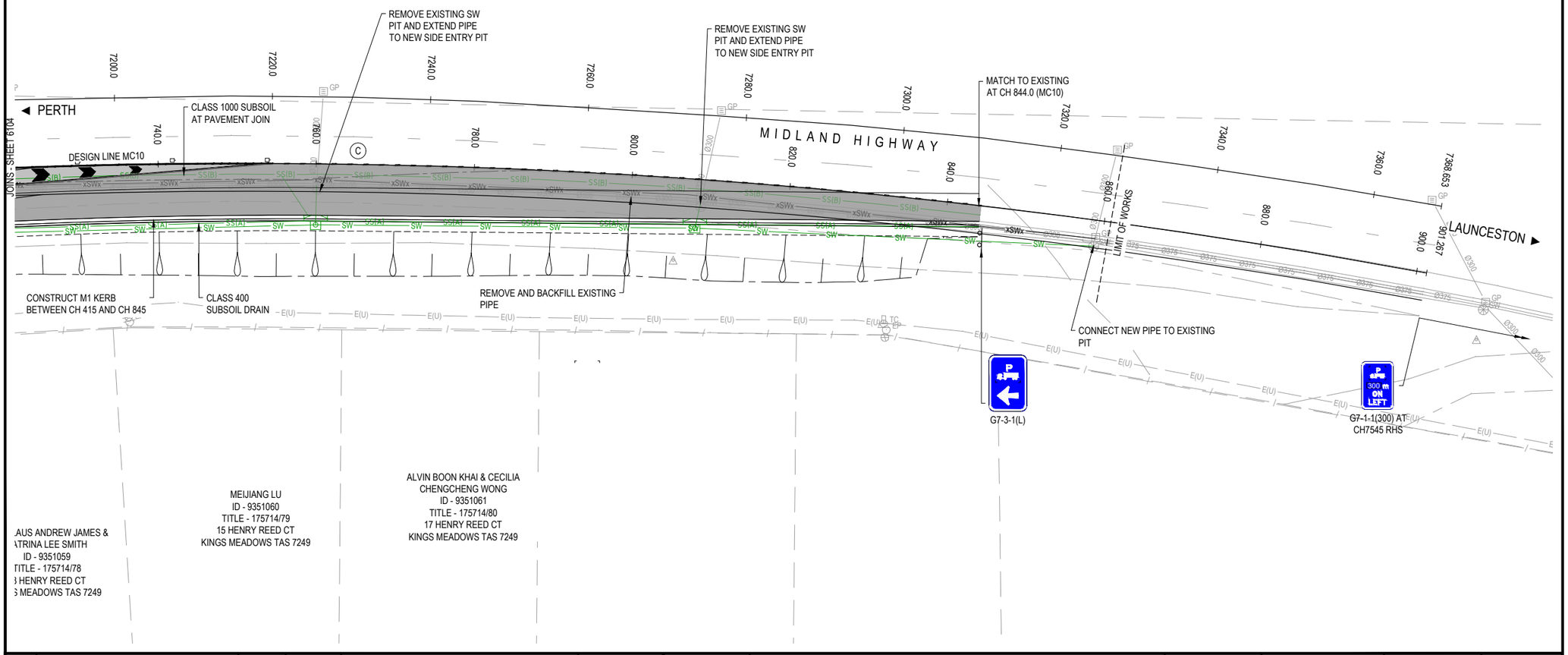
Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

LEGEND:
ASPHALT

All of the Heavy Vehicle Driver Rest Area upgrades on this plan are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



No.	Amendment Description	Initials	Date
B	DETAILED DESIGN	S.A.	
A	PRELIMINARY DESIGN	S.A.	19/01/2021
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

pitt&sherry
Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
GENERAL ARRANGEMENT - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6105	16-Mar-23, 9:57 AM	6105

REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

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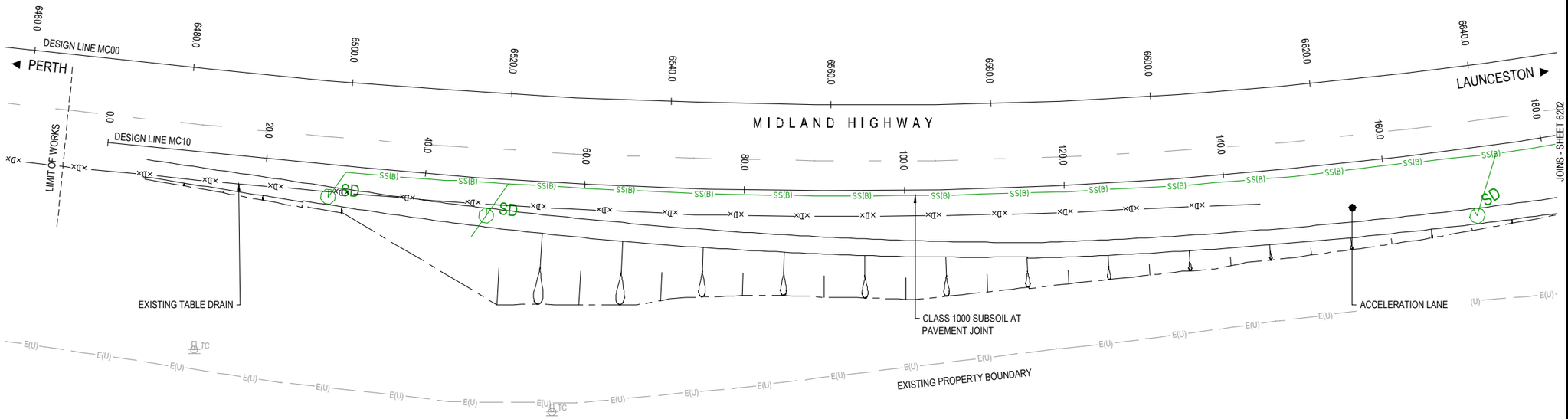

				SCALES	pitt&sherry	Tasmanian Government	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
				1:500m (A3)			MIDLAND HIGHWAY (A0087)		HB20250-C6201	16-Mar-23, 10:03 AM	6201
				5 0 5 10 15 20			HVRA NEAR KINGS MEADOWS MR INTERCHANGE ROADWORKS		REGISTRATION NUMBER		
				SCALE IN METRES - 1:500	DESIGNED CJM				A0087.053		
A	PRELIMINARY DESIGN	DJC			REVIEWED DJC		DRAINAGE AND SERVICES - DRG 1				REVISION A
No.	Amendment Description	Initials	Date								
A3 original	This sheet may be prepared using colour and may be incomplete if copied	Co-ordinate System: MGA ZONE 55	Height Datum: A.H.D.								

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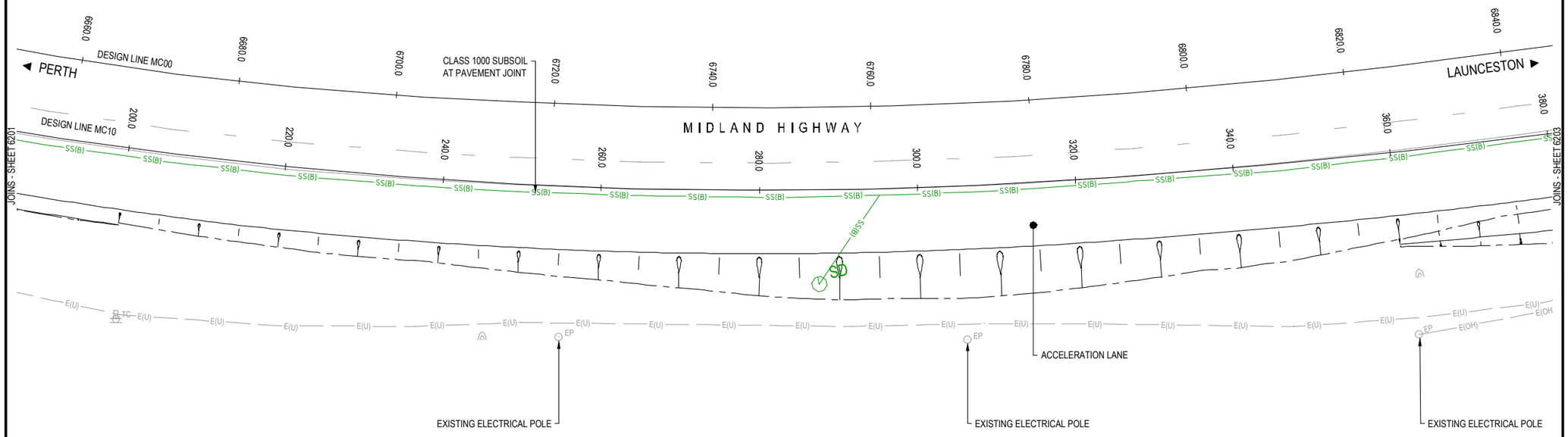

A	PRELIMINARY DESIGN	DJC	
No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 **Height Datum:** A.H.D.

pitt&sherry

Tasmanian Government

DESIGNED CJM
REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

DRAINAGE AND SERVICES - DRG 2

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6202	16-Mar-23, 10:03 AM	6202

REGISTRATION NUMBER
A0087.053

REVISION A

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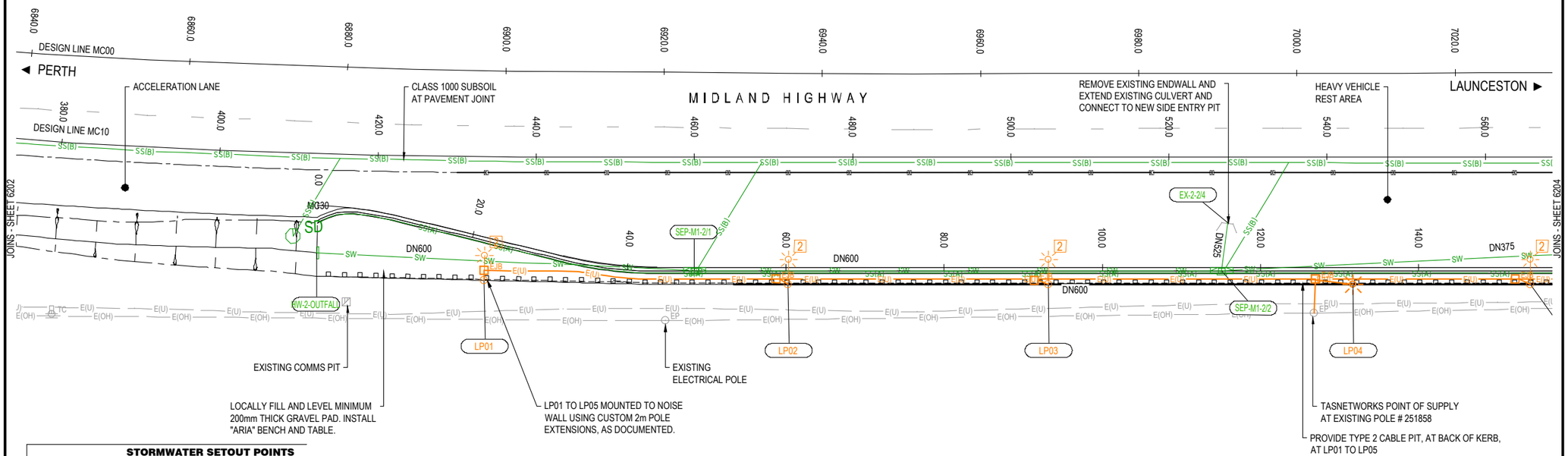

STORMWATER SETOUT POINTS

POINT	EASTING	NORTHING
EX-2-1/2	512051.747	5408409.972
EX-2-2/4	512241.923	5408205.559
EX-3-1/3	512078.950	5408369.679
EX-4-1/4	512106.289	5408334.492
EX-SEP-M1-1/1	512026.558	5408453.177
HW-2-OUTFALL	512329.104	5408130.166
SEP-M1-1/2	512054.786	5408411.312
SEP-M1-1/3	512083.021	5408372.547
SEP-M1-1/4	512111.652	5408335.901
##########	###########	###########
SEP-M1-2/1	512295.604	5408164.279
##########	###########	###########
SEP-M1-2/2	512246.606	5408209.502
##########	###########	###########
SEP-M1-2/3	512191.109	5408256.015
SEP-M1-2/4	512159.620	5408286.581

LIGHTING SETO

POINT	EASTING	NORTHING	
LP01	512315.903	5408147.098	
LP02	512288.038	5408173.584	MOUN
LP03	512263.895	5408195.900	
LP04	512235.603	5408222.050	
LP05	512219.149	5408237.258	
LP06	512175.730	5408272.708	PUBLIC
LP07	512152.462	5408295.104	

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	DJC	

A3 original | This sheet may be prepared using colour and may be incomplete if copied

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 | Height Datum: A.H.D.

pitt&sherry | Tasmanian Government

DESIGNED CJM
REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
DRAINAGE AND SERVICES - DRG 3

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6203	16-Mar-23, 10:03 AM	6203

REGISTRATION NUMBER
A0087.053

REVISION A

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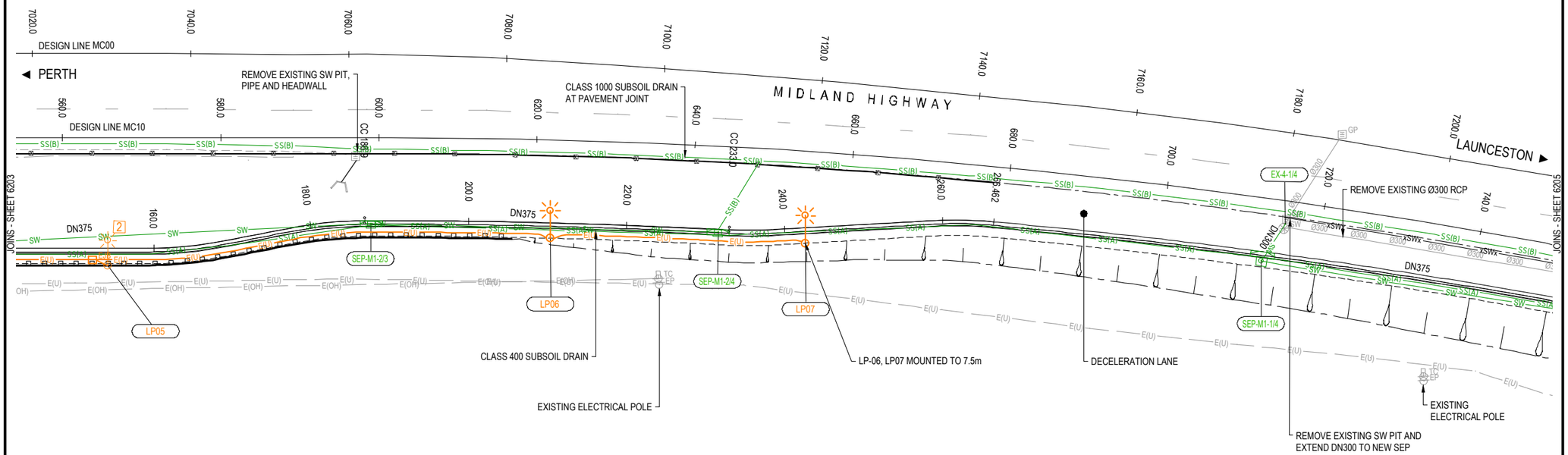

				SCALES 1:500m (A3) 5 0 5 10 15 20 SCALE IN METRES - 1:500	pitt&sherry	Tasmanian Government	Department of State Growth	CONTRACT No.	DRAWING HB20250-C6204	PRINTED DATE 16-Mar-23, 10:03 AM	SHEET No. 6204
A	PRELIMINARY DESIGN	DJC			DESIGNED CJM		MIDLAND HIGHWAY (A0087) HVRA NEAR KINGS MEADOWS MR INTERCHANGE ROADWORKS	REGISTRATION NUMBER A0087.053			
No.	Amendment Description	Initials	Date		REVIEWED DJC		DRAINAGE AND SERVICES - DRG 4				REVISION A
A3 original	This sheet may be prepared using colour and may be incomplete if copied	Co-ordinate System: MGA ZONE 55	Height Datum: A.H.D.								

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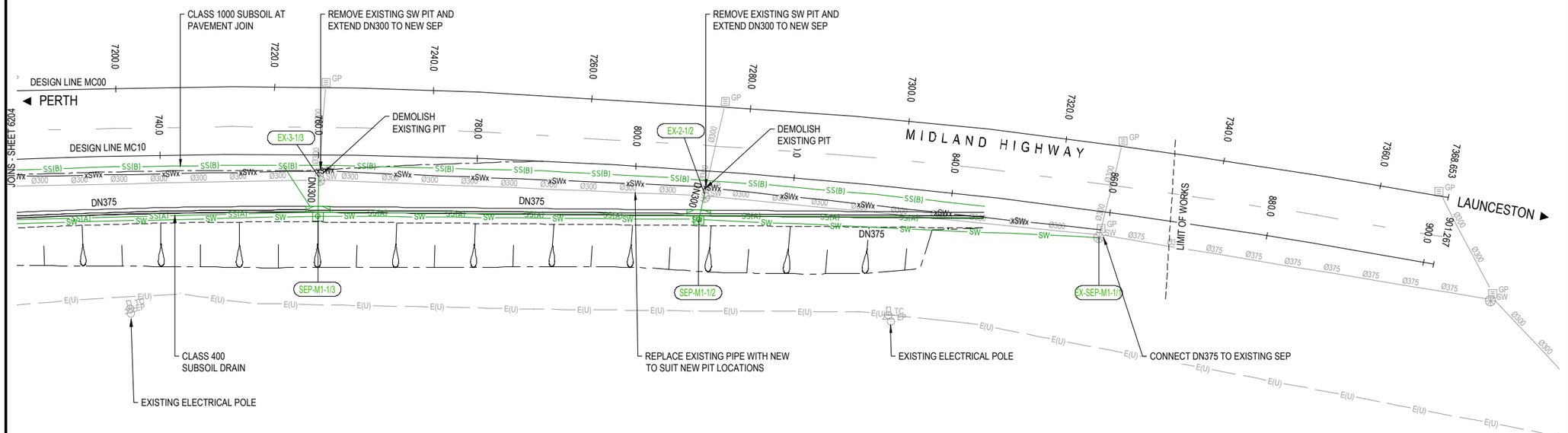

A	PRELIMINARY DESIGN	DJC	
No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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Tasmanian Government

DESIGNED CJM
REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
DRAINAGE AND SERVICES - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6205	16-Mar-23, 10:03 AM	6205

REGISTRATION NUMBER
A0087.053

REVISION A

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

E BDGE (BRIDGE STRUCTURES)

	(AB--)	ABUTMENT BOTTOM
AB	(PABB)	ABUTMENT BOTTOM POINT
	(AT--)	ABUTMENT TOP
AT	(PABT)	ABUTMENT TOP POINT
BC	(PBCP)	CAP-PILE
	(BR--)	DECK
	(XJ--)	EXPANSION JOINT
	(XP--)	EXPANSION PLATE
	(HS--)	HEADSTOCK
	(BC--)	PIER-COLUMN
BP	(PBPI)	PIER-COLUMN POINT
	(UC--)	UNDERNEATH CLEARANCE
	(WW--)	WING WALL

E BDYS (BOUNDARIES)

	(BM--)	DIGITAL CADASTRE (ACCURACY 1.0m)
	(DE--)	DIGITISING EXTENT (PHOTO)
DP	(BO--)	DP OVERLAY (ACCURACY 0.1m) (CALCULATED FROM DEPOSITED PLAN)
	(BE--)	EASEMENT
AIR	(NF--)	FIELD COMPLETION BOUNDARY (PHOTO) (NF)
	(FS--)	FIELD SURVEY EXTENT (PHOTO)
	(BL--)	LOCAL GOVERNMENT
	(BP--)	PARISH
	(BT--)	TITLE (ACCURACY 0.02m)

E BUIL (BUILDINGS & STRUCTURES)

	(AW--)	AWNING
AW	(PAWN)	AWNING - POINT
	(BW--)	BOTTOM OF WALL
	(BV--)	BUILDING EAVES
	(BU--)	BUILDING WALLS
	(OC--)	CEMETERY
	(VE--)	CONCRETE SLAB AT GROUND LEVEL
CB	(PCBU)	CORNER OF BUILDING AT NS
	(DO--)	DOORWAY
FL	(PFLR)	FLOOR LEVEL
	(OB--)	GENERAL BUILT-UP AREA
	(LB--)	LOADING BAY-DOCK
	(OM--)	MISCELLANEOUS STRUCTURE
	(RW--)	RETAINING WALL
	(OR--)	RUIN
	(OS--)	SILO OR TANKS
	(OO--)	SPORTING ARENA
	(SO--)	STAIRS - OUTSIDE

E BUIL (BUILDINGS & STRUCTURES) Continued

	(OT--)	SWIMMING POOL
	(TW--)	TOP OF WALL

E COMM (COMMUNICATIONS)

AJP	(PTJP)	ABOVE GROUND JOINING POST
ITS	(IT--)	ITS CABLE
T(FO)A	(OA--)	OPTICAL FIBRE - ABOVE GROUND
T(FO)	(OZ--)	OPTICAL FIBRE - DIGITISED (GIS)
T(FO)	(OU--)	OPTICAL FIBRE - UNDERGROUND)
OFC	(POFM)	OPTICAL FIBRE CABLE MARKER
TC(FO)	(OD--)	OPTICAL FIBRE FIBRE CONDUIT
OJB	(POFJ)	OPTICAL FIBRE JUNCTION BOX
OFP	(POFP)	OPTICAL FIBRE PIT
TSP	(PTMP)	STD MAIN PIT
T	(TY--)	TELEPHONE - HOUSE CONNECTION
	(TX--)	TELEPHONE - BOX
TB	(PTBX)	TELEPHONE BOX POINT
TC	(PTCM)	TELEPHONE CABLE MARKER
TDP	(PTDP)	TELEPHONE DISTRUBUTION PILLAR
TC	(TD--)	TELEPHONE CONDUIT
T	(TN--)	TELEPHONE LINE
T	(TZ--)	TELEPHONE LINE - DIGITISED (GIS)
TPL	(PTPL)	TELEPHONE POLE
	(PTSP)	TELEPHONE SINGLE CONCRETE PIT
	(TS--)	TELEPHONE SUMP
TTM	(PMPT)	TELEPHONE TRANSMITTER - MOBILE
	(PTSP)	TELEPHONE TRIPLE CONCRETE PIT
	(PTTP)	TELEPHONE TWIN CONCRETE PIT

E CONT (PHOTOGRAMMETRY)

	(YQ--)	CONTOUR - AUX {DECIMETRE}
	(Y---)	CONTOUR - AUX {WHOLE METRE}
	(Z---)	CONTOUR - INDEX
	(ZQ--)	CONTOUR - INDEX DEPRESSION
	(XQ--)	CONTOUR - INTER DEPRESSION
	(X---)	CONTOUR - STANDARD-INTER

E CULT (CULTURAL)

	(BI--)	BIN - LARGE
	(AC--)	BOLLARD
	(BH--)	BUS SHELTER
BUS	(PBUS)	BUS STOP
	(FE--)	FENCE
	(FL--)	FENCE LINE
	(FM--)	FENCE MANPROOF

E CULT (CULTURAL) Continued

X	(FC--)	FENCE OTHER
	(POST)	FENCE POST-GUIDE POST
	(PFPL)	FIREPLACE
FLG	(PFLG)	FLAG POLE
	(AG--)	GATE
	(PHST)	HEADSTONE
	(PHIS)	HISTORICAL POINT OF INTEREST
	(SI--)	LARGE SIGN
	(PMBX)	MAILBOX
	(PKME)	PARKING METER
	(TA--)	PICNIC TABLE
PUMP	(PWEP)	PUMP
BIN	(PBIN)	RUBBISH BIN
	(SF--)	SAFETY FENCE - PEDESTRIAN
	(SE--)	SEAT
	(PSIN)	SIGN POST
	(PSDS)	SIGN POST - DOUBLE SIDED
	(SX--)	SIGN WITH OUTREACH
	(OW--)	WINDMILL
	(PWML)	WINDMILL - POINT
	(PMKE)	MARKER - ENVIRONMENTAL/OTHER

E DRAIN (STORMWATER)

	(DF--)	BATTER DRAIN / GI FLUME
150H 150H	(B0--)	BOX CULVERT - 150 HIGH
225H 225H	(B1--)	BOX CULVERT - 225 HIGH
300H 300H	(B2--)	BOX CULVERT - 300 HIGH
375H 375H	(B3--)	BOX CULVERT - 375 HIGH
450H 450H	(B4--)	BOX CULVERT - 450 HIGH
600H 600H	(B6--)	BOX CULVERT - 600 HIGH
750H 750H	(B7--)	BOX CULVERT - 750 HIGH
900H 900H	(B9--)	BOX CULVERT - 900 HIGH
1.05H 1.05H	(D0--)	BOX CULVERT - 1050 HIGH
1.2H 1.2H	(D1--)	BOX CULVERT - 1200 HIGH
1.5H 1.5H	(D2--)	BOX CULVERT - 1500 HIGH
1.8H 1.8H	(D3--)	BOX CULVERT - 1800 HIGH
2.1H 2.1H	(D4--)	BOX CULVERT - 2100 HIGH
2.4H 2.4H	(D5--)	BOX CULVERT - 2400 HIGH
2.7H 2.7H	(D6--)	BOX CULVERT - 2700 HIGH
3.0H 3.0H	(D7--)	BOX CULVERT - 3000 HIGH
3.3H 3.3H	(D8--)	BOX CULVERT - 3300 HIGH
3.6H 3.6H	(D9--)	BOX CULVERT - 3600 HIGH
?H ?H	(UB--)	BOX CULVERT - UNSPECIFIED HEIGHT
	(DD--)	DISH DRAIN

E DRAIN (STORMWATER) Continued

D	(DT--)	DRAIN-TABLE DRAIN
	(DX--)	DRAINAGE BOX
D	(DZ--)	DRAINAGE - DIGITISED (GIS)
SW	(PDJM)	DRAINAGE JUNCTION MANHOLE
DP	(DP--)	DRAINAGE PIT
EW	(PEWW)	END OF WINGWALL
FH	(PFHT)	FLOOD HEIGHT
	(IP--)	GULLY PIT
GP	(PGUL)	GULLY PIT POINT
	(HB--)	HEADWALL BOTTOM
HWB	(PHWB)	HEADWALL BOTTOM POINT
	(HW--)	HEADWALL TOP
HWT	(PHWT)	HEADWALL TOP POINT
IL	(PILT)	INLET TO SUMP
IN 225 Dia	(PI01)	INVERT - 225 DIA
IN 300 Dia	(PI02)	INVERT - 300 DIA
IN 375 Dia	(PI03)	INVERT - 375 DIA
IN 450 Dia	(PI04)	INVERT - 450 DIA
IN 525 Dia	(PI05)	INVERT - 525 DIA
IN 600 Dia	(PI06)	INVERT - 600 DIA
IN 750 Dia	(PI07)	INVERT - 750 DIA
IN 900 Dia	(PI09)	INVERT - 900 DIA
IN 1050 Dia	(PI10)	INVERT - 1050 DIA
IN 1200 Dia	PI12)	INVERT - 1200 DIA
IN 1350 Dia	(PI13)	INVERT - 1350 DIA
IN 1500 Dia	(PI15)	INVERT - 1500 DIA
IN 1650 Dia	(PI16)	INVERT - 1650 DIA
IN 1800 Dia	(PI18)	INVERT - 1800 DIA
IN	(PINV)	INVERT OF PIPE
SD	IPSDO)	INVERT OF SUBSOIL DRAIN OUTLET
	(KI--)	KERB INLET
OB	(POBV)	OBVERT OF PIPE
Ø225 Ø225	(U1--)	PIPE - 225 DIA
Ø300 Ø300	(U2--)	PIPE - 300 DIA
Ø375 Ø375	(U3--)	PIPE - 375 DIA
Ø450 Ø450	(U4--)	PIPE - 450 DIA
Ø525 Ø525	(U5--)	PIPE - 525 DIA
Ø600 Ø600	(U6--)	PIPE - 600 DIA
Ø750 Ø750	(U7--)	PIPE - 750 DIA
Ø900 Ø900	(U9--)	PIPE - 900 DIA
Ø1050 Ø1050	(V1--)	PIPE - 1050 DIA
Ø1200 Ø1200	(V2--)	PIPE - 1200 DIA
Ø1350 Ø1350	(V3--)	PIPE - 1350 DIA

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
(N.T.S.)

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

pitt&sherry

Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth

MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 1

CONTRACT No.

DRAWING
HB20250-C6005

PRINTED DATE
16-Mar-23, 9:58 AM

REGISTRATION NUMBER
A0087.053

SHEET No.
6005

REVISION B

E DRAIN (STORMWATER) Continued

Ø1500 Ø1500	(V5--)	PIPE - 1500 DIA
Ø1650 Ø1650	(V6--)	PIPE - 1650 DIA
Ø1050 Ø1050	(V8--)	PIPE - 1800 DIA
Ø? Ø?	(UU--)	PIPE - UNSPECIFIED DIAMETER
SF	(PSFP)	SUBSOIL DRAIN FLUSH POINT/MARKER
SW	(PJBX)	TOP OF CONCRETE JUNCTION BOX
WC	(WC--)	WATER COURSE
WL	(PWLP)	WATER LEVEL POINT

E ELEC

EJB	(PEJB)	CABLE JUNCTION BOX
EMH	(PEMH)	CABLE MANHOLE
EC	(PECM)	CABLE MARKER
EC	(ED--)	CONDUIT
EFP	(PEFP)	DISTRIBUTION FUSE POINT
EGL	(PLGN)	GARDEN LIGHT
	(PHTT)	HIGH TENSION PYLON
EH	(EY--)	HOUSE CONNECTION
	(LI--)	LIGHT WITH OUTREACH
E	(EZ--)	LINE - DIGITISED
E(TL)	(UE--)	LINE - MAJOR TRANSMISSION
E(OH)	(UL--)	LINE - MINOR TRANSMISSION
E(U)	(EU--)	LINE - UNDERGROUND
	(EN--)	MAIN SUMP
	(PLPL)	POLE - LIGHT
EP	(PPPL)	POLE - POWER
	(PPLP)	POLE - POWER AND LIGHT
	(PPTR)	POLE - POWER AND TRANSFORMER
	(PEUP)	POWER SERVICE PILLAR - UNDERGROUND
	(EL--)	PYLON LEG
	(PSAP)	STAY ANCHOR POLE
	(PSPL)	STAY POLE
	(PLSU)	SUSPENDED LIGHT
	(EC--)	TRANSFORMER CABINET
	(PETC)	TRANSFORMER CABINET CENTRE

E FOTO (PHOTOGRAMMETRY)

HCP	(PHCP)	HORIZONTAL CONTROL POINT
MCP	(PMCP)	MINOR CONTROL POINT
	(PPCN)	PHOTO CENTRE
	(PVCP)	VERTICAL CONTROL POINT

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

E GAS

EG	(HA--)	ETHANE PIPELINE
GH	(DG--)	HOUSE CONNECTION
G	(ZG--)	MAIN - DIGITISED (GIS)
HG	(HG--)	MAIN - HIGH PRESSURE PIPELINE
LG	(LG)	MAIN - LOW PRESSURE
GN	(NG--)	MAIN - NYLON
GP	(YG--)	MAIN - POLYETHYLENE
GMH	(PGHL)	MANHOLE COVER
	(PGMR)	METER
GP	(PGPM)	PIPELINE MARKER
HP	(PGHM)	PIPELINE MARKER - HIGH PRESSURE
	(PGRB)	REGULATOR BOX
	(PGTP)	TEST POINT
	(PGAS)	VALVE BOX
	(PGVP)	VENT PIPE

E HERI (HERITAGE)

	(PHEC)	ENDANGERED COMMUNITY
	(PHEE)	ENDANGERED ECOLOGICAL COMMUNITY
	(PHAZ)	HAZARDOUS SITE
	(PHIA)	INDIGENOUS HERITAGE AREA
	(PHNI)	NON INDIGENOUS HERITAGE SITE

E LNMK

	(AL--)	ARROW - LEFT TURN
	(AR--)	ARROW - RIGHT TURN
	(AS--)	ARROW - STRAIGHT AHEAD
	AE--)	ARROW - STRAIGHT AHEAD AND LEFT
	(AI--)	ARROW - STRAIGHT AHEAD AND RIGHT
	(BS--)	BARRIER AND SEPARATION
	(SB--)	SEPARATION AND BARRIER
	(CV--)	CHEVRON MARKING LEFT
	(CY--)	CHEVRON MARKING RIGHT
	(CW--)	CLEARWAY (3x3)
	(CC--)	CONTINUITY/EDGE INTERMITTENT (1x3)
	(DB--)	DOUBLE BARRIER

E LNMK Continued

	(LL--)	LANE/SEPARATION (3x9)
	(DC--)	LANE (3x6)
	(DA--)	LANE/SEPARATION LINE (9x3)
	(CN)	SEPARATION (3x1)
	(CG)	GIVEWAY/HOLDING LINE/JUNCTION CONTINUITY
	(CX--)	PEDESTRIAN CROSSING (SIGNALS)
	(CZ--)	PEDESTRIAN CROSSING ZEBRA
	(CA--)	PEDESTRIAN CROSSING APPROACH (ZIG ZAG)
40	(S4--)	SPEED ZONE - 40km/h
50	(S5--)	SPEED ZONE - 50km/h
60	(S6--)	SPEED ZONE - 60km/h
70	(S7--)	SPEED ZONE - 70km/h
80	(S8--)	SPEED ZONE - 80km/h
90	(S9--)	SPEED ZONE - 90km/h
100	(S1--)	SPEED ZONE - 100km/h
110	(S2--)	SPEED ZONE - 110km/h
TM	(PTMX)	
	(CD--)	UNBROKEN

E MARK (SURVEY MARKS)

AP	(PAPN)	ALIGNMENT PIN
BM	(PBMK)	BENCH MARK
BL	(PBLT)	BOLT
BP	(PBPG)	BOUNDARY PEG
	(PSSB)	BOUNDARY ARROW
DH	(PDHL)	DRILL HOLE AND WING
DP	(PDPY)	DUMPY PEG
GI	(PGIN)	G I NAIL
PI	(PGPI)	G I PIPE
SM	(PMSM)	MISCELLANEOUS SURVEY MARK
NA	(PNAL)	NAIL
PM	(PPMK)	PERMANENT MARK
RM	(PRMB)	RM CONCRETE BLOCK
CM	(PCMK)	CONTROL MARK
SK	(PSKI)	SPIKE
	(PSTA)	STAR PICKET
SS	(PSSM)	STATE SURVEY MARK
TS	(PTSS)	TRIG STATION-CONCRETE PILLAR
WB	(PDSM)	WATER BOARD PM

E MISC

BH	(PBHX)	BORE HOLE
FLASH	(PCFU)	CAMERA - FLASH UNIT
	(QQ--)	CHECK STRING
GAT	(PGAT)	GATIC COVER LID
	(OG--)	GOLF COURSE
HO	(HO--)	HIGH PRESSURE OIL PIPELINE
HPO	(POHM)	HIGH PRESSURE OIL PIPELINE MARK
	(HP--)	HOTSPOT
	(JL)	JOIN LINE (BOUNDARY)
BR	(PBRK)	BREAK STRINGS
	(OP--)	PARK OR OPEN SPACE
PP	(PPET)	PETROL PUMP
PHOLE	(PHNL)	POT HOLE - NULL LEVEL
PHOLE	(PHRL)	POT HOLE - WITH RL
CAM	(PCAM)	RED LIGHT-SPEED-TRAFFIC CAMERA
	(SL--)	SEISMIC LINE
TS	(PSTS)	SEISMIC TEST SHOT
	(US--)	SERVICE-JUNCTION BOX
	(SG--)	STOCK GRID
	(OH--)	STOCKPILE
TP	(PGEO)	TEST PIT
UT	(UT--)	UNDERGROUND TANK
	(PUTP)	UNDERGROUND TANK POINT
?P	(PPOL)	UNIDENTIFIED POLE
?	(PUSR)	UNIDENTIFIED SERVICE

E RAIL

RCB	(PRBX)	RAILWAY CONTROL BOX
	(RF--)	RAILWAY FORMATION EDGE
	(RR--)	RAILWAY RAMP
	(PRSG)	RAILWAY SIGNAL
RS	(RS--)	RAILWAY SIGNAL TROUGH
RS	(PRCC)	RAILWAY SIGNAL TROUGH - POINT
RST	(PSTR)	RAILWAY STANCHION
	(RT--)	RAILWAY TRACK CENTRE
RTM	(PRTM)	RAILWAY TRACK MONUMENT
	(RA--)	TOP OF RAIL
RA	(PRAL)	TOP OF RAIL - POINT
	(RP--)	TOP OF RAILWAY PLATFORM

* DENOTES SYMBOL SCALED FOR CLARITY

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

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SCALES
(N.T.S.)

Co-ordinate System: MGA ZONE 55 | Height Datum: A.H.D.

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth

MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 2

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6006	16-Mar-23, 9:58 AM	6006

REGISTRATION NUMBER
A0087.053

REVISION B

E ROAD

	(BK--)	BACK OF KERB
	(RC--)	CENTRE OF ROAD
	(DW--)	DRIVEWAY
	(EJ--)	EDGE OF FORMATION
	(EM--)	EDGE OF MEDIAN
	(EP--)	EDGE OF PAVEMENT
	(EK--)	EDGE OF TRACK
	(UR--)	EDGE OF UNSEALED ROAD
	(FP--)	FOOTPATH
	(FI--)	GUTTER FLOW LINE
	(LP--)	LIP LINE
	(OF--)	OFFSET CROWN-CROWN
	(KR--)	PRAM RAMP
	(FG--)	SAFETY BARRIER GUARD FENCE
	(KJ--)	SAFETY BARRIER TYPE F
	(FW--)	SAFETY BARRIER WIRE ROPE
	(KB--)	TOP OF KERB
	(TM--)	TOP OF MEDIAN
	(VT--)	VEHICULAR TRACK EDGE
×	(PRPB)	POINT ON BITUMEN

E SEWR

SH	(SY--)	HOUSE CONNECTION
SLH	(PSLH)	LAMPHOLE
S	(SM--)	MAIN
S	(SZ--)	MAIN - DIGITISED (GIS)
(S)	(PSMH)	MANHOLE COVER
SP	(SP--)	SEWAGE POND
	(ST--)	SEPTIC TANK
SVP	(PSVP)	VENT PIPE
PUMP	(PWEP)	PUMP STATION

E STNS

	(PSSD)	AP-DH-GI-PIPE OR RMCB
	(PSSE)	BOLT-DUMPY-NAIL-SPIKE
STN RL	(PSSA)	DEFAULT SURVEY MARK
	(PSSC)	PEG
	(PSSG)	PM SSM OR CONTROL MARK
	(PSSF)	TRIG STATION

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

E TCS (TRAFFIC)

	(SD--)	SIGNAL DETECTOR
	(PSGL)	TRAFFIC CONTROL SIGNAL
	(TO--)	TRAFFIC LIGHT WITH OUTREACH
TSC	(PSCL)	TRAFFIC SIGNAL CONTROLLER
TSD	(PSDR)	TRAFFIC SIGNAL DETECTOR
	(PSJX)	TRAFFIC SIGNAL JUNCTION BOX

E TEXT

TEXT 1.8	GREY (AUTOCAD COLOUR 8)
TEXT 2.5	WHITE (AUTOCAD COLOUR 7)
TEXT 3.5	YELLOW (AUTOCAD COLOUR 2)
TEXT 5.0	RED (AUTOCAD COLOUR 1)
TEXT 7.0	CYAN (AUTOCAD COLOUR 4)

E TOPO

	(BB--)	BOTTOM OF BANK-EMBANKMENT
	(NB--)	BREAKLINE OR RIDGE
	(VC--)	CLIFF-ESCARPMENT
	(JC--)	CULTIVATION PASTURE
	(EG--)	EDGE OF GARDEN
	(FO--)	FORD
	(JG--)	GRASSLAND
	(WL--)	LAKE
	(VL--)	LANDSLIDE-ERODED BANK
	(NS--)	NATURAL SURFACE
+	(PNSS)	NATURAL SURFACE POINT
	(JO--)	ORCHARD
	(RE--)	RESERVOIR
	(WR--)	RIVER OR CREEK EDGE
	(JR--)	ROCK AREA
	(PSHT)	SPOT HEIGHT
	(JW--)	SWAMP OUTLINE
	PSWA)	SWAMP-MARSH
	(JD--)	TIMBER OR SCRUB (DENSE)
	(JM--)	TIMBER OF SCRUB (MEDIUM)
	(JS--)	TIMBER OF SCRUB (SCATTERED)
	(TC--)	TOP OF BANK
	(CU--)	TOP OF CUTTING
*	(TR--)	TREE FOLIAGE (TR)
	(PF01)	TREE FOLIAGE - 1m SPREAD
	(PF02)	TREE FOLIAGE - 2m SPREAD
	(PF03)	TREE FOLIAGE - 3m SPREAD
	(PF04)	TREE FOLIAGE - 4m SPREAD
	(PF05)	TREE FOLIAGE - 5m SPREAD

E TOPO Continued

	(PF06)	TREE FOLIAGE - 6m SPREAD
	(PF07)	TREE FOLIAGE - 7m SPREAD
	(PF08)	TREE FOLIAGE - 8m SPREAD
	(PF09)	TREE FOLIAGE - 9m SPREAD
	(PF10)	TREE FOLIAGE - 10m SPREAD
	(PF12)	TREE FOLIAGE - 12m SPREAD
	(PF15)	TREE FOLIAGE - 15m SPREAD
	(PT01)	TREE TRUNK - 100mm DIA
	(PT02)	TREE TRUNK - 200mm DIA
	(PT03)	TREE TRUNK - 300mm DIA
	(PT04)	TREE TRUNK - 400mm DIA
	(PT05)	TREE TRUNK - 500mm DIA
	(PT06)	TREE TRUNK - 600mm DIA
	(PT07)	TREE TRUNK - 700mm DIA
	(PT08)	TREE TRUNK - 800mm DIA
	(PT09)	TREE TRUNK - 900mm DIA
	(PT10)	TREE TRUNK - 1000mm DIA
	(PT12)	TREE TRUNK - 1200mm DIA
	(PT15)	TREE TRUNK - 1500mm DIA
	(PTRE)	TREE TRUNK - UNSPECIFIED DIAMETER
	(WE--)	WATER EDGE-LEVEL (WE)

E TRIA

	(TX--)	TRIANGULATION - DTM

E WATR

AV	(PWAV)	AIR VALVE
WR	(PRAV)	AIR VALVE - RECYCLED
	(PWET)	EARTH TERMINAL
WR	(PRET)	EARTH TERMINAL - RECYCLED
FH	(PWFB)	FIRE HYDRANT
WH	(WY--)	HOUSE CONNECTION
WH	(PWHY)	HYDRANT
WR	(PRHY)	HYDRANT - RECYCLED
W	(WM--)	MAIN
W	(WZ--)	MAIN - DIGITISED (GIS)
WR	(RM--)	MAIN - RECYCLED
WM	(PWMM)	MAIN MARKER
WR	(PRMM)	MAIN MARKER - RECYCLED
WM	(PWMR)	METER
WR	(PRMR)	METER - RECYCLED
WO	(UO--)	OVERHEAD PIPELINE
SV	(PWSV)	STOP VALVE
WR	(PRSV)	STOP VALVE - RECYCLED
TAP	(PWTP)	TAP
TAPR	(PRTP)	TAP - RECYCLED
ScV	(PWCV)	SCOUR VALVE
SR	(PRCV)	SCOUR VALVE - RECYCLED
?P	(UP--)	UNIDENTIFIED PIPELINE

E OTHER (uncoded features)

WC	DRAI	WATER COURSE (GIS)
SW	DRAI	STORMWATER (GIS)
EC	ELEC	CONDUIT (GIS)
E(TL)	ELEC	LINE - MAJOR TRANSMISSION (GIS)
E(OH)	ELEC	LINE - MINOR TRANSMISSION (GIS)
E(U)	ELEC	LINE - UNDERGROUND (GIS)
TT	TCS	TRAFFIC SIGNAL CABLE

* DENOTES SYMBOL SCALED FOR CLARITY

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 3

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REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

D ANNO (ANNOTATION)

N	*	NORTH POINT
A		AMENDMENT
S001		SETOUT POINT

D BDGE (BRIDGE STRUCTURES)

	ABUTMENT BOTTOM
	BRIDGE DECK
	PIER/COLUMN

D BUIL (BUILDINGS & STRUCTURES)

	ROOFLINE
	WALL
	DOORWAY
FL	FLOOR LEVEL
	RETAINING WALL
	STAIRS - OUTSIDE

D BDYS (BOUNDARIES)

	CADASTRAL
	EASEMENT
	LIMIT OF CONTRACT
	EXTENT OF PROJECT

D COMM (COMMUNICATIONS)

T	TELEPHONE LINE
T(OH)	TELEPHONE LINE - ABOVE GROUND
TC	TELEPHONE CONDUIT
xTx	TELEPHONE LINE - REDUNDANT
T(FO)A	OPTICAL FIBRE - ABOVE GROUND
T(FO)	OPTICAL FIBRE - UNDERGROUND
TC(FO)	OPTICAL FIBRE FIBRE CONDUIT
ITS	ITS CABLE
AJP	ABOVE GROUND JOINING POST
OJB	OPTICAL FIBRE JUNCTION BOX
OFP	OPTICAL FIBRE PIT
TC	TELEPHONE CABLE MARKER
TDP	TELEPHONE DISTRUBUTION PILLAR
TPL	TELEPHONE POLE
	TELEPHONE SINGLE CONCRETE PIT
TTM	TELEPHONE TRANSMITTER - MOBILE
	TELEPHONE TRIPLE CONCRETE PIT
	TELEPHONE TWIN CONCRETE PIT

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

D CULT (CULTURAL)

/		FENCE - GENERAL (POST & WIRE)
//		FENCE - CHAINWIRE
X		FENCE - OTHER
		SAFETY FENCE - PEDESTRIAN
	(----)	FENCE - SOUND
x/x		FENCE - REDUNDANT/REMOVED
		BIN - LARGE
		BOLLARD
BUS		BUS STOP
		FENCE POST-GUIDE POST
	DYNB	GATE
	DYNB	LARGE SIGN
		MAILBOX
		PARKING METER
BIN		RUBBISH BIN
		SIGN POST
		SIGN POST - DOUBLE SIDED

D CHCK (CHECKING)

	(HL--)	DESIGN CLEAR ZONE (LINE SCALED FOR CLARITY)
	(----)	DESIGN SIGHT LINE (LINE SCALED FOR CLARITY)
	(----)	DESIGN CONTOUR - INDEX
	(----)	DESIGN CONTOUR - INTERMEDIATE
		TURNING PATH - ANALYSIS PATH

NOTE THAT SEPARATE LAYERS CAN BE ADDED FOR VEHICLE PATH ANALYSES AS REQUIRED (I.E. FOR DIFFERENT VEHICLE TYPES).
PROPRIETARY PRODUCTS AUTOMATICALLY GENERATE LAYERS THAT ARE LINKED BACK TO THE ANALYSIS PATH. THE FOLLOWING ELEMENTS ARE FOR GUIDANCE PURPOSES ONLY, AND ARE BASED ON DIER'S STANDARD SETUP FOR AUTOTURN.

GENERAL:

	VEHICLE NAME	COL. 8	CONTINUOUS
	VEHICLE OUTLINE	COL. 8	CONTINUOUS
	TYRES	COL. 8	CONTINUOUS
	TYRE TREAD	COL. 9	CONTINUOUS
	PATH ICONS	COL. 8	CONTINUOUS

ENVELOPES:

	FRONT TYRES	COL. 82	HIDDEN
	REAR TYRES	COL. 12	DASHED
	FRONT CLEARANCE	COL. 130	CONTINUOUS
	REAR CLEARANCE	COL. 130	CONTINUOUS
	VEHICLE BODY	COL. 210	CONTINUOUS
	BODY CLEARANCE	COL. 130	CONTINUOUS
	LOAD (NS)	COL. 50	CONTINUOUS
	LOAD CLEARANCE (NS)	COL. 52	DASHED 2

HATCHING:

	VEHICLE BODY	COL. 241	NET
	BODY CLEARANCE (NS)	COL. 131	DOTS

(NS) DENOTES NOT SHOWN (NORMALLY)

D DRAIN (STORMWATER)

SW		STORMWATER PIPE
xSWx		STORMWATER PIPE - REDUNDANT
		BATTER DRAIN
		DISH DRAIN
		CATCH DRAIN/OPEN DRAIN
		CATCH DRAIN/OPEN DRAIN - LINED
SS		SUBSOIL DRAIN - GENERAL
SS(A)		SUBSOIL DRAIN - CLASS 400
SS(B)		SUBSOIL DRAIN - CLASS 1000
SS(C)		SUBSOIL DRAIN - STRIP DRAIN
A1		SURFACE DRAIN - TYPE A1 (UNLINED)
A2		SURFACE DRAIN - TYPE A2 (LINED)
B1		SURFACE DRAIN - TYPE B1 (UNLINED)
B2		SURFACE DRAIN - TYPE B2 (LINED)
C1		SURFACE DRAIN - TYPE C1 (UNLINED)
C2		SURFACE DRAIN - TYPE C2 (LINED)
SD		SURFACE DRAIN
SD1		SURFACE DRAIN - TYPE 1
SD2		SURFACE DRAIN - TYPE 2
SD3		SURFACE DRAIN - TYPE 3
SD4		SURFACE DRAIN - TYPE 4
SD5		SURFACE DRAIN - TYPE 5
		BOX CULVERT
		PIPE
	* DYNB	ACCESS PIT
	*	SIDE ENTRY PIT - KERB
	*	GRATED PIT - KERB
	*	GRATED PIT - V GUTTER
	*	GRATED PIT - OPEN DRAIN
	*	GRATED PIT - TABLE DRAIN
	*	CATCH PIT - TABLE DRAIN
SF		SUBSOIL DRAIN FLUSH POINT
SW		TOP OF CONCRETE JUNCTION BOX
SD		INVERT OF SUBSOIL DRAIN OUTLET
		KERB SCUPPER
OB		OBVERT OF PIPE
	* DYNB	ENDWALL - PLAIN / MC
	* DYNB	ENDWALL - SINGLE & MULTI RC [SQUARE]
	* DYNB	ENDWALL - SINGLE RC [SKEWED]
	* DYNB	ENDWALL - TWIN RC [SKEWED]
	* DYNB	ENDWALL - MULTI RC [SKEWED]
	* DYNB	ENDWALL - DRIVEABLE - TYPE 1
	* DYNB	ENDWALL - DRIVEABLE - TYPE 2

D DRAIN (STORMWATER) Continued

	* DYNB	BATTER DRAIN - SPLASH APRON
	* DYNB	BATTER DRAIN - ENERGY DISSIPATOR
	* DYNB	PIPE OUTLET - ENERGY DISSIPATOR [ON LINE]
	* DYNB	PIPE OUTLET - ENERGY DISSIPATOR [DEFLECTE

D ELEC

E	LINE - GENERAL
E(TL)	LINE - MAJOR TRANSMISSION
E(OH)	LINE - MINOR TRANSMISSION
E(U)	LINE - UNDERGROUND
xEx	LINE - REDUNDANT
EH	HOUSE CONNECTION
EC	CONDUIT
EJB	CABLE JUNCTION BOX
EMH	CABLE MANHOLE
EFP	DISTRIBUTION FUSE POINT
	HIGH TENSION PYLON
	LIGHT WITH OUTREACH
	POLE - LIGHT
EP	POLE - POWER
	POLE - POWER AND LIGHT
	POLE - POWER AND TRANSFORMER
	POWER SERVICE PILLAR
	STAY ANCHOR POLE
	STAY POLE
	TRANSFORMER CABINET CENTRE

D GAS

G	MAIN - GENERAL
EG	ETHANE PIPELINE
GH	HOUSE CONNECTION
HG	MAIN - HIGH PRESSURE PIPELINE
LG	MAIN - LOW PRESSURE
GN	MAIN - NYLON
GP	MAIN - POLYETHYLENE
xGx	MAIN - REDUNDANT
GMH	MANHOLE COVER
	METER
GP	PIPELINE MARKER
HP	PIPELINE MARKER - HIGH PRESSURE
	REGULATOR BOX
	TEST POINT
	VALVE BOX
	VENT PIPE

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

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REVISION B

D LNMK

		ARROW - LEFT TURN
		ARROW - RIGHT TURN
		ARROW - STRAIGHT AHEAD
		ARROW - STRAIGHT AHEAD & LEFT
		ARROW - STRAIGHT AHEAD & RIGHT
		ARROW - MERGE (RURAL)
		ARROW - MERGE (URBAN)
		ARROW - UTURN
	(----)	BARRIER (ONE DIRECTION) PD (B1) & (B1a)
	(----)	BARRIER (ONE DIRECTION) CD (B1) & (B1a)
	(----)	BARRIER (BOTH DIRECTIONS) (B2) & (B2a)
	(----)	BARRIER (BOTH DIRECTIONS) (B3) & (B3a)
	(----)	BARRIER (BOTH DIRECTIONS) (B4) & (B4a)
	(----)	SEPARATION (RURAL) (S) & (Sa)
	(----)	SEPARATION (URBAN) (S1)
	(----)	SEPARATION (MEDIAN LANE) (S2)
	(----)	SEPARATION (SPECIAL PURPOSE) (S3) & (S3a)
	(----)	SEPARATION (BICYCLE PATHS) (S4)
	(----)	LANE (RURAL) (L)
	(----)	LANE (URBAN) (L1)
	(----)	LANE (TURNOUT LANE) (L2)
	(----)	LANE (SPECIAL PURPOSE) (L3)
	(----)	LANE (CONTINUOUS) (LC)
	(----)	CONTINUITY (C)
	(----)	CONTINUOUS CONTINUITY (CC) & (CCa)
	(----)	EDGE (URBAN) (E)
	(----)	EDGE CONTINUITY (URBAN) (EC)
	(----)	EDGE RURAL (E2) & (E2a)
	(----)	EDGE CONTINUITY (RURAL) (EC2)
	(----)	STOP (SL)
	(----)	HOLDING (HL)
	(----)	JUNCTION CONTINUITY (JC)
	(----)	TURN TRAFFIC SIGNALS (T)
	(----)	PEDESTRIAN WALKWAY (W)
	(----)	NO STOPPING (NS)
B2 E2	DYNB	LINEMARKING IDENTIFICATION CODE
	*	RRPM - WHITE - UNIDIRECTIONAL
	*	RRPM - WHITE - BIDIRECTIONAL
	*	RRPM - YELLOW - UNIDIRECTIONAL
	*	RRPM - YELLOW - BIDIRECTIONAL
	*	RRPM - RED - UNIDIRECTIONAL
	*	RRPM - GREEN - UNIDIRECTIONAL
	*	RRPM - NON REFLECTIVE

D MISC

FUEL	FUEL PIPELINE
UT	UNDERGROUND TANK
SJ	SAW CUT
TR1	SERVICE TRENCH - TYPE 1
TR2	SERVICE TRENCH - TYPE 2
TR3	SERVICE TRENCH - TYPE 3
TR4	SERVICE TRENCH - TYPE 4
TR5	SERVICE TRENCH - TYPE 5
TR6	SERVICE TRENCH - TYPE 6
TR7	SERVICE TRENCH - TYPE 7
TR8	SERVICE TRENCH - TYPE 8
TR9	SERVICE TRENCH - TYPE 9
/S1/	SILT STOP FENCE - TYPE 1
/S2/	SILT STOP FENCE - TYPE 2
ST	SEDIMENT TRAP
FP1	PRESERVATION FENCE - TYPE 1
FP2	PRESERVATION FENCE - TYPE 2
PUMP	PUMP STATION
-1.000	UTILITY - EXPOSED

D RAIL

	RAILWAY TRACK CENTRE
	TOP OF RAIL
	RAILWAY FORMATION EDGE
RS	RAILWAY SIGNAL TROUGH
RCB	RAILWAY CONTROL BOX
	RAILWAY SIGNAL
RST	RAILWAY STANCHION

D ROAD

(----)	CONTROL LINE - CENTRELINE
(----)	CONTROL LINE - FILLET
(----)	CONTROL LINE - KERB
(----)	OFFSET CROWN
(----)	EDGE OF LANE SEAL
(----)	EDGE OF MEDIAN
(----)	EDGE OF SHOULDER (SEALED)
(----)	EDGE OF FORMATION (UNSEALED)
(----)	SAFETY BARRIER STEEL BEAM
(----)	SAFETY BARRIER WIRE ROPE
(----)	SAFETY BARRIER TYPE F
(----)	KERB - LIP LINE/EDGE OF SEAL
(----)	KERB - INVERT
(----)	KERB - TOP
(----)	KERB - BACK
(----)	FOOTPATH BACK/FOOTPATH FRONT
(----)	TABLE DRAIN
(----)	EDGE OF VERGE
(----)	EARTHWORKS - HINGE
(----)	EARTHWORKS - BATTER
(----)	EARTHWORKS - BENCH
(----)	DRIVEWAY/ACCESS
(----)	INTERFACE/JOINT
(----)	SUBGRADE
(----)	BATTER SYMBOL
(----)	SLOPE SIGNATURE

D SEWR

S	MAIN
xSx	MAIN - REDUNDANT
SH	HOUSE CONNECTION
SP	SEWAGE POND
S	MANHOLE COVER
SVP	VENT PIPE
PUMP	PUMP STATION

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

D TCS (TRAFFIC)

TT		TRAFFIC SIGNAL CABLE
TT		TRAFFIC SIGNAL CONDUIT
		TRAFFIC SIGNAL DETECTOR LOOP
A	*	3 ASPECT LANTERN & PHASE
A	*	LOUVRED 3 ASPECT LANTERN
A	* DYNB	3 ASPECT OVERHEAD LANTERN & PHASE
A	* DYNB	3 ASPECT LANTERN WITH GREEN+YELLOW+RED TURN ARROWS & PHASE
A	* DYNB	GREEN+YELLOW+RED TURN ARROWS & PHASE
A	* DYNB	GREEN + YELLOW TURN ARROWS & PHASE
A	* DYNB	GREEN TURN ARROW AND PHASE
RED A YELLOW	* DYNB	GREEN TURN ARROW WITH FULL RED + YELLOW ASPECTS AND PHASE
RED A	* DYNB	GREEN+YELLOW TURN ARROWS WITH RED ASPECT & PHASE
	*	PEDESTRIAN PUSH BUTTON
CA	* DYNB	PEDESTRIAN LANTERN & WALK PHASE
	*	TRAFFIC SIGNAL - WIG WAG LANTERNS
	*	TRAFFIC SIGNAL - LOUVRE
TSC		TRAFFIC SIGNAL CONTROLLER
		TRAFFIC SIGNAL JUNCTION BOX

D TRIA

(TD--)	TRIANGULATION - DESIGN SURFACE
(TC--)	TRIANGULATION - COMBINED DESIGN AND SURVEY

D WATR

W	MAIN
WM	MAIN - REGIONAL
WR	MAIN - RECYCLED
xWx	MAIN - REDUNDANT
WH	HOUSE CONNECTION
WO	OVERHEAD PIPELINE
IRR	IRRIGATION PIPELINE
AV	AIR VALVE
WR	AIR VALVE - RECYCLED
FH	FIRE HYDRANT
WH	HYDRANT
WR	HYDRANT - RECYCLED
WM	METER
WR	METER - RECYCLED
SV	STOP VALVE
WR	STOP VALVE - RECYCLED
TAP	TAP
TAPR	TAP - RECYCLED
ScV	SCOUR VALVE
SR	SCOUR VALVE - RECYCLED

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
PROJECT LEGEND - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6009	16-Mar-23, 9:58 AM	6009

REGISTRATION NUMBER
A0087.053

REVISION B

L DESN

- DESIGN - SURFACE
- DESIGN - PAVEMENT
- DESIGN - SUB BASE
- DESIGN - SUB GRADE
- DESIGN - STRUCTURE
- SUB SOIL DRAIN

L EXST

- EXISTING SURFACE
- EXISTING SUBSURFACE
- EXISTING STRUCTURE

L SERV

- COMMUNICATION - WITH LEVEL
- DRAINAGE - WITH LEVEL
- ELECTRICAL - WITH LEVEL
- GAS - WITH LEVEL
- SEWER - WITH LEVEL
- WATER - WITH LEVEL
- ELECTRICAL - OVERHEAD
- COMMUNICATION - NO LEVEL
- DRAINAGE - NO LEVEL
- ELECTRICAL - NO LEVEL
- GAS - NO LEVEL
- SEWER - NO LEVEL
- WATER - NO LEVEL

X ANNO

- B1 KERB - LEFT
- B1 KERB - RIGHT
- B2 KERB - LEFT
- B2 KERB - RIGHT
- B3 KERB - LEFT
- B3 KERB - RIGHT
- C1 KERB
- E1 KERB - LEFT
- E1 KERB - RIGHT
- M1 KERB - LEFT
- M1 KERB - RIGHT
- M2 KERB - LEFT
- M2 KERB - RIGHT
- M3 KERB - LEFT
- M3 KERB - RIGHT
- EXISTING ROAD CENTRE LINE

X BARR

- TENSIONED WIRE ROPE
- STEEL BEAM - LEFT
- STEEL BEAM - RIGHT
- POST AND WIRE

X BNDY

- FENCE - EXISTING AND NEW
- BOUNDARY - EXISTING AND NEW

X DESN

- DESIGN SURFACE
- DESIGN - PAVEMENT LAYER
- SUB SOIL DRAIN

X EXST

- EXISTING SURFACE
- EXISTING PAVEMENT

X SERV

- COMMUNICATION - WITH LEVEL
- DRAINAGE - WITH LEVEL
- ELECTRICAL - WITH LEVEL
- GAS - WITH LEVEL
- SEWER - WITH LEVEL
- WATER - WITH LEVEL
- ELECTRICAL - OVERHEAD
- COMMUNICATION - NO LEVEL
- DRAINAGE - NO LEVEL
- ELECTRICAL - NO LEVEL
- GAS - NO LEVEL
- SEWER - NO LEVEL
- WATER - NO LEVEL

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
PROJECT LEGEND - DRG 6

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6010	16-Mar-23, 9:58 AM	6010

REGISTRATION NUMBER
A0087.053

REVISION B

Appendix B

Title Details

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
15574	7
EDITION	DATE OF ISSUE
2	25-Jun-1999

SEARCH DATE : 24-Mar-2023
SEARCH TIME : 11.53 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 7 on Diagram 15574
Derivation : Part of 485 Acres originally granted to P. Oakden and duly acquired as appears by Notification No. A764997
Prior CT 3914/83

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

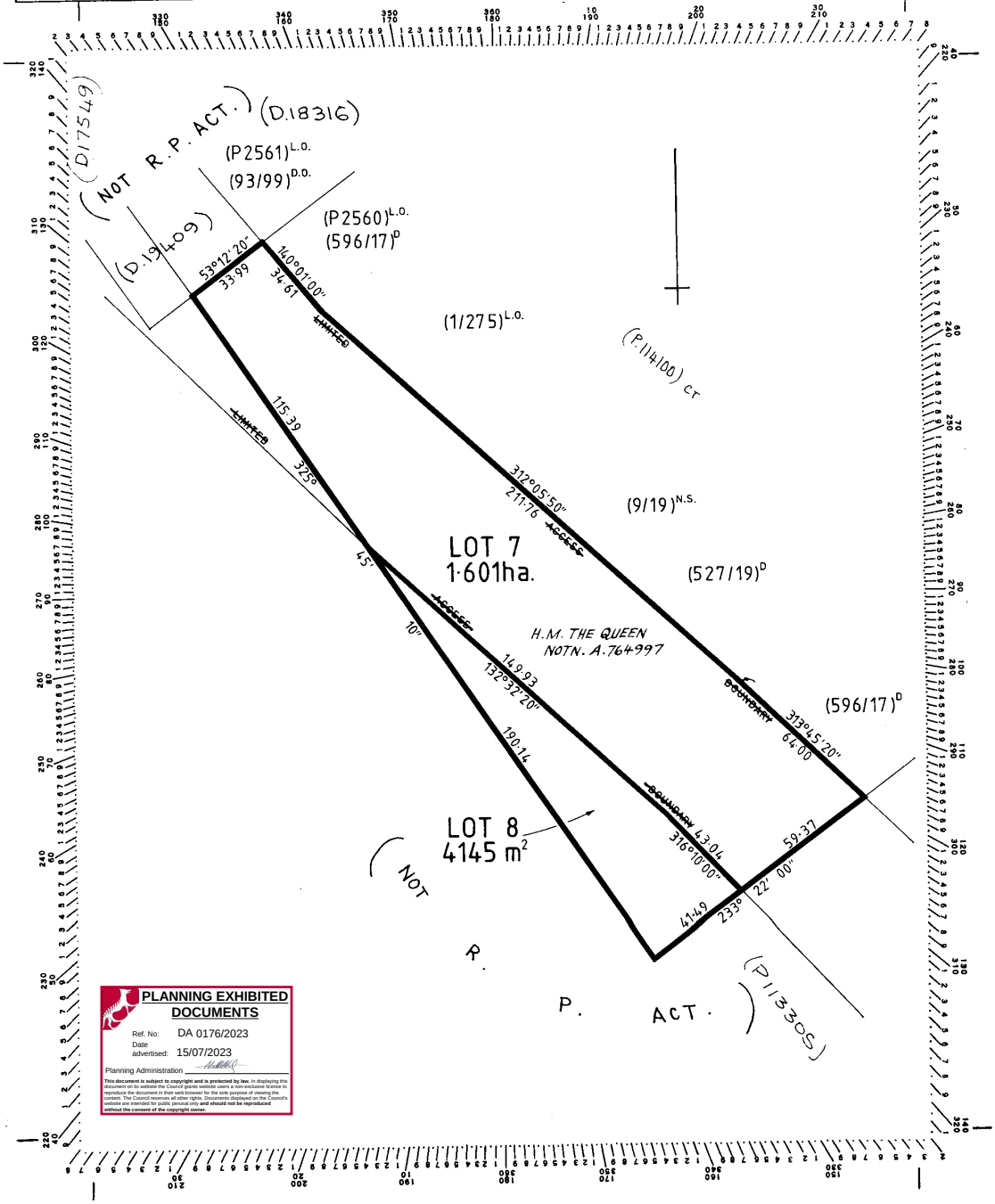
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

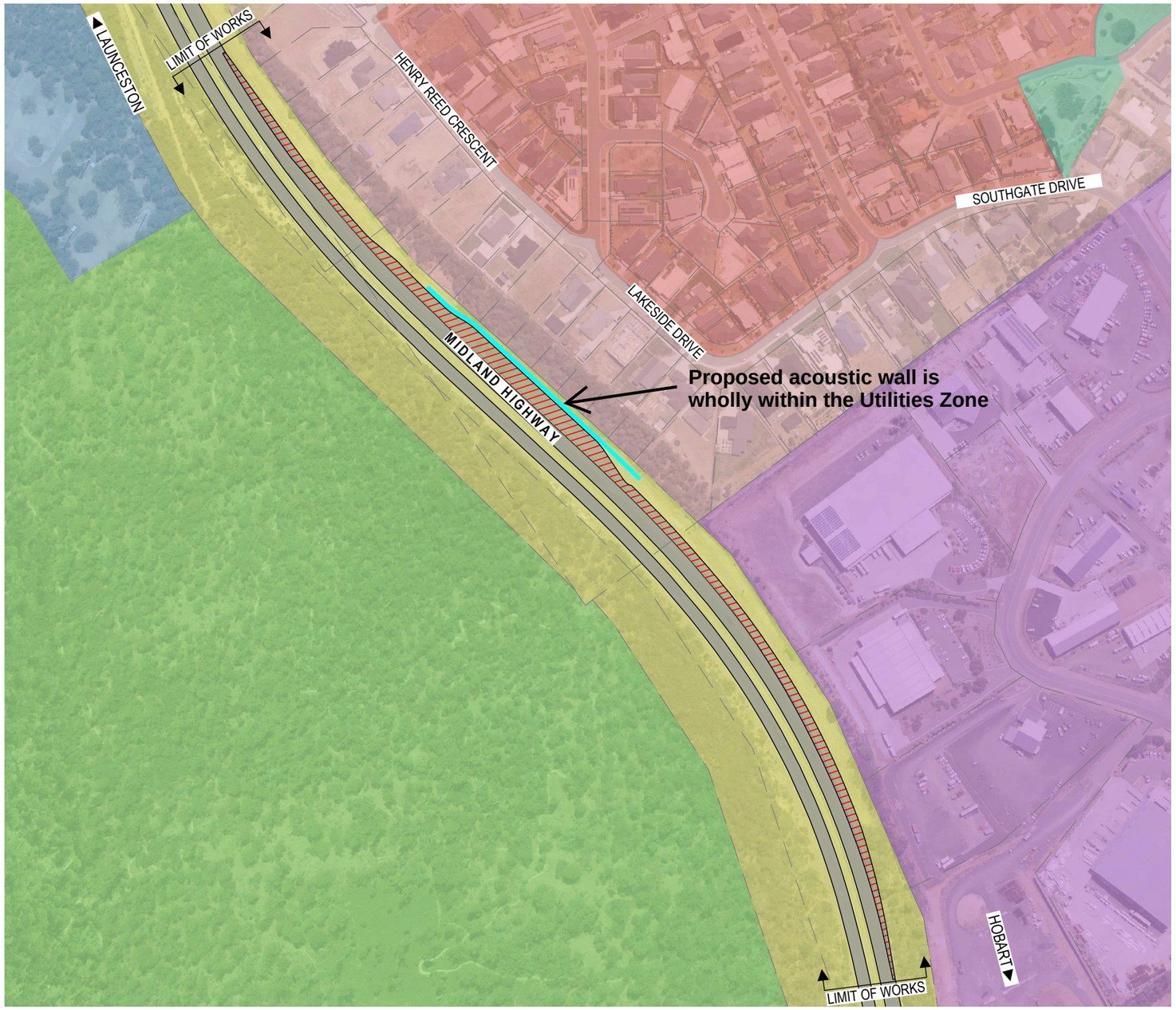
Issued Pursuant to the Land Titles Act 1980

Owner: Keith Cameron Holyman	**PLAN OF SURVEY** by Surveyor G.D. WHERRETT of land situated in the TOWN OF ST. LEONARDS	**Registered Number:** D15574
Title Reference: C.T. 2227-95		Approved Effective from: 3.3.81
Grantee: Part of 485 acres granted to Philip Oakden	SCALE 1:1500 MEASUREMENTS IN METRES	Acting Deputy Recorder of titles



Appendix C

Planning Maps



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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:

- EXISTING ROAD
- EXEMPTHEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- ZONE - ENVIRONMENTAL MANAGEMENT
- ZONE - GENERAL RESIDENTIAL
- ZONE - LOW DENSITY RESIDENTIAL
- ZONE - LIGHT INDUSTRIAL
- ZONE - OPEN SPACE
- ZONE - UTILITIES
- ZONE - RECREATION
- ZONE - RURAL

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE

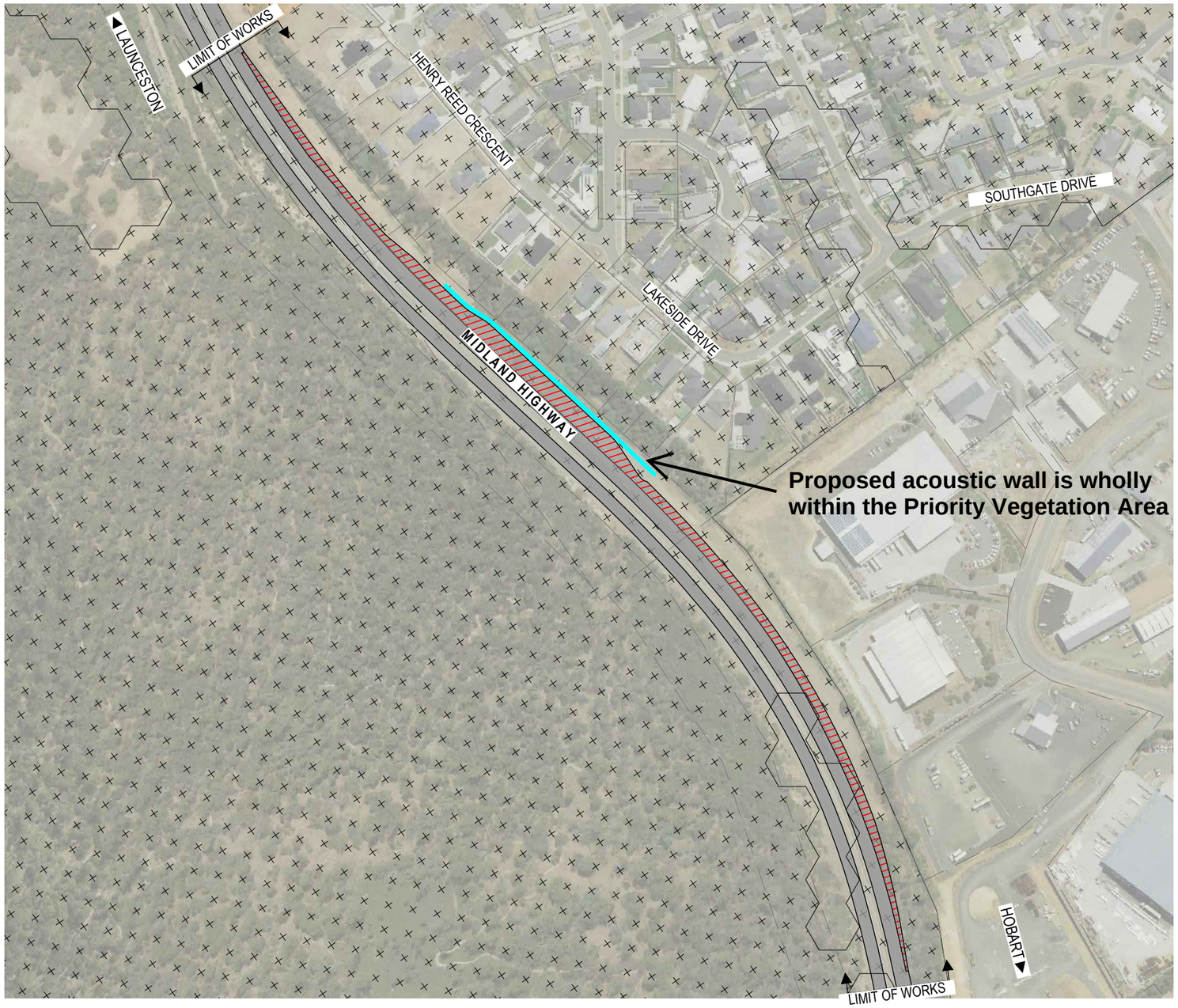
TASMANIAN PLANNING SCHEME - ZONES

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK06

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:
- EXISTING ROAD
- EXEMPT HEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- PRIORITY VEGETATION AREA

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
TASMANIAN PLANNING SCHEME - PRIORITY VEGETATION

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK07

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
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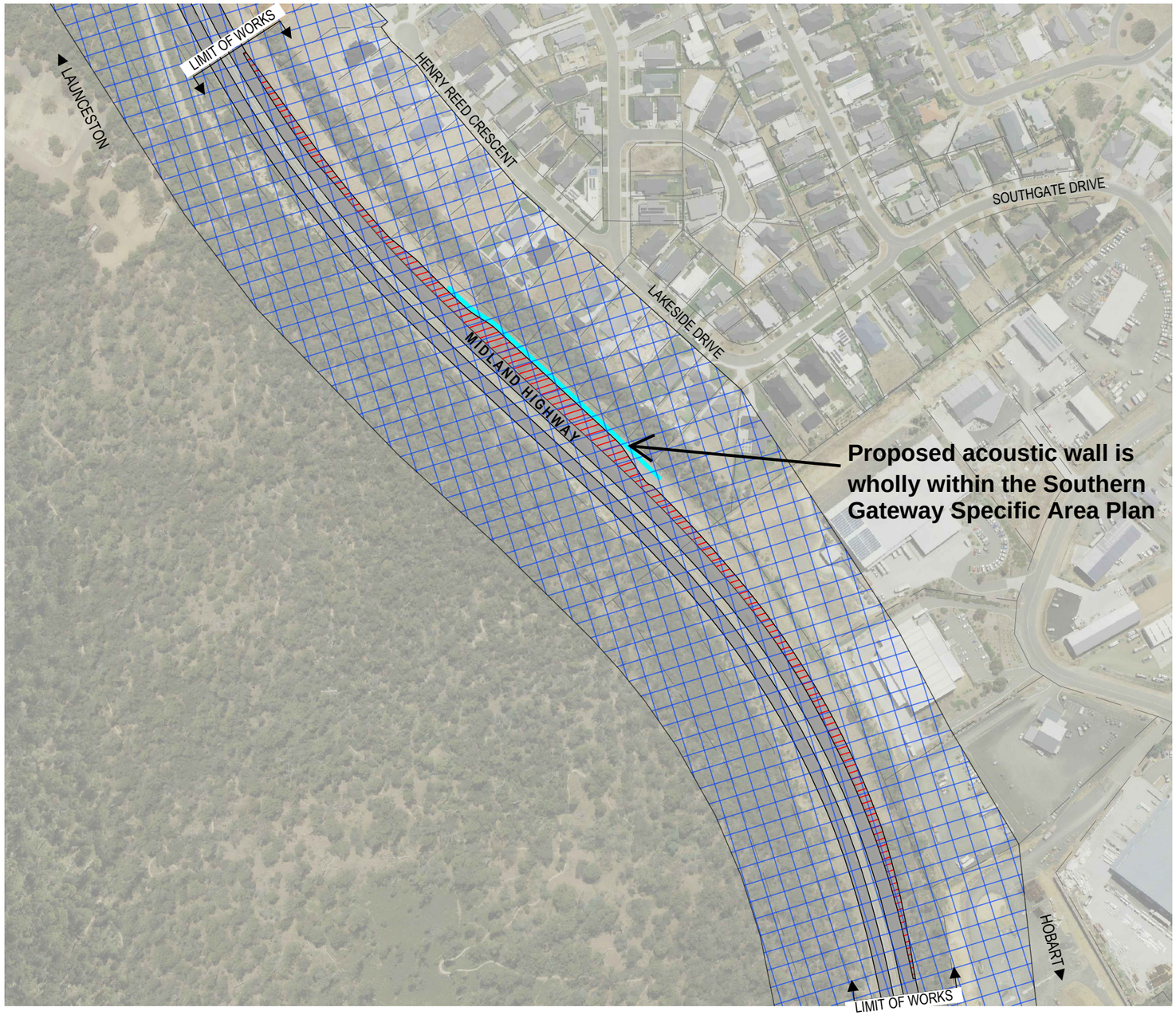

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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:

- EXISTING ROAD
- EXEMPT HEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- SOUTHERN GATEWAY SPECIFIC AREA PLAN

PRINT IN COLOUR

No.	Amendment Description	Initials	Date
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SCALE IN METRES - 1:500

Co-ordinate System:
Height Datum:

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
TASMANIAN PLANNING SCHEME - GENERAL OVERLAY

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:14 PM	SK08

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
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Department of State Growth

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Newcastle
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24 May 2023

Iain Moore
Senior Town Planner - Policy & Projects
City of Launceston Council

iain.more@launceston.tas.gov.au

Dear Iain,

Re: DA0176/2023 Midlands Highway Kings Meadows – RFI Response

Thank you for the opportunity to respond to Councils RFI letter dated 05 May 2023 (Councils letter).

This RFI response submission should be read as an addendum to the original planning application submission and where applicable, this RFI response submission should supersede the original submission.

Council requirement

1. LAU-S14.7.1 Visual Impact

The purpose of the clause is to ensure the southern approach into Launceston maintains its scenic amenity by limiting intrusive or inappropriate development. The performance criteria requires that any proposed development is compatible with the vegetated and rural character of the approach, taking into consideration the criteria listed.

The proposed wall is some 205m in length with a 4m wall facing the Midland Highway. Behind this wall, located on private property, is a thickly vegetated strip some 30m deep that is protected through a section 71 agreement. The trees within this area vary in height, with the largest ones being approximately 8m+, but also acknowledging thick bush below 4m is evident and forms part of the amenity of the southern approach.

The proposed wall consists of galvanised steel columns and plywood panels.

As the proposal stands, it is considered that its visual impact when viewed from a major road (Midland Highway) is not compatible with the existing treed and vegetated roadside. The development is to occur directly on a major road roads reserve, constructed out of materials and finishes that are incompatible with the character of this section of highway. For the proposed works to occur, significant earthworks will be necessary.

Insufficient information has been provided to determine how the proposed acoustic fence is able to meet this standard, and in its current form it is not considered compatible with existing situation and cannot be supported.

Further information is requested providing further justification as to how the proposal may be considered compatible with the treed character of this section of the southern approach.

Response

It is set out in the planning scheme that the purpose of the LAU-S14.0 Southern Gateway Specific Area Plan is:

LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.

LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area.

LAU-S14.1.3 To maintain the vegetative screening alongside major roads.

As is detailed in the original planning application submission:

"the proposed acoustic wall is wholly contained within the existing road reserve on the northern side of the Midland Highway. The wall is approximately 205m long and is in an area that it is cleared of trees. It will be set back from the northern boundary between 3m (in the middle section of the wall) and 6m (at either end of the wall).

The proposed wall will be located on land that is at a slightly lower level than the road and a slightly higher level than the adjoining properties to the north-east. However, it should be noted that the proposed wall will be visually screened from the dwellings on these properties by an existing band of mature vegetation (trees and shrubs) that runs parallel with the highway ... the proposed wall will be 4m high on its southern side (facing the road) and will be supported by a concrete panel retaining wall, which ranges between 0.5m to 2.7m. This means that the maximum building height from existing ground level is 6.7m on the northern side (facing a band of trees on the adjoining properties). The retaining wall will ensure the proposed acoustic wall is structurally sound and will minimise the need for excessive earthworks (cut/ or fill)."

The following assessment is further to the above, in response to Councils letter, and demonstrates that the proposal is consistent with the purpose of the Southern Gateway Specific Area Plan.

The visual qualities of the southern approach into Launceston on the west side of the Midland Highway differ significantly from those on the east.

The west side of the highway is characterised by a treed and rural quality. The area is occupied by the Kate Reed Reserve and entirely covered by a variety of vegetation on a hill. It is effectively an undeveloped, naturally occurring, extensive parcel of land owned by Parks and Wildlife Service. This treed and rural quality is reinforced by the zoning, Environmental Management Zone, which seeks to *"provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value."*

By contrast, the east side of the highway (where the proposed wall is located adjacent the rear boundary of 1 – 5 Henry Reed Court and 13 – 21 Lakeside Drive), is characterised by urban development. The visual quality is characterised by a mix of residential and industrial buildings either already built or under development, all of which is private freehold land. Most evidently, along with the vista of residential rooftops, are the large warehouse buildings at 13 and 15 Connector Park Drive that contain tall and wide expanses of walls facing the highway. The prevailing character of urban development is underpinned by the applicable zoning of the land, General Residential Zone and General Industrial Zone; both of which seek support an increased density for a range of building forms and heights.

The narrow section of land (within the road reserve) in between the highway and the privately owned properties features clumps of trees and vegetation, interspersed with sections completely clear of vegetation. The southern approach into Launceston on the east side of the highway does not provide a treed or rural character.

The siting and design of proposal:

- provides improved noise mitigation primarily to the residential subdivision immediately adjoining the highway to the east. This is particularly relevant to the noise from highway itself, and the

operation of the existing truck stop

- is constrained by the boundary of the road reserve, high voltage cable easement behind the proposed location, and the ability for the truck stop to accommodate truck parking and manoeuvring, and for the ability for pedestrians (truck drivers) to move about the area in a safe and efficient manner
- does not allow for vegetation to be planted in front of the proposed wall by virtue of the site constraints set out above. Furthermore, any planting of vegetation in front of the wall would be contrary road safety
- supports the road function and is a familiar visual element along a major roadway. Structures of this height, length and appearance are a common occurrence along major roadways; that is the wall is not a foreign element, nor inappropriate development in the context of the highway, and
- will have no impact on skylines. When viewed from the southern approach into Launceston the proposed wall will be located between the road and the current vista. While the wall will partially screen the clump of trees from view for passing traffic for approximately 205m, the treetops will still be visible from the road, which will ensure the proposal will be compatible, to the maximum extent possible, with the treed character of the major road.

In this context, the siting and design of proposal on the east side of the highway would not dominate nor compete with the existing treed and rural character on the west side of the southern approach, this is consistent with the purpose of the Southern Gateway Specific Area Plan.

The Councils letter also states the proposed wall would be constructed out of materials and finishes that are incompatible with the character of this section of highway. Notwithstanding the above justification, should the Council consider it necessary, a condition on the permit to paint the wall a shade of colour with a graffiti proof finish to Councils satisfaction would be accepted.

If there is any aspect of the document that you would like to discuss, please do not hesitate to contact me on phone 6210 1453 or email lpaterno@pittsh.com.au

Lucas Paterno
Principal, Planning & Design

Acoustic Noise Wall at the Kings Meadows Heavy Vehicle Driver Rest Area

Report Supporting a Planning Permit Application

April 2023

Department of State Growth

Tasmanian Government

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1. Introduction

The Department of State Growth (State Growth) propose an acoustic wall for noise attenuation purposes at the existing informal Heavy Vehicle Driver Rest Area (HVDRA) on the Midland Highway, near the Kings Meadows Interchange. The site is on the northern side of the highway, the location of which is shown in Figure 1 below. Under the Tasmanian Planning Scheme – Launceston (the planning scheme), the proposed wall requires a planning permit. This report demonstrates that the proposed wall complies with the applicable provisions of the planning scheme.

The wall is part of State Growth's upgrades to the existing HVDRA. The other upgrades are all road works that are fully contained within the existing road reserve and exempt from a planning permit under Clause 4.2.4 of the planning scheme. The exempt works include the heavy vehicle parking spaces, the removal of some roadside vegetation and improvements to areas of the road used in conjunction with the HVDRA for the purposes of deceleration and acceleration. As these road works are exempt from a permit, the planning authority cannot consider them or any impacts arising from them when determining the permit application for the wall.

The proposed plans are at Appendix A.

FIGURE 1: LOCATION OF PROPOSED NOISE ACOUSTIC WALL

2. Purpose

The purpose of this report is to support a planning permit application for an acoustic wall, the location of which is shown in Figure 1 above. The proponent is State Growth.

3. Strategic Rationale

The proposed acoustic wall is part of the State Growth's HVDRA upgrades, which are derived from the Tasmanian Heavy Vehicle Driver Rest Area Strategy 2020. This strategy identifies that Tasmania's HVDRA's provide an essential service and are key enablers of the Tasmanian economy.

With regard to HVDRA upgrades, State Growth held discussions with the adjoining private landowners. During these discussions, concerns were expressed regarding potential noise impacts arising from the HVDRA. The purpose of the acoustic wall is to mitigate potential noise impacts and alleviate the concerns of the adjoining landowners.

4. Proposed Noise Acoustic Wall

As shown in the plan Figure 2, the proposed acoustic wall is wholly contained within the existing road reserve on the northern side of the Midland Highway. The wall is approximately 205m long, and is in an area that it is cleared of trees. It will be set back from the northern boundary between 3m (in the middle section of the wall) and 6m (at either end of the wall).

The proposed wall will be located on land that is at a slightly lower level than the road and a slightly higher level than the adjoining properties to the north-east. However, it should be noted that the proposed wall will be visually screened from the dwellings on these properties by an existing band of mature vegetation (trees and shrubs) that runs parallel with the highway. As shown in the cross-section in Figure 3, the proposed wall will be 4m high on its southern side (facing the road), and will be supported by a concrete panel retaining wall, which ranges between 0.5m to 2.7m. This means that the maximum building height from existing ground level is 6.7m on the northern side (facing a band of trees on the adjoining properties). The retaining wall will ensure the proposed acoustic wall is structurally sound and will minimise the need for excessive earthworks (cut/ or fill).

The land on which the proposed wall will be constructed contains no significant vegetation, with only a minor amount of native vegetation (grass and small shrubs) being removed. No trees will be removed for the construction of the wall.

The band of trees on the northern side of the northern boundary, which will screen the wall from the nearby dwellings, are set back at least 5m. Given this, proposed wall should achieve at around 8m to 11m separation distance from these trees, which will ensure they are not impacted by the development.

While four or five existing trees, which are located at near the north-western end of the wall (between the wall and the highway) will be removed as a result of the HVDRA upgrades, these road works are exempt under clause 4.2.4 of the planning scheme. It should be noted that at least two of these trees appear to be dead or dying, which may be due to their proximity to the highway, suggesting that the other trees may have a limited lifespan.

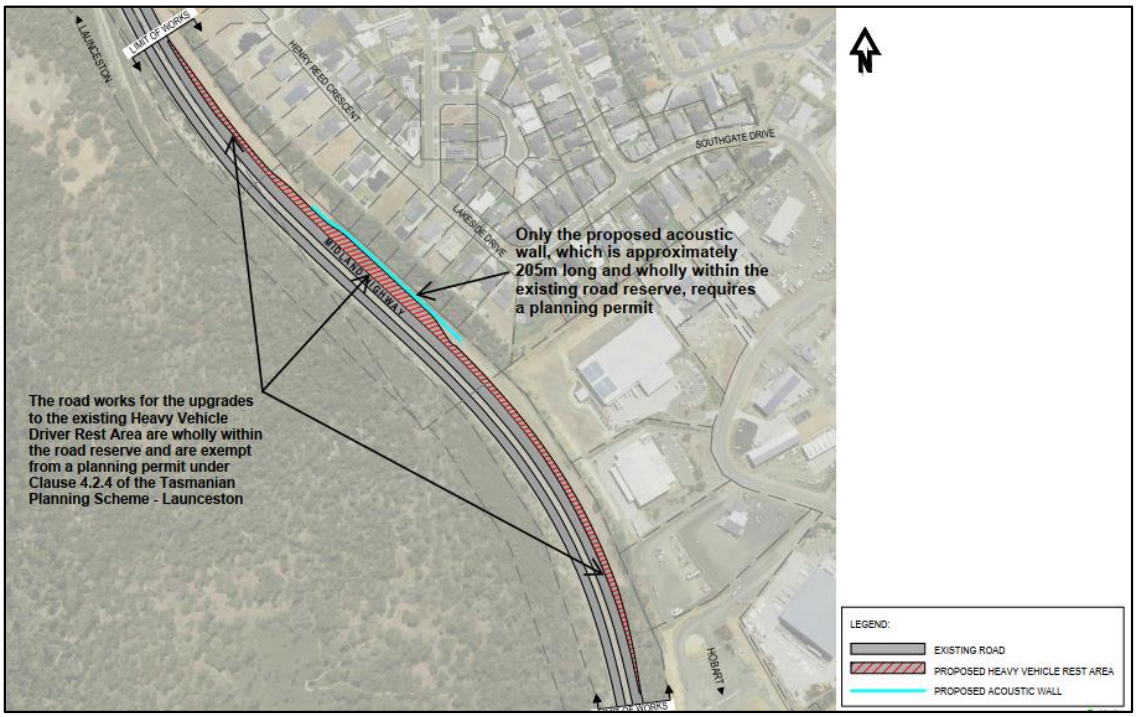


FIGURE 2: SITE PLAN

Only the proposed acoustic wall requires a planning permit. It will be 4m high (facing the road), and will be supported by a concrete panel retaining wall (ranging between 0.5m to 2.7m) with a maximum building height of 6.7m (facing the trees to the north).
The Heavy Vehicle Driver Rest Area upgrades are road works, which are fully within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.

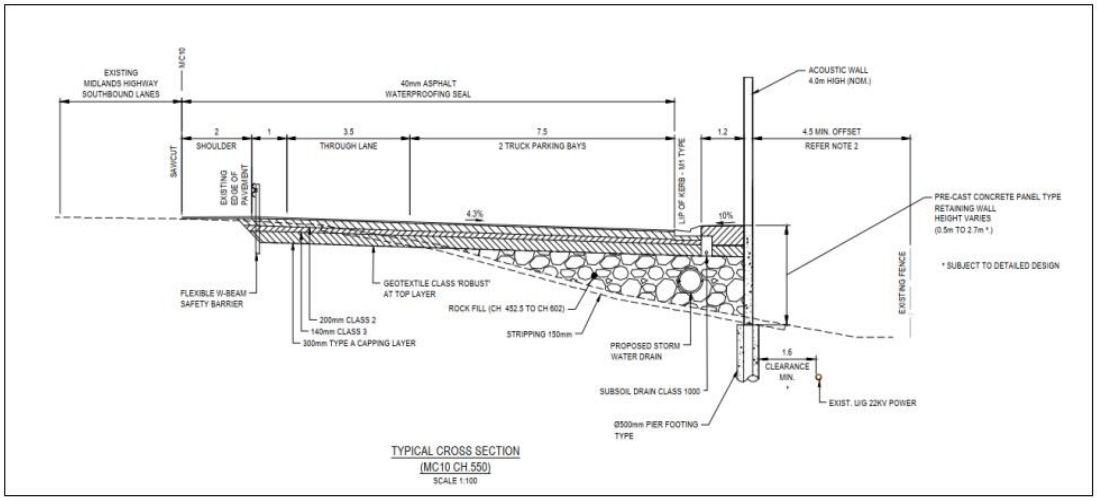


FIGURE 3: CROSS-SECTION OF WALL

As shown in Figure 4, the proposed wall will be 4m high on the southern side (facing the road), and will be constructed with galvanised steel columns with plywood panels.

FIGURE 4: PROPOSED ELEVATION (FACING THE ROAD)

5. No Significant Natural Values in the Development Area

This section demonstrates that the proposed wall will be located in a proposed development area where there are no significant natural values.

5.1 No Threatened Vegetation Communities

A review of LISTmap indicates that the proposed development area contains no threatened vegetation communities, identified under State *Nature Conservation Act 2002* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

5.2 No Threatened Flora Records

A review of LISTmap indicates that no threatened flora, under the Tasmanian *Threatened Species Protection Act 1995* (TSPA) or the EPBC Act, have been recorded within 400m of the proposed development area.

5.3 Threatened Fauna

A review of LISTmap indicates that no threatened fauna, under the Tasmanian TSPA or the EPBC Act, have been recorded within 500m of the proposed development area.

6. Wall is Not located in a Landslip Hazard Band

According to LISTmap, the proposed works are not located within an identified landslip hazard band. The proposed wall is approximately 5m away from the nearest landslip hazard band, which is a low hazard band.

7. Wall is Not Located on any Heritage Places or Precincts

A review of LISTmap has determined that the proposed wall is not located on any registered places or precincts identified in the planning scheme's Local Historic Heritage Code or the Tasmanian Heritage Register.

8. Aboriginal Cultural Heritage

Under the planning scheme, the proposed road works will not affect an identified place or precinct of archaeological potential. This means there is no requirement to address Aboriginal Cultural Heritage matters in the planning permit process. These matters will be addressed through Aboriginal Heritage Tasmania, which involves a separate assessment process.

9. Stormwater Disposal

The proposed wall will only result in minor levels of stormwater run-off, which will disperse onsite.

10. Utilities and Services

The proposed development will not affect any utilities or services.

11. Construction Management

The Department of State Growth requires all contractors to submit a Construction Quality Plan and for projects with environmental sensitivity, an Environmental Management Plan (EMP) is required, demonstrating compliance with best practice guidelines and relevant legislation and regulation. An EMP will be required for this project. The EMP must be compliant with the State Growth's Road Construction Specifications. EMPs are reviewed and approved by State Growth prior to commencement of works to ensure the contractor has effectively identified, ascribed and accounted for construction related environmental risks, and has necessary systems and processes in place to effectively mitigate risk and respond to and report environmental incidents and emergency scenarios. Additionally, all construction contractors working for State Growth must be prequalified under a national

prequalification system and have ISO 14001 certification. Erosion and sediment control is managed through the EMP. Site rehabilitation is managed as part of detailed design.

Once a planning permit has been issued, a Traffic Management Plan (TMP) will be prepared in accordance with State Growth's *Traffic Control for Works on Roads Tasmanian Guidelines 2011*. The TMP is not assessed under the planning permit process. The TMP will ensure that the project maintains a safe workplace for workers and to safely guide road users through work sites. The traffic management measures implemented by the TMP will also comply with *Australian Standard – AS1742.3, Manual of uniform traffic control devices, Part 3: Traffic control for works on roads*.

In order to prevent the spread of declared weeds within and from the municipality, construction machinery will be cleaned prior to first entry to the site as well as when leaving. Any weed material or contaminated soil will be removed from the site and disposed of appropriately to prevent the spread of weeds and diseases. Construction machinery will be cleaned as described in DPIPWE 2004 Washdown Guidelines for Weed and Disease Control Edition 1.

12. Property Details

The table below identifies the property that will be impacted by the proposed works. A copy of the titles for is provided in Appendix B of this report.

Address	Title Ref	PID	Authority	Landowner
Road parcel on the Midland Highway	15574/7	None	Road (type unknown)	The Crown (State Growth)

13. Planning Permit Application

13.1 Planning Scheme

The Tasmanian Planning Scheme – Launceston applies.

13.2 Applicable Exemption for the HVDRA Upgrades

While Council has advised the proposed acoustic wall is not exempt from a planning permit, it should be noted that the other HVDRA upgrades (proposed plans, Appendix A), are all road works fully contained within the existing road reserve, and in a location which is not subject to the provisions of the Local Historic Heritage Code. These road works are exempt under Clause 4.2.4 of the planning scheme, which applies to the following use and development:

Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:

(a) widening or narrowing of existing carriageways;

(b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless the Local Historic Heritage Code applies and requires a permit for the use or development; or

(c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.

13.3 Land Use and Development Definitions

13.3.1 Land Use Definition

The proposed acoustic wall will be ancillary to the road, which is part of a transport network. Therefore, the proposal is categorised as the Utilities use, which means use of land for utilities and infrastructure including:

(a) telecommunications;

(b) electricity generation;

(c) transmitting or distributing gas, oil, or power;

(d) transport networks;

(e) collecting, treating, transmitting, storing or distributing water; or

(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.

13.3.2 Development Definition

Under the *Land Use Planning and Approvals Act 1993* (LUPAA), a wall falls under the definition for building, which includes:

(a) a structure and part of a building or structure; and

(b) fences, **walls**, out-buildings, service installations and other appurtenances of a building; and

(c) a boat or a pontoon which is permanently moored or fixed to land.

13.4 Planning Zone

As shown in Figure 5 below, the proposed wall will occur in the Utilities Zone (road reserve), where the Utilities use is a Permitted use.

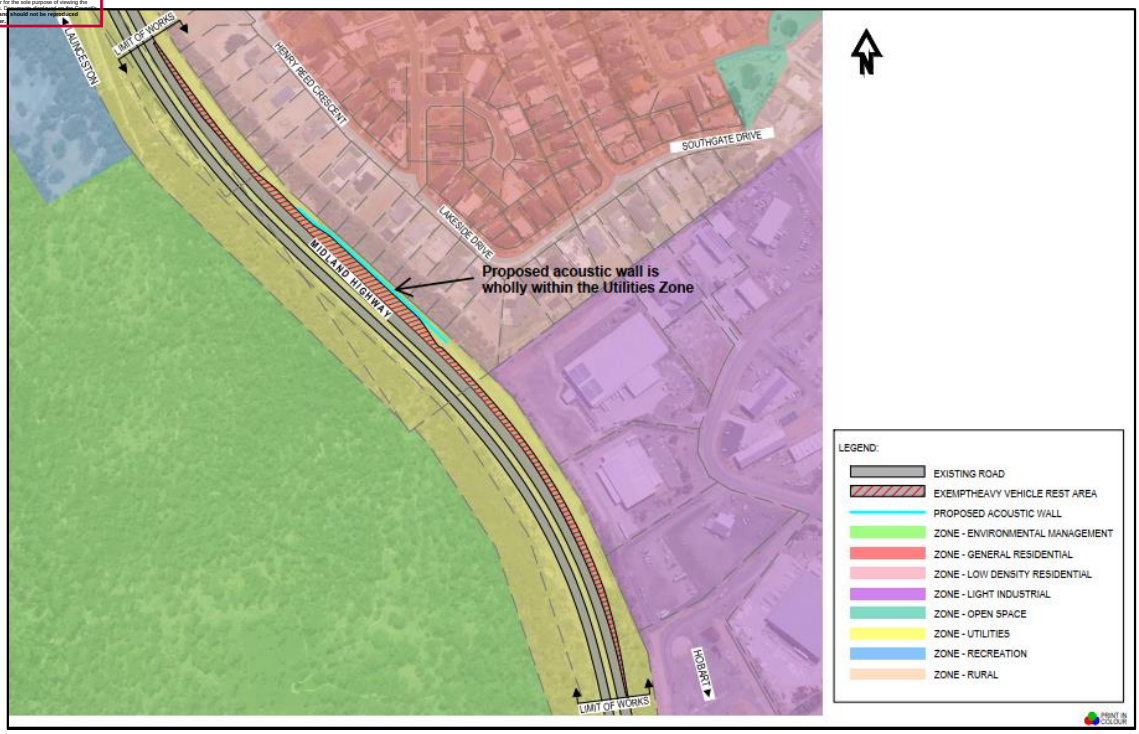


FIGURE 5 ZONING MAP

13.5 Planning Code Overlays

The proposed wall is located in the following planning Code Overlays:

- Priority Vegetation Area Overlay (see Natural Assets Code in subsection 13.10 below);
- Bushfire-prone Areas (see Bushfire-prone Areas Code in 13.7 below);
- Airport Obstacle Limitation Area (see Safeguarding of Airports Code in subsection 13.7 below).

13.6 Specific Area Plan Overlay

The proposed is wall located in the Southern Gateway Specific Area Plan overlay (see subsection 13.11 below).

13.7 Planning Codes

The table below demonstrates which codes apply to the proposed acoustic wall, and which codes are not applicable. It should be remembered that no planning codes apply to the HVDRA upgrades because these road works are exempt from a planning permit under Clause 4.2.4.

Code	Comment
C1.0 Signs Code	Not applicable
C2.0 Parking and Sustainable Transport Code	Not applicable. Under Table C2.5.1, there are no parking space requirements for the proposed Utilities use, and the proposed wall is a benign use, not open to the public, which does not require parking spaces. It should be noted that the HVDRA upgrades are exempt from a planning permit under Clause 4.2.4.

Code	Comment
C3.0 Road and Railway Assets Code	Not applicable for the following reasons, the proposed use and development of the wall: • Will not 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 • Will not require a new vehicle crossing, junction or level crossing; and • Does not involve a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.
C4.0 Electricity and Transmission Infrastructure Protection Code	Not applicable.
C5.0 Telecommunications Code	Not applicable.
C6.0 Local Historic Heritage Code	Not applicable.
C7.0 Natural Assets Code	**Applies – see subsection 6.11 below.**
C8.0 Scenic Protection Code	Not applicable.
C9.0 Attenuation Code	Not applicable.
C10.0 Coastal Erosion Hazard Code	Not applicable.
C11.0 Coastal Inundation Hazard Code	Not applicable.
C12.0 Flood-Prone Area Hazards Code	Not applicable.
C13.0 Bushfire-Prone Areas Code	Not applicable because the proposed Utilities use is not a vulnerable or hazardous use, and subdivision does not form part of the permit application.
C14.0 Potentially Contaminated Land Code	Not applicable.
C15.0 Landslip Hazard Code	Exempt. The proposed wall is approximately 5m away from the nearest landslip hazard band, which is a low hazard band. While council may still request a landslip hazard report under section 54 of the LUPAA, it should be noted that the proposed wall is exempt from this code as follows: (a) the use is exempt under Clause C15.4.1 (a) and (c)(iv); and (b) the development is exempt under C15.4.1 (d).
C16.0 Safeguarding of Airports Code	Exempt under C16.4.1(a) because the proposed wall is 4m high, which is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

13.8 Requirement for a Planning Permit

The proposed acoustic wall requires a planning permit for the following reasons:

- the Utilities use is a Permitted use Utilities Zone; and
- the proposal relies on satisfying the performance criteria of various standards in the applicable zone and code and SAP (detailed in the subsections below).

13.9 Utilities Zone

The proposed acoustic wall is wholly located within the Utilities Zone, as shown yellow in Figure 5 above. An assessment of the proposal against the zone's purpose and its use and development standards is provided below.

13.9.1 Purpose

This zone does not have local area objectives or desired future character statements.

Purpose	Assessment
26.1.1 To provide land for major utilities installations and corridors.	As the proposed wall is categorised as the Utilities use and will be located within an existing utilities corridor, the proposal is consistent with 26.1.1.
26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.	As the proposed Utilities use is a Permitted use in this zone, it is consistent with 26.1.2.

13.9.2 Use Standards

The following standards are not applicable:

- 26.3.1 All uses (the Utilities use is excluded); and
- 26.3.2 Discretionary uses (Utilities is a Permitted use).

There are no other use standards.

13.9.3 Development Standards

The following standards do not apply:

- 26.4.3 Fencing: A2/P2 (common boundary fencing does not form part of the proposal).
- 26.4.4 Outdoor storage areas (no such areas do not form part of the proposal); and
- 26.5 Development Standards for Subdivisions (subdivision does not form part of the proposal).

26.4.1 Building height	
Objective: To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties and the visual character of the area.	
Acceptable Solution	**Performance Criteria**
A1 Building height must be not more than: (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar.	P1 (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: i. the bulk and form of the building; ii. separation from existing buildings on adjoining properties; and iii. any buffers created by natural or other

12 Proposed Acoustic Wall, Midland Highway

	features; and (b) not unreasonably impact on the visual character of the area, having regard to: i. the topography of the site; ii. any existing vegetation; and iii. visibility from adjoining roads and public open space.
Assessment Under the LUPAA, a wall is a type of building. The proposed 4m high wall will be supported by a concrete panel retaining wall, which ranges between 0.5m to 2.7m. This means that the maximum building height from existing ground level is 6.7m, which complies with A1(a).	
A2 Building height, excluding a structure such as a tower, pole or similar: (a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or (b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m.	P2 Building height, within 10m of an adjoining property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, excluding a structure such as a tower, pole or similar, must not cause an unreasonable loss of residential amenity, having regard to: (a) compatibility with buildings on established properties in the adjoining zone; (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy to adjoining properties; and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
Assessment As the proposed wall is within 10m of the adjoining Low Density Residential Zone and has a maximum building height of 6.7m high, it complies with A2(a).	

26.4.2 Setbacks	
Objective: That building setbacks are: (a) compatible with the character of the surrounding area; and (b) does not cause an unreasonable loss of amenity to adjoining properties.	
Acceptable Solution	**Performance Criteria**
A1 Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than: (a) 5m; or (b) an existing building on the lot.	P1 Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and on

	adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.

Assessment

The wall is approximately 205m long, and will be set back from the northern boundary between 3m (in the middle section of the wall) and 6m (at either end of the wall). This setback satisfies P1 for the following reasons:

(a) as the proposed wall will be located on land that is at a slightly lower level than the road and a slightly higher level than the adjoining properties to the north-east, and is supported by a retaining wall, there is no need for excessive earthworks for cut or fill;
(b) the proposed site is part of a linear road reserve;
(c) the highway in this location contains no existing buildings. The proposed wall will be set back approximately 30m from the outbuildings and approximately 50m from the dwellings on the adjoining properties to the north;
(d) the proposed wall will be 4m high on the southern side (facing the road) and range from 4.5m high to 6.7m on the northern side (due to the retaining wall). It will be solid, impermeable and linear.
(e) the proposed wall is a benign land use, which will not result in overlooking or a reduction of privacy for the dwellings on adjoining properties;
(f) as the wall will be located to the south of the dwellings on the adjoining properties, there will be no overshadowing impacts; and
(g) the proposed wall will be visually screened from the dwellings on the adjoining properties by an existing band of mature vegetation (trees and shrubs) that runs parallel with the highway.

26.4.3 Fencing

Objective: That fencing:

(a) does not detract from the appearance of the site or surrounding area; and
(b) provides for passive surveillance.

Acceptable Solution	Performance Criteria
A1 A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must have a height above existing ground level of not more than: (a) 1.2m if the fence is solid; or (b) 2.1m, if any part of the fence that is within 4.5m of a frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.	P1 A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must be compatible with the streetscape, having regard to: (a) the height, design, location and extent of the fence; (b) the degree of transparency; and (c) the proposed materials and construction.

Assessment

Where the proposed wall is located within 4.5m of the northern boundary with the adjoining Inner Residential Zone, it satisfies P1 for the following reasons:

(a) as the height, design, location and extent of the fence (as described in section 4 above) will be screened from the dwellings on the adjoining properties by an existing band of mature vegetation (trees and shrubs), which runs parallel with the highway, it will be compatible with the streetscape when viewed from these adjoining properties;

(b) while the proposed wall is not transparent, it will be screened by mature vegetation when viewed from the dwellings on the adjoining properties; and

(c) the proposed wall will be constructed with galvanised steel columns with plywood panels, will be screened by mature vegetation when viewed from the dwellings on the adjoining properties.

13.10 Natural Assets Code

This Code applies because the proposed wall is is located within the Priority Vegetation Overlay (Figure 6). An assessment of the proposal against the code's applicable standard is provided below. As the proposal complies with the requirements of this standard, it can reasonably be considered consistent with the code's purpose, which is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

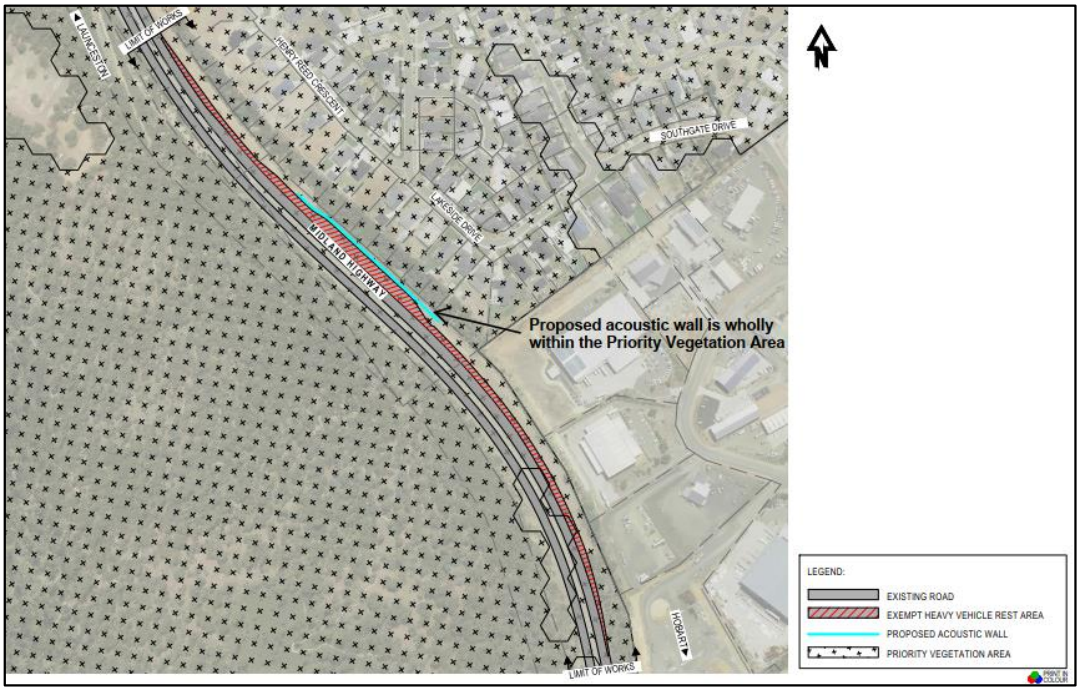


FIGURE 6 PROPOSED WALL IS IN THE PRIORITY VEGETATION OVERLAY

13.10.1 Use Standards

There are no use standards under this code.

13.10.2 Development Standards

The following standards are not applicable:

- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area A2/P2 (the proposed wall is not located in these areas); and
- C7.7 Development Standards for Subdivision (subdivision does not form part of the proposal).

C7.6.2 Clearance within a priority vegetation area	
Objective: That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.	
Acceptable Solution	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

	(e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.

Assessment

The land on which the proposed wall will be constructed contains no significant vegetation, with only a minor amount of native vegetation (grass and small shrubs) to be removed. No trees will be removed for the construction of the wall. The site (being the road reserve) contains significantly more priority vegetation on the southern side of the highway than the northern side.

As the clearance of native vegetation is of limited scale relative to the extent of priority vegetation on the site, the proposal satisfies P1.1.

The proposal satisfies P1.2 for the following reasons:

(a) the proposed acoustic wall will be located in an area that is clear of trees, and has been designed with a retaining wall beneath to ensure structural integrity and to minimise the need for excessive cut or fill;
(b) the retaining wall will ensure structural integrity and to minimise the need for excessive cut or fill;
(c) the proposed wall does not require bushfire hazard management measures;
(d) as there is very little priority vegetation in the road reserve on the northern side of the highway, there will be no residual impacts on priority vegetation, noting that the fence should achieve at around 8m to 11m separation distance from the trees on the adjoining properties to the north;
(e) due to the small area of non-threatened vegetation being removed, there is no requirement for formal offsetting; and
(f) the proposed wall is in an area that has been cleared of trees.

13.11 Southern Gateway Specific Area Plan (SAP)

This SAP applies because the proposed wall wholly within the SAP's overlay (Figure 7). An assessment of the proposal against the code's purpose and applicable standards is provided below. As the proposal complies with the requirements of these standards, it can reasonably be considered consistent with the SAP's purpose, which is:

- LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.
- LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area.
- LAU-S14.1.3 To maintain the vegetative screening alongside major roads.

Under Clause LAU-S14.3, there are no Local Area Objectives and under Clause LAU-S14.5, there is no use table.

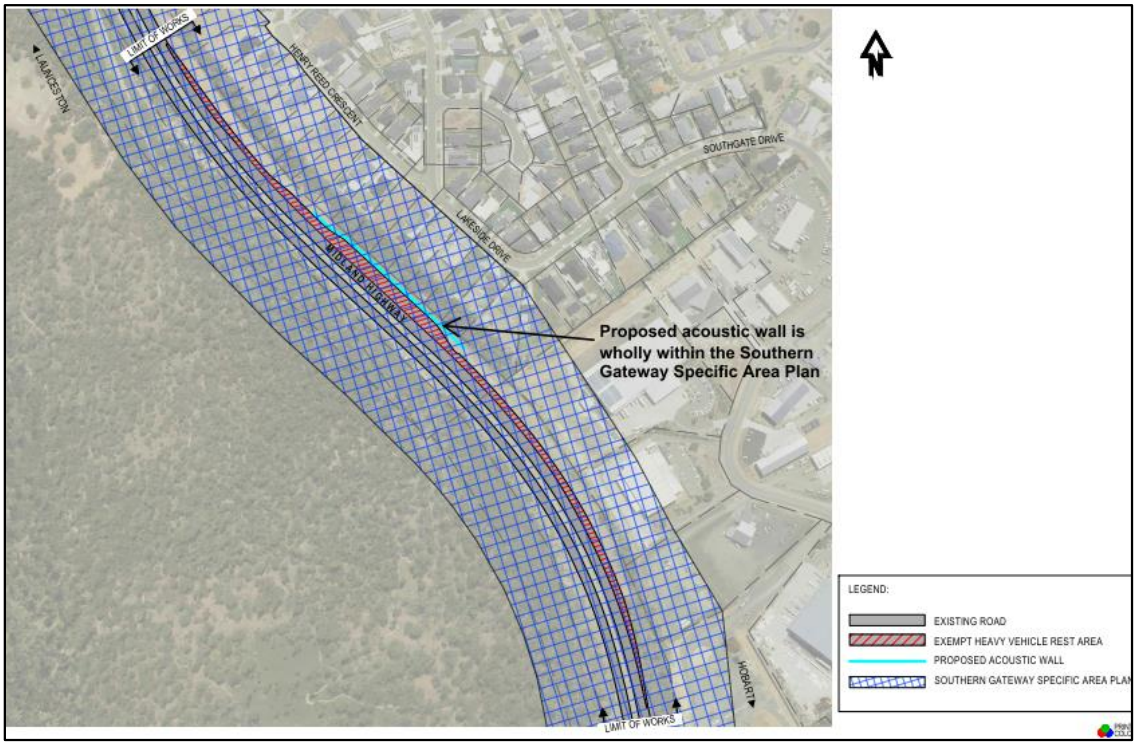


FIGURE 7 PROPOSED WALL IS IN THE SOUTHERN GATEWAY SAP OVERLAY

13.11.1 Use Standards

Under Clause LAU-S14.6, there are no use standards.

13.11.2 Development Standards

The following standards are not applicable:

- LAU-S14.7.3 Signage (the proposed acoustic wall is not a sign, and no billboard, third party or illuminated signs proposed are included in this permit application); and
- LAU-S14.8 Development Standards for Subdivision (subdivision does not form part of the proposal).

LAU-S14.7.1 Visual impact	
Objective: That the siting and design of development is inevident and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.	
Acceptable Solution	**Performance Criteria**
A1 Development for an alteration or extension to an existing building must: (a) have a gross floor area of not more than 20% of that existing at the effective date: (b) have a building height of not more than the existing building;	P1 Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the proximity of development to a major road;

(c) have external building finishes: i. with a light reflectance value not more than 40%; and ii. not in bold or bright colours.	(c) the bulk and form of buildings including materials and finishes; (d) the potential for current or proposed vegetation to provide screening; (e) the need to clear existing vegetation; (f) the location of development to facilitate the retention of existing vegetation; (g) the impact of any clearing required for hazard management or infrastructure; and (h) any earthworks for cut or fill.

Assessment

While the objective of this standard is for the siting and design of development to be inevident, it should be noted that P1 does not require the proposed wall to be inevident.

The proposed wall satisfies P1 for the following reasons:

(a) when viewed from the Midland Highway (major road) the proposed wall:
- will have no impact on skylines;
- will be located between the road and the current vista, which is mostly comprised of trees on the adjoining private properties to the north. While the wall will partially screen these trees from view for passing traffic for approximately 205m, the tree tops will still be visible from the road, which will ensure the development is not intrusive and will be compatible with the treed character of the major road;

(b) the proposed wall will be located on the northern edge of the Midland Highway (a major road) to achieve maximum separation from passing traffic without impacting on the adjoining properties to the north;

(c) the proposed wall will be 4m high on the southern side (facing the road) and range from 4.5m high to 6.7m on the northern side (due to the retaining wall). It will be solid, impermeable and linear;

(d) currently, there are 4 or 5 trees between the road and the proposed wall, which will be removed without the need for a planning permit as part of the exempt HVDRA upgrades. Due to the location of the proposed will and the nature of the HVDRA upgrades, there is no potential for vegetation screening;

(e) only a minor amount of grass and small shrubs will be cleared for the proposed wall. No trees will be removed;

(f) the proposed wall will be set back from the northern boundary of the road reserve and should achieve around 8m to 11m separation distance from the existing trees on the adjoining properties, which will ensure they are not impacted by the development;

(g) the removal of grass and small shrubs for the proposed wall will have no significant impacts; and

(h) the wall will be supported by a retaining wall, which minimises earthworks to ensure the wall fits into the land without excessive cut or fill.

LAU-S14.7.2 Vegetation

Objective: That the siting of development protects the existing treed and rural character of the southern approach.

Acceptable Solution	Performance Criteria
A1 Buildings and works must be separated from a prominent tree by a distance of not less than 4m.	P1 Buildings and works must not detract from the existing landscape character, having regard to: (a) the potential impact on the life of the prominent tree; (b) the likely future need to remove the prominent tree; (c) the location of development to avoid the removal of prominent trees;

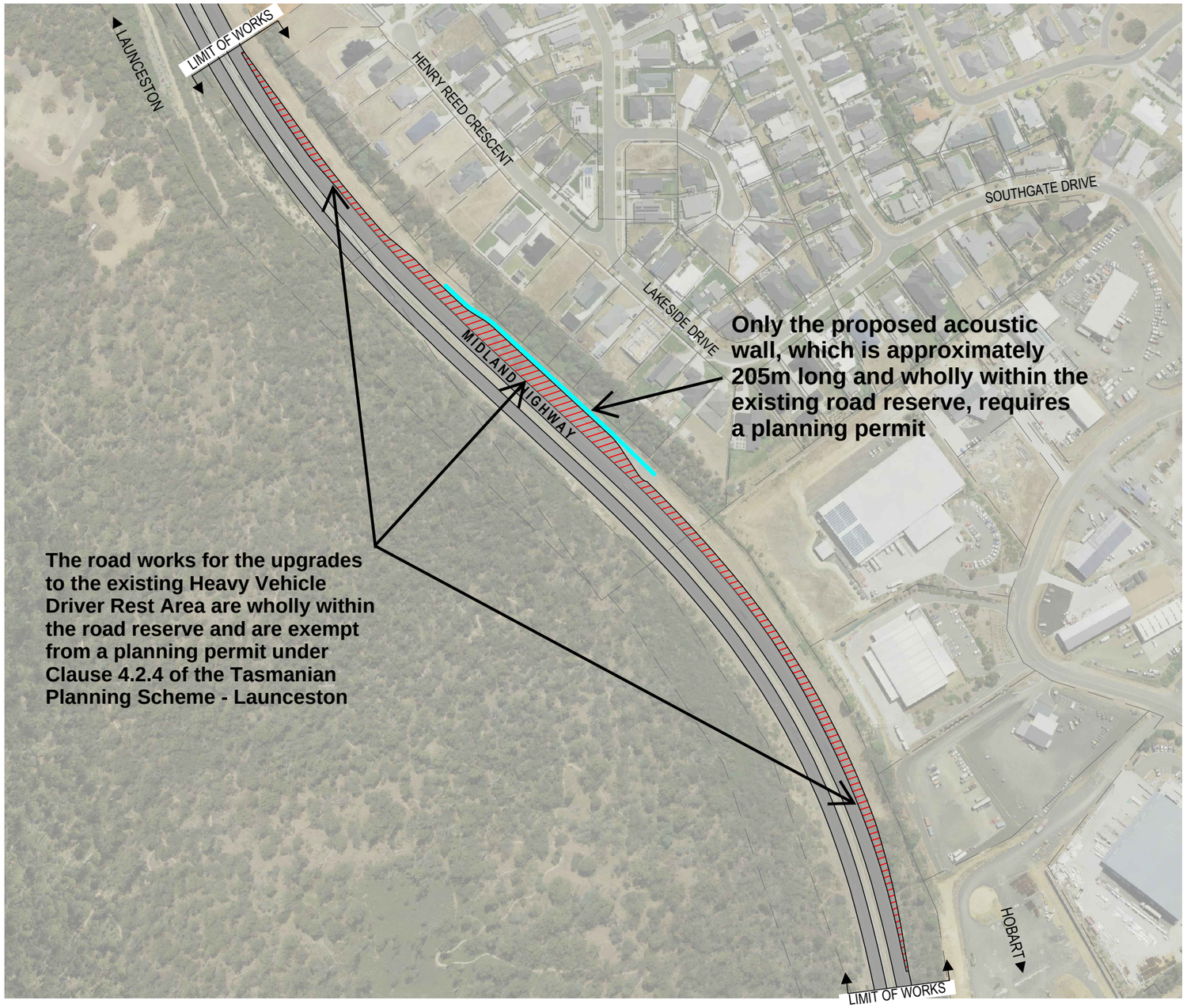
	(d) the physical characteristics of the site; (e) the requirements for any hazard management; (f) the specific requirements of the development; and (g) any earthworks for cut or fill.
Assessment Prominent tree means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level. The trees on the properties to the north are all located approximately 8m to 11m from the proposed wall. The 4 or 5 trees within the road reserve will be removed as part of the exempt HVDRA upgrades. As there will be no prominent trees within 4m of the proposed wall, the proposal complies with A1.	
A2 Building and works must not result in the removal or destruction of screening vegetation or prominent trees.	P2 Removal of screening vegetation or prominent trees must not detract from the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the location of development to avoid the removal of screening vegetation or prominent trees; (c) the bulk and form of buildings including materials and finishes; (d) the need to clear existing vegetation; (e) the potential to provide replacement vegetation; (f) the requirements for any hazard management; (g) the need for infrastructure services; (h) the specific requirements of the development; and (i) any earthworks for cut or fill.
Assessment The proposed wall • will result in the removal of grass and small shrubs, which currently provide no screening of the vista when the development is viewed from the Midland Highway; and • will not result in the removal of prominent trees. Given the abovementioned matters, the proposal complies with A2.	

14. Conclusion

As the proposed road works comply with the applicable provisions of the planning scheme, the permit application should be approved.

Appendix A

Proposed plans



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PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:
- EXISTING ROAD
- EXEMPT HEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL

PRINT IN COLOUR

No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
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SCALE IN METRES - 1:500

Co-ordinate System: Height Datum:

pitt&sherry
DESIGNED
REVIEWED

Tasmanian Government

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ACOUSTIC FENCE LAYOUT

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK05

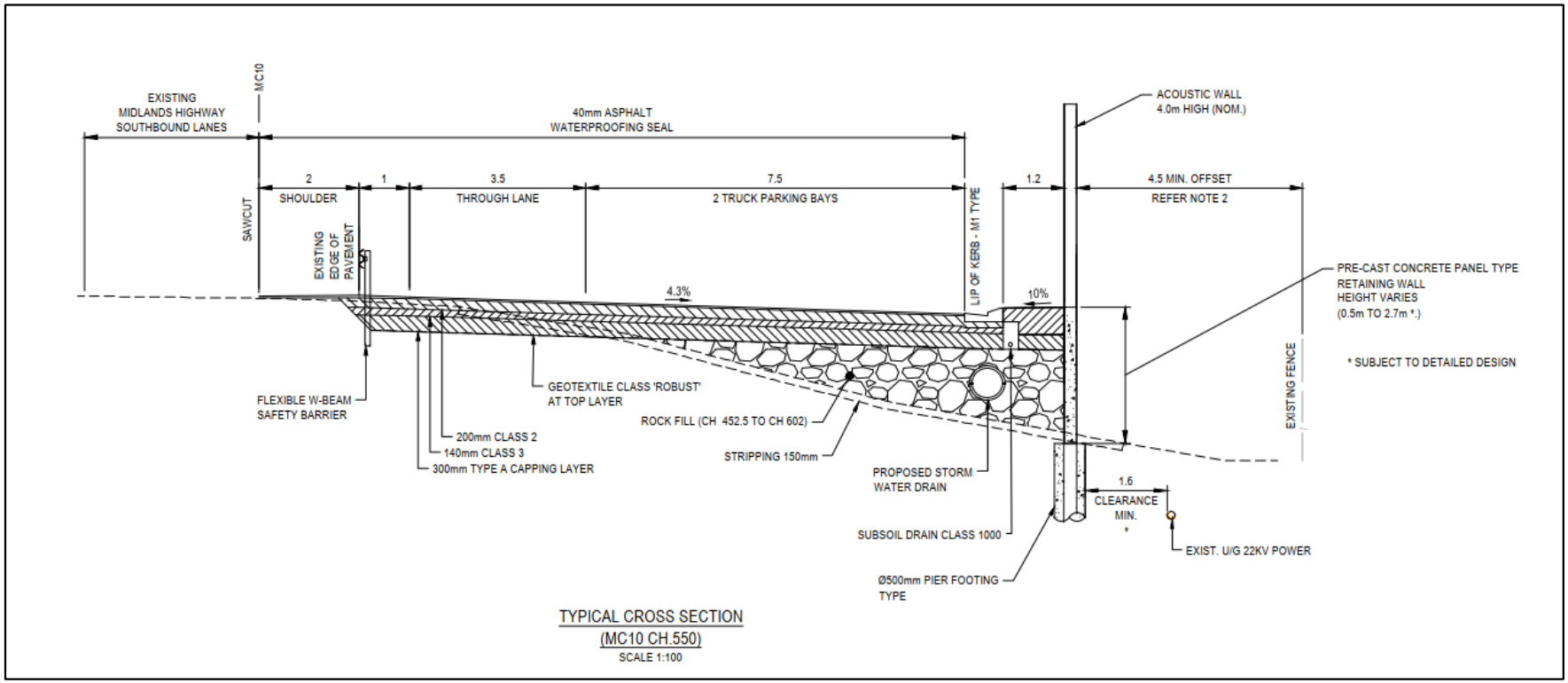
REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

Only the proposed acoustic wall requires a planning permit. It will be 4m high (facing the road), and will be supported by a concrete panel retaining wall (ranging between 0.5m to 2.7m) with a maximum building height of 6.7m (facing the trees to the north).

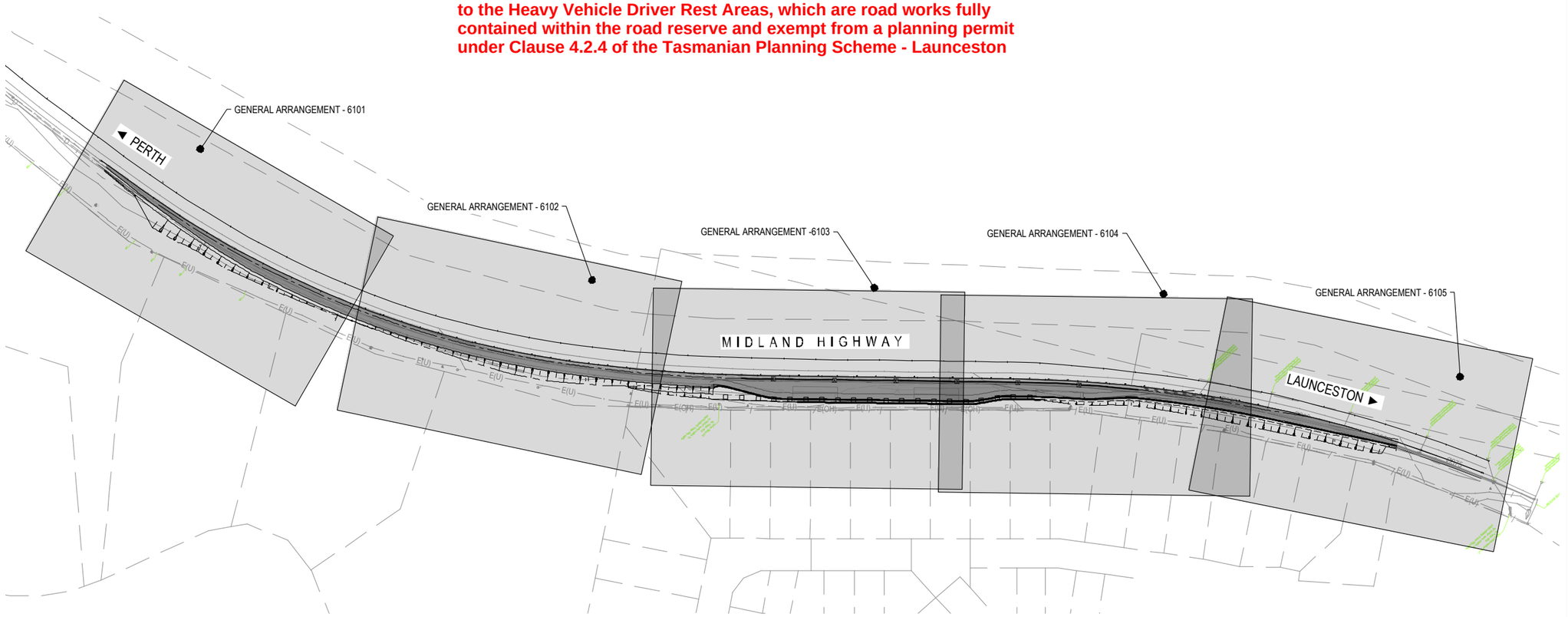
The Heavy Vehicle Driver Rest Area upgrades are road works, which are fully within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



Proposed wall will be 4m high on the road side, with galvanised steel columns and plywood panels

A planning permit is only required for the proposed acoustic wall which is shown on General Arrangement Sheets 6103 and 6104.

All other works shown inn the General Arrangement Sheets are upgrades to the Heavy Vehicle Driver Rest Areas, which are road works fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston



A	PRELIMINARY DESIGN	S.A.	
No.	Amendment Description	Initials	Date
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pitt&sherry
Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

GENERAL ARRANGEMENT - KEY PLAN

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6011	16-Mar-23, 9:58 AM	6011

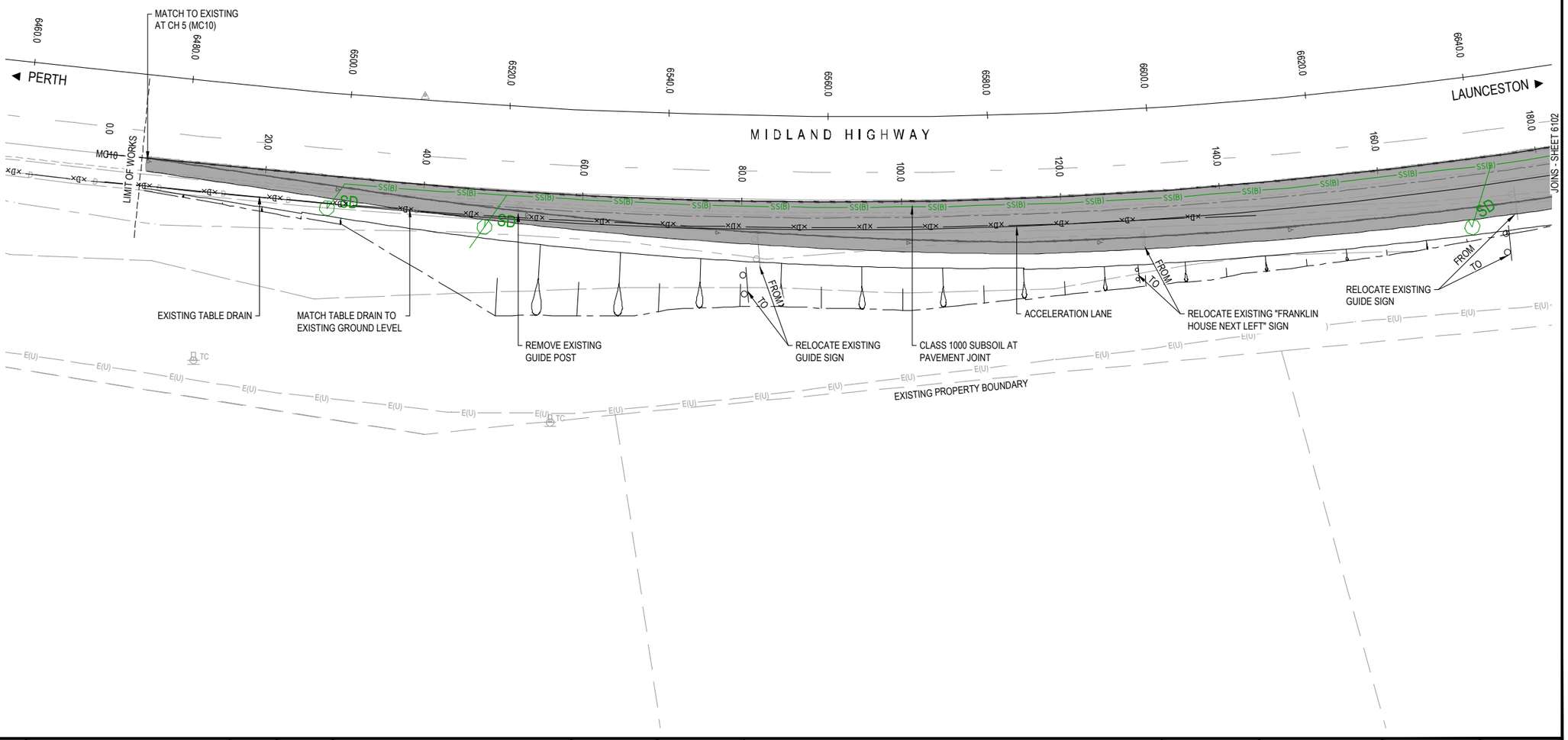
REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

LEGEND:
ASPHALT

All of the Heavy Vehicle Driver Rest Area upgrades on this plan are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



B	DETAILED DESIGN	S.A.	
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No.	Amendment Description	Initials	Date
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Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

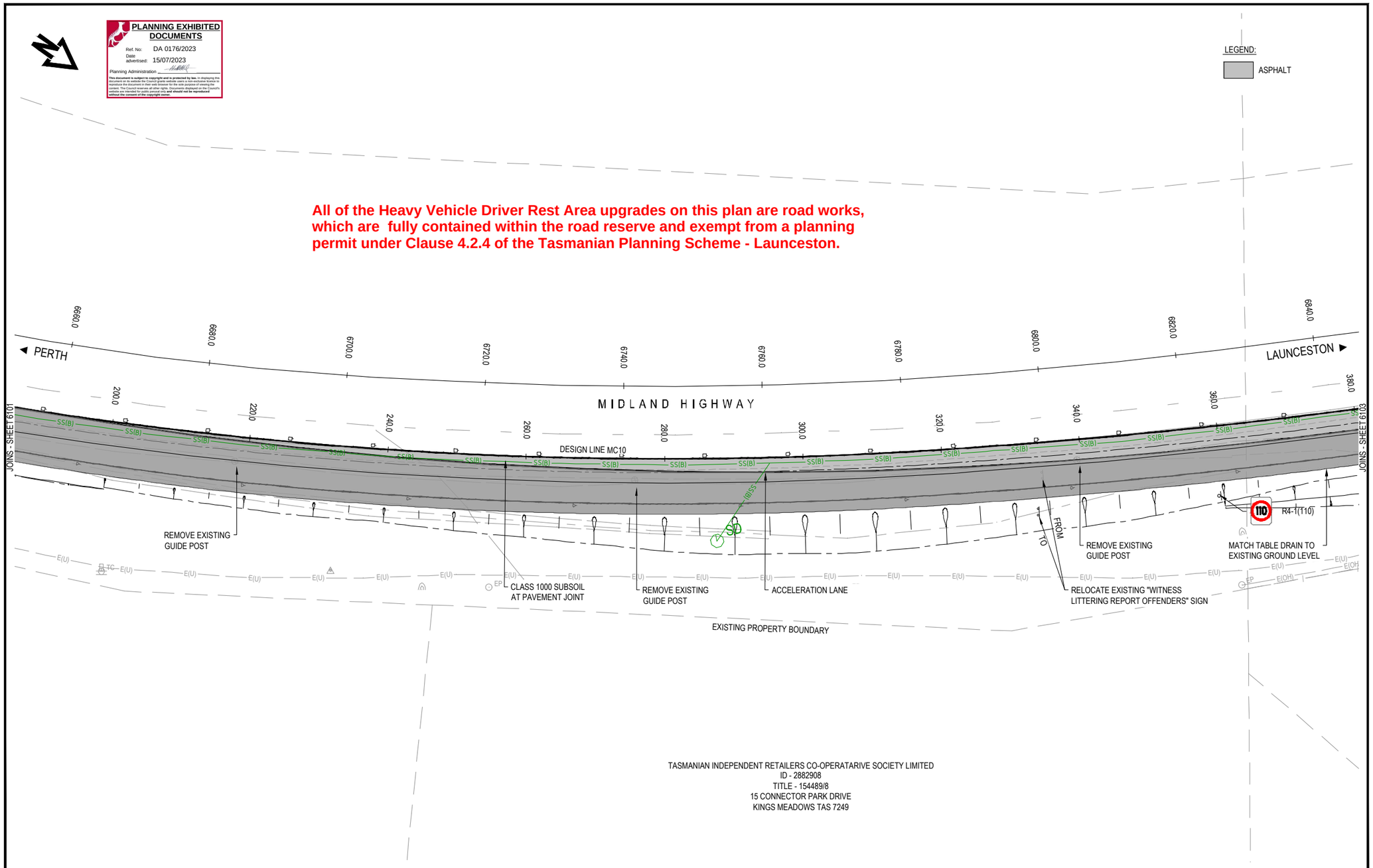
Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
GENERAL ARRANGEMENT - DRG 1

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6101	16-Mar-23, 9:58 AM	6101

REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



No.	Amendment Description	Initials	Date
B	DETAILED DESIGN	S.A.	
A	PRELIMINARY DESIGN	S.A.	19/01/2021
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

pitt&sherry
Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
GENERAL ARRANGEMENT - DRG 2

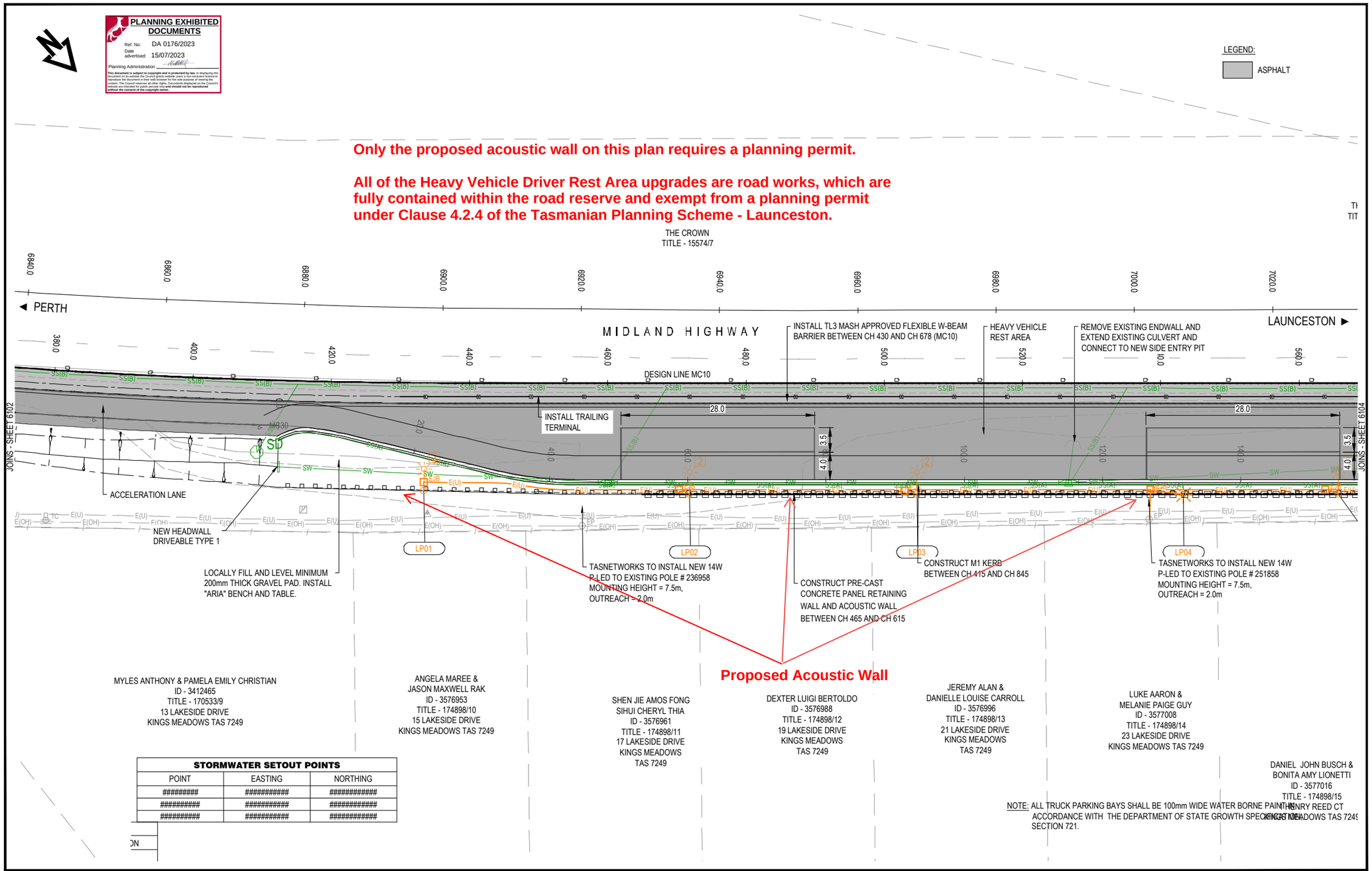
CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6102	16-Mar-23, 9:58 AM	6102

REGISTRATION NUMBER
A0087.053

REVISION B

Only the proposed acoustic wall on this plan requires a planning permit.

All of the Heavy Vehicle Driver Rest Area upgrades are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



**Only the proposed acoustic wall on this plan requires a planning permit.
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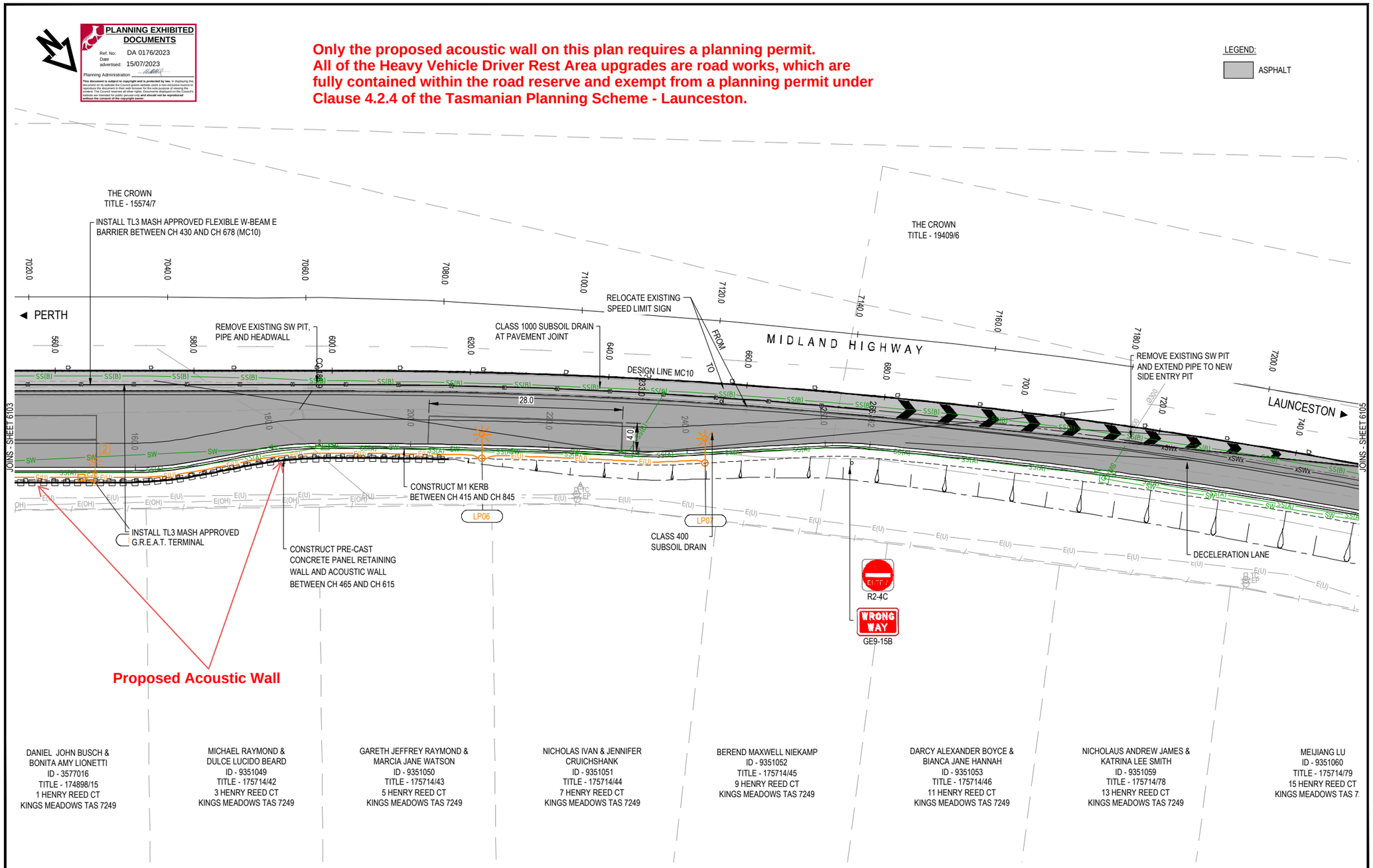
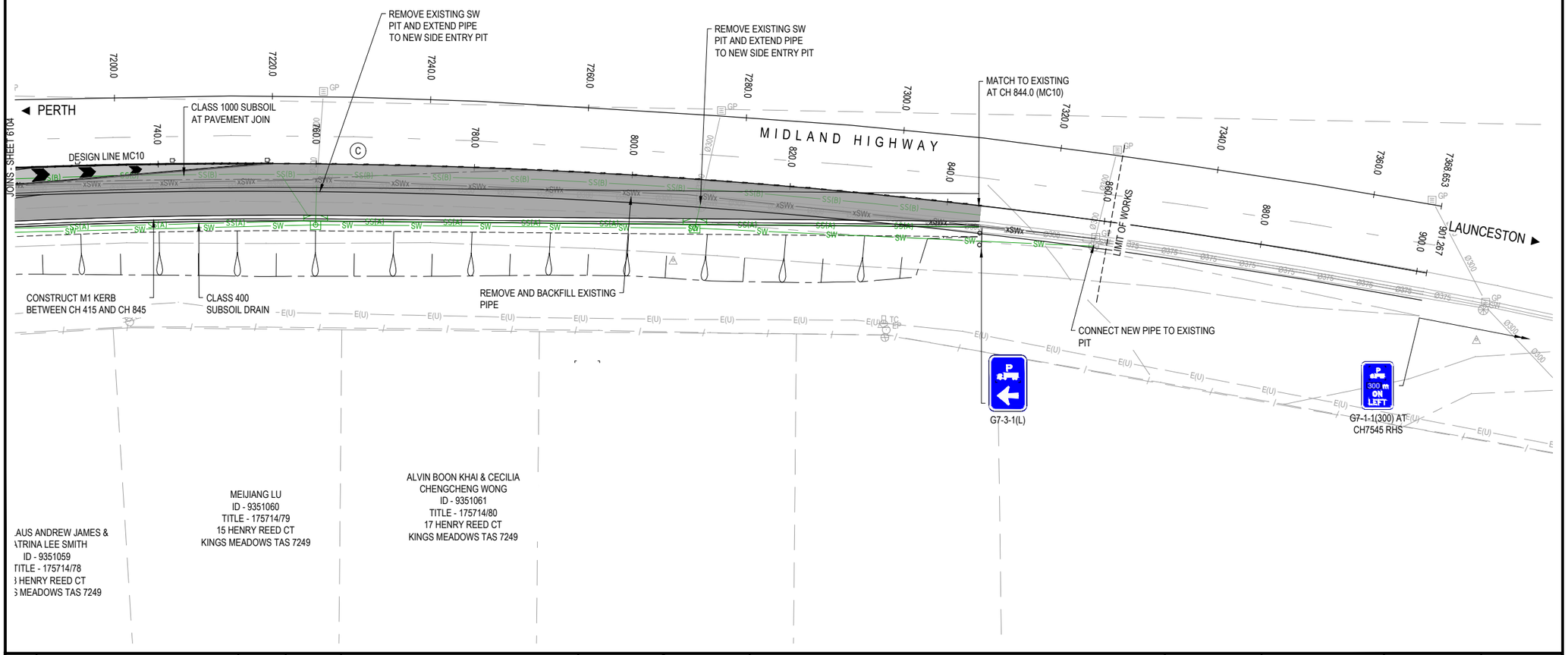


Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

LEGEND:
ASPHALT

All of the Heavy Vehicle Driver Rest Area upgrades on this plan are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



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SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

pitt&sherry
Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
GENERAL ARRANGEMENT - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6105	16-Mar-23, 9:57 AM	6105

REGISTRATION NUMBER
A0087.053

REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

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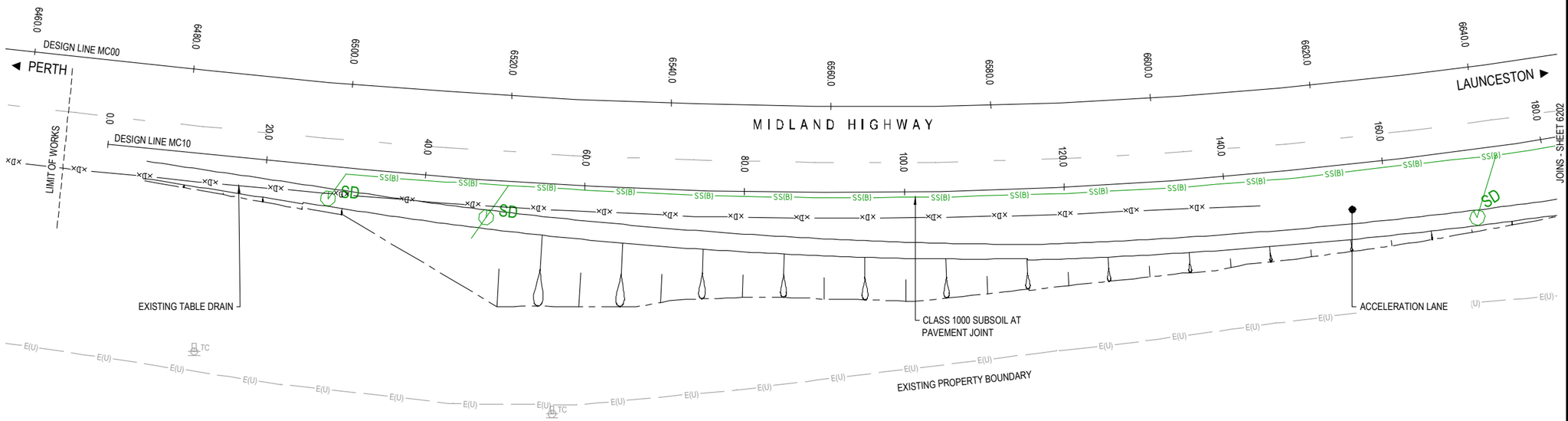

				SCALES	pitt&sherry	Tasmanian Government	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
				1:500m (A3)			MIDLAND HIGHWAY (A0087)		HB20250-C6201	16-Mar-23, 10:03 AM	6201
				5 0 5 10 15 20			HVRA NEAR KINGS MEADOWS MR INTERCHANGE ROADWORKS		REGISTRATION NUMBER		
				SCALE IN METRES - 1:500	DESIGNED CJM				A0087.053		
A	PRELIMINARY DESIGN	DJC			REVIEWED DJC		DRAINAGE AND SERVICES - DRG 1				REVISION A
No.	Amendment Description	Initials	Date								
A3 original	This sheet may be prepared using colour and may be incomplete if copied	Co-ordinate System: MGA ZONE 55	Height Datum: A.H.D.								

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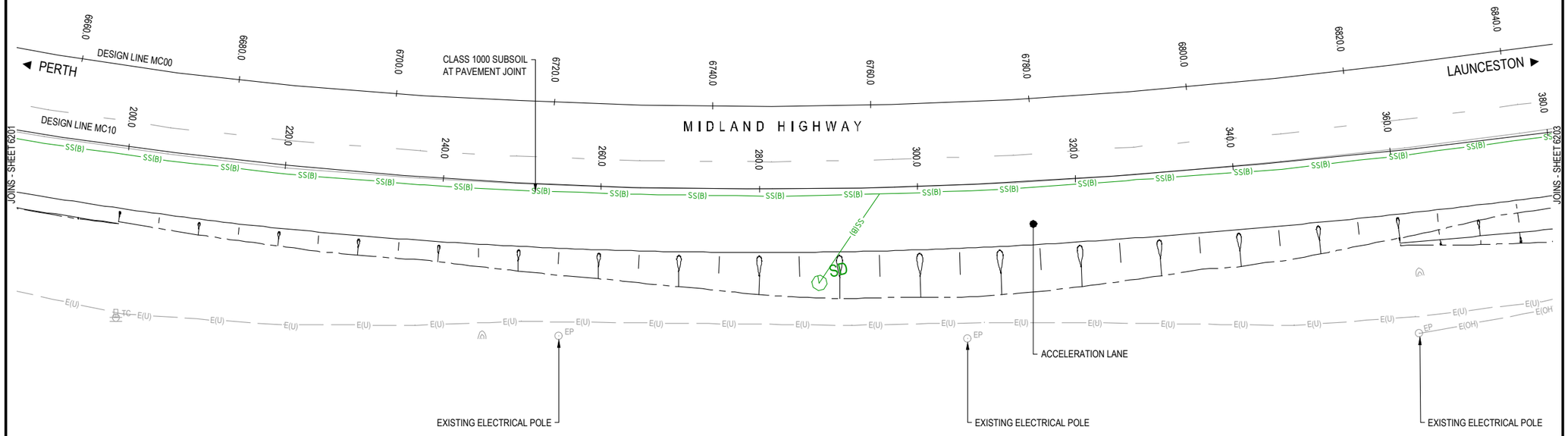

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	DJC	

A3 original — This sheet may be prepared using colour and may be incomplete if copied

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 **Height Datum:** A.H.D.

pitt&sherry

Tasmanian Government

DESIGNED CJM
REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

DRAINAGE AND SERVICES - DRG 2

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6202	16-Mar-23, 10:03 AM	6202

REGISTRATION NUMBER
A0087.053

REVISION A

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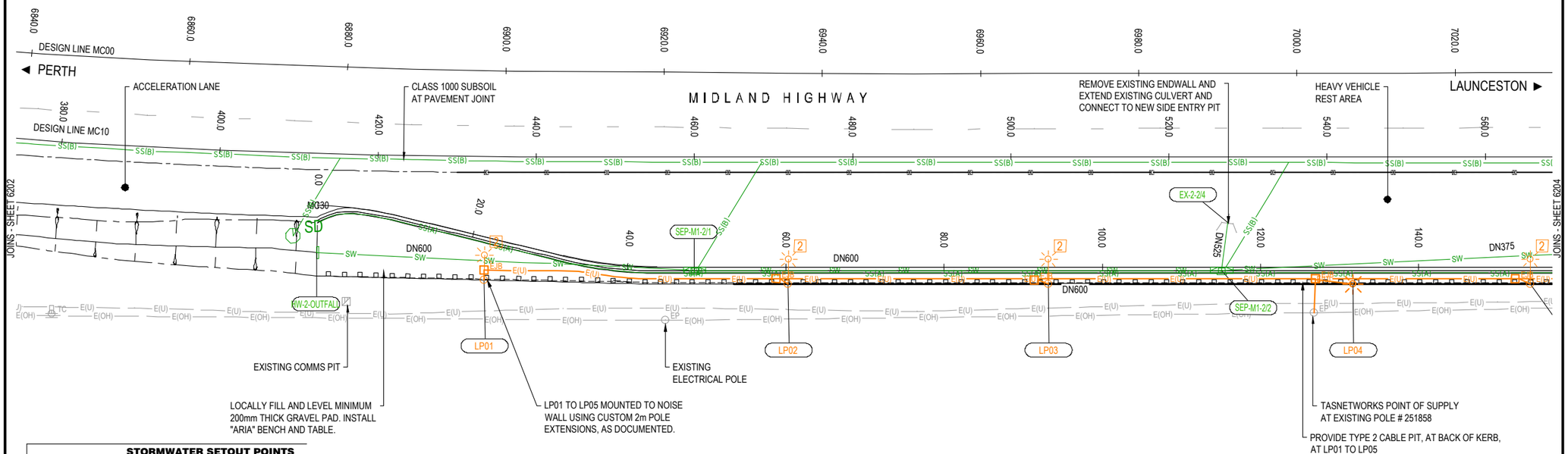

STORMWATER SETOUT POINTS

POINT	EASTING	NORTHING
EX-2-1/2	512051.747	5408409.972
EX-2-2/4	512241.923	5408205.559
EX-3-1/3	512078.950	5408369.679
EX-4-1/4	512106.289	5408334.492
EX-SEP-M1-1/1	512026.558	5408453.177
HW-2-OUTFALL	512329.104	5408130.166
SEP-M1-1/2	512054.786	5408411.312
SEP-M1-1/3	512083.021	5408372.547
SEP-M1-1/4	512111.652	5408335.901
##########	##########	##########
SEP-M1-2/1	512295.604	5408164.279
##########	##########	##########
SEP-M1-2/2	512246.606	5408209.502
##########	##########	##########
SEP-M1-2/3	512191.109	5408256.015
SEP-M1-2/4	512159.620	5408286.581

LIGHTING SETO

POINT	EASTING	NORTHING	
LP01	512315.903	5408147.098	
LP02	512288.038	5408173.584	MOUN
LP03	512263.895	5408195.900	
LP04	512235.603	5408222.050	
LP05	512219.149	5408237.258	
LP06	512175.730	5408272.708	PUBLIC
LP07	512152.462	5408295.104	

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	DJC	

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SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 | Height Datum: A.H.D.

pitt&sherry | Tasmanian Government

DESIGNED CJM
REVIEWED DJC

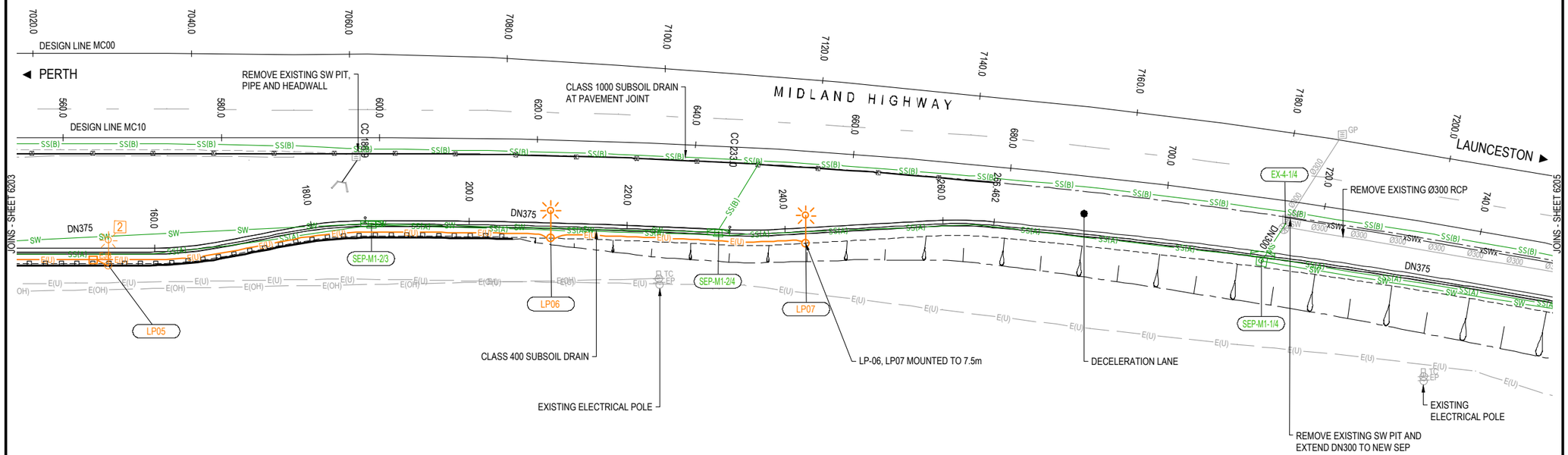
Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
DRAINAGE AND SERVICES - DRG 3

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6203	16-Mar-23, 10:03 AM	6203

REGISTRATION NUMBER
A0087.053

REVISION A

All of the Heavy Vehicle Driver Rest Area upgrades on this plan are road works, which are fully contained within the road reserve and exempt from a planning permit under Clause 4.2.4 of the Tasmanian Planning Scheme - Launceston.



A	PRELIMINARY DESIGN	DJC	
No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied		

SCALES
1:500m (A3)
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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Tasmanian Government

DESIGNED CJM
REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
DRAINAGE AND SERVICES - DRG 4

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6204	16-Mar-23, 10:03 AM	6204

REGISTRATION NUMBER
A0087.053

REVISION A

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

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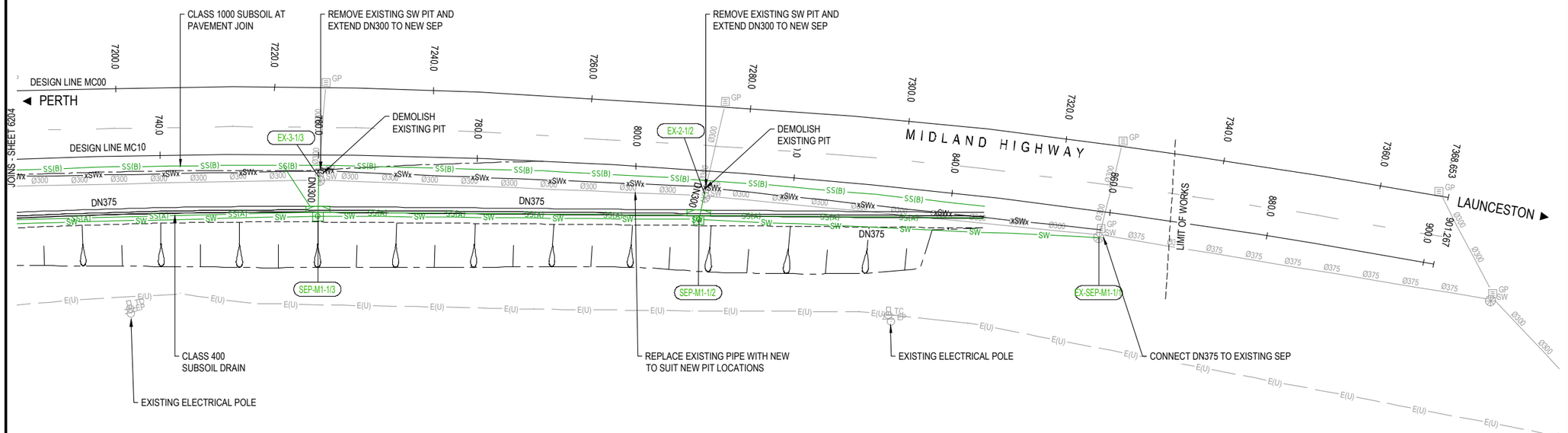

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SCALE IN METRES - 1:500

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

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Tasmanian Government

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REVIEWED DJC

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
DRAINAGE AND SERVICES - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6205	16-Mar-23, 10:03 AM	6205

REGISTRATION NUMBER
A0087.053

REVISION A

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

E BDGE (BRIDGE STRUCTURES)

	(AB--)	ABUTMENT BOTTOM
AB	(PABB)	ABUTMENT BOTTOM POINT
	(AT--)	ABUTMENT TOP
AT	(PABT)	ABUTMENT TOP POINT
BC	(PBCP)	CAP-PILE
	(BR--)	DECK
	(XJ--)	EXPANSION JOINT
	(XP--)	EXPANSION PLATE
	(HS--)	HEADSTOCK
	(BC--)	PIER-COLUMN
BP	(PBPI)	PIER-COLUMN POINT
	(UC--)	UNDERNEATH CLEARANCE
	(WW--)	WING WALL

E BDYS (BOUNDARIES)

	(BM--)	DIGITAL CADASTRE (ACCURACY 1.0m)
	(DE--)	DIGITISING EXTENT (PHOTO)
DP	(BO--)	DP OVERLAY (ACCURACY 0.1m) (CALCULATED FROM DEPOSITED PLAN)
	(BE--)	EASEMENT
AIR	(NF--)	FIELD COMPLETION BOUNDARY (PHOTO) (NF)
	(FS--)	FIELD SURVEY EXTENT (PHOTO)
	(BL--)	LOCAL GOVERNMENT
	(BP--)	PARISH
	(BT--)	TITLE (ACCURACY 0.02m)

E BUIL (BUILDINGS & STRUCTURES)

	(AW--)	AWNING
AW	(PAWN)	AWNING - POINT
	(BW--)	BOTTOM OF WALL
	(BV--)	BUILDING EAVES
	(BU--)	BUILDING WALLS
	(OC--)	CEMETERY
	(VE--)	CONCRETE SLAB AT GROUND LEVEL
CB	(PCBU)	CORNER OF BUILDING AT NS
	(DO--)	DOORWAY
FL	(PFLR)	FLOOR LEVEL
	(OB--)	GENERAL BUILT-UP AREA
	(LB--)	LOADING BAY-DOCK
	(OM--)	MISCELLANEOUS STRUCTURE
	(RW--)	RETAINING WALL
	(OR--)	RUIN
	(OS--)	SILO OR TANKS
	(OO--)	SPORTING ARENA
	(SO--)	STAIRS - OUTSIDE

E BUIL (BUILDINGS & STRUCTURES) Continued

	(OT--)	SWIMMING POOL
	(TW--)	TOP OF WALL

E COMM (COMMUNICATIONS)

AJP	(PTJP)	ABOVE GROUND JOINING POST
ITS	(IT--)	ITS CABLE
T(FO)A	(OA--)	OPTICAL FIBRE - ABOVE GROUND
T(FO)	(OZ--)	OPTICAL FIBRE - DIGITISED (GIS)
T(FO)	(OU--)	OPTICAL FIBRE - UNDERGROUND)
OFC	(POFM)	OPTICAL FIBRE CABLE MARKER
TC(FO)	(OD--)	OPTICAL FIBRE FIBRE CONDUIT
OJB	(POFJ)	OPTICAL FIBRE JUNCTION BOX
OFP	(POFP)	OPTICAL FIBRE PIT
TSP	(PTMP)	STD MAIN PIT
T	(TY--)	TELEPHONE - HOUSE CONNECTION
	(TX--)	TELEPHONE - BOX
TB	(PTBX)	TELEPHONE BOX POINT
TC	(PTCM)	TELEPHONE CABLE MARKER
TDP	(PTDP)	TELEPHONE DISTRUBUTION PILLAR
TC	(TD--)	TELEPHONE CONDUIT
T	(TN--)	TELEPHONE LINE
T	(TZ--)	TELEPHONE LINE - DIGITISED (GIS)
TPL	(PTPL)	TELEPHONE POLE
	(PTSP)	TELEPHONE SINGLE CONCRETE PIT
	(TS--)	TELEPHONE SUMP
TTM	(PMPT)	TELEPHONE TRANSMITTER - MOBILE
	(PTSP)	TELEPHONE TRIPLE CONCRETE PIT
	(PTTP)	TELEPHONE TWIN CONCRETE PIT

E CONT (PHOTOGRAMMETRY)

	(YQ--)	CONTOUR - AUX {DECIMETRE}
	(Y---)	CONTOUR - AUX {WHOLE METRE}
	(Z---)	CONTOUR - INDEX
	(ZQ--)	CONTOUR - INDEX DEPRESSION
	(XQ--)	CONTOUR - INTER DEPRESSION
	(X---)	CONTOUR - STANDARD-INTER

E CULT (CULTURAL)

	(BI--)	BIN - LARGE
	(AC--)	BOLLARD
	(BH--)	BUS SHELTER
BUS	(PBUS)	BUS STOP
	(FE--)	FENCE
	(FL--)	FENCE LINE
	(FM--)	FENCE MANPROOF

E CULT (CULTURAL) Continued

X	(FC--)	FENCE OTHER
	(POST)	FENCE POST-GUIDE POST
	(PFPL)	FIREPLACE
FLG	(PFLG)	FLAG POLE
	(AG--)	GATE
	(PHST)	HEADSTONE
	(PHIS)	HISTORICAL POINT OF INTEREST
	(SI--)	LARGE SIGN
	(PMBX)	MAILBOX
	(PKME)	PARKING METER
	(TA--)	PICNIC TABLE
PUMP	(PWEP)	PUMP
BIN	(PBIN)	RUBBISH BIN
	(SF--)	SAFETY FENCE - PEDESTRIAN
	(SE--)	SEAT
	(PSIN)	SIGN POST
	(PSDS)	SIGN POST - DOUBLE SIDED
	(SX--)	SIGN WITH OUTREACH
	(OW--)	WINDMILL
	(PWML)	WINDMILL - POINT
	(PMKE)	MARKER - ENVIRONMENTAL/OTHER

E DRAIN (STORMWATER)

	(DF--)	BATTER DRAIN / GI FLUME
150H 150H	(B0--)	BOX CULVERT - 150 HIGH
225H 225H	(B1--)	BOX CULVERT - 225 HIGH
300H 300H	(B2--)	BOX CULVERT - 300 HIGH
375H 375H	(B3--)	BOX CULVERT - 375 HIGH
450H 450H	(B4--)	BOX CULVERT - 450 HIGH
600H 600H	(B6--)	BOX CULVERT - 600 HIGH
750H 750H	(B7--)	BOX CULVERT - 750 HIGH
900H 900H	(B9--)	BOX CULVERT - 900 HIGH
1.05H 1.05H	(D0--)	BOX CULVERT - 1050 HIGH
1.2H 1.2H	(D1--)	BOX CULVERT - 1200 HIGH
1.5H 1.5H	(D2--)	BOX CULVERT - 1500 HIGH
1.8H 1.8H	(D3--)	BOX CULVERT - 1800 HIGH
2.1H 2.1H	(D4--)	BOX CULVERT - 2100 HIGH
2.4H 2.4H	(D5--)	BOX CULVERT - 2400 HIGH
2.7H 2.7H	(D6--)	BOX CULVERT - 2700 HIGH
3.0H 3.0H	(D7--)	BOX CULVERT - 3000 HIGH
3.3H 3.3H	(D8--)	BOX CULVERT - 3300 HIGH
3.6H 3.6H	(D9--)	BOX CULVERT - 3600 HIGH
?H ?H	(UB--)	BOX CULVERT - UNSPECIFIED HEIGHT
	(DD--)	DISH DRAIN

E DRAIN (STORMWATER) Continued

D	(DT--)	DRAIN-TABLE DRAIN
	(DX--)	DRAINAGE BOX
D	(DZ--)	DRAINAGE - DIGITISED (GIS)
SW	(PDJM)	DRAINAGE JUNCTION MANHOLE
DP	(DP--)	DRAINAGE PIT
EW	(PEWW)	END OF WINGWALL
FH	(PFHT)	FLOOD HEIGHT
	(IP--)	GULLY PIT
GP	(PGUL)	GULLY PIT POINT
	(HB--)	HEADWALL BOTTOM
HWB	(PHWB)	HEADWALL BOTTOM POINT
	(HW--)	HEADWALL TOP
HWT	(PHWT)	HEADWALL TOP POINT
IL	(PILT)	INLET TO SUMP
IN 225 Dia	(PI01)	INVERT - 225 DIA
IN 300 Dia	(PI02)	INVERT - 300 DIA
IN 375 Dia	(PI03)	INVERT - 375 DIA
IN 450 Dia	(PI04)	INVERT - 450 DIA
IN 525 Dia	(PI05)	INVERT - 525 DIA
IN 600 Dia	(PI06)	INVERT - 600 DIA
IN 750 Dia	(PI07)	INVERT - 750 DIA
IN 900 Dia	(PI09)	INVERT - 900 DIA
IN 1050 Dia	(PI10)	INVERT - 1050 DIA
IN 1200 Dia	PI12)	INVERT - 1200 DIA
IN 1350 Dia	(PI13)	INVERT - 1350 DIA
IN 1500 Dia	(PI15)	INVERT - 1500 DIA
IN 1650 Dia	(PI16)	INVERT - 1650 DIA
IN 1800 Dia	(PI18)	INVERT - 1800 DIA
IN	(PINV)	INVERT OF PIPE
SD	IPSDO)	INVERT OF SUBSOIL DRAIN OUTLET
	(KI--)	KERB INLET
OB	(POBV)	OBVERT OF PIPE
Ø225 Ø225	(U1--)	PIPE - 225 DIA
Ø300 Ø300	(U2--)	PIPE - 300 DIA
Ø375 Ø375	(U3--)	PIPE - 375 DIA
Ø450 Ø450	(U4--)	PIPE - 450 DIA
Ø525 Ø525	(U5--)	PIPE - 525 DIA
Ø600 Ø600	(U6--)	PIPE - 600 DIA
Ø750 Ø750	(U7--)	PIPE - 750 DIA
Ø900 Ø900	(U9--)	PIPE - 900 DIA
Ø1050 Ø1050	(V1--)	PIPE - 1050 DIA
Ø1200 Ø1200	(V2--)	PIPE - 1200 DIA
Ø1350 Ø1350	(V3--)	PIPE - 1350 DIA

A	PRELIMINARY DESIGN	S.A.	
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SCALES
(N.T.S.)

Co-ordinate System: MGA ZONE 55 Height Datum: A.H.D.

pitt&sherry

Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth

MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 1

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6005	16-Mar-23, 9:58 AM	6005

REGISTRATION NUMBER
A0087.053

REVISION B

E DRAIN (STORMWATER) Continued

Ø1500 Ø1500	(V5--)	PIPE - 1500 DIA
Ø1650 Ø1650	(V6--)	PIPE - 1650 DIA
Ø1050 Ø1050	(V8--)	PIPE - 1800 DIA
Ø? Ø?	(UU--)	PIPE - UNSPECIFIED DIAMETER
SF	(PSFP)	SUBSOIL DRAIN FLUSH POINT/MARKER
SW	(PJBX)	TOP OF CONCRETE JUNCTION BOX
WC	(WC--)	WATER COURSE
WL	(PWLP)	WATER LEVEL POINT

E ELEC

EJB	(PEJB)	CABLE JUNCTION BOX
EMH	(PEMH)	CABLE MANHOLE
EC	(PECM)	CABLE MARKER
EC	(ED--)	CONDUIT
EFP	(PEFP)	DISTRIBUTION FUSE POINT
EGL	(PLGN)	GARDEN LIGHT
	(PHTT)	HIGH TENSION PYLON
EH	(EY--)	HOUSE CONNECTION
	(LI--)	LIGHT WITH OUTREACH
E	(EZ--)	LINE - DIGITISED
E(TL)	(UE--)	LINE - MAJOR TRANSMISSION
E(OH)	(UL--)	LINE - MINOR TRANSMISSION
E(U)	(EU--)	LINE - UNDERGROUND
	(EN--)	MAIN SUMP
	(PLPL)	POLE - LIGHT
EP	(PPPL)	POLE - POWER
	(PPLP)	POLE - POWER AND LIGHT
	(PPTR)	POLE - POWER AND TRANSFORMER
	(PEUP)	POWER SERVICE PILLAR - UNDERGROUND
	(EL--)	PYLON LEG
	(PSAP)	STAY ANCHOR POLE
	(PSPL)	STAY POLE
	(PLSU)	SUSPENDED LIGHT
	(EC--)	TRANSFORMER CABINET
	(PETC)	TRANSFORMER CABINET CENTRE

E FOTO (PHOTOGRAMMETRY)

HCP	(PHCP)	HORIZONTAL CONTROL POINT
MCP	(PMCP)	MINOR CONTROL POINT
	(PPCN)	PHOTO CENTRE
	(PVCP)	VERTICAL CONTROL POINT

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

E GAS

EG	(HA--)	ETHANE PIPELINE
GH	(DG--)	HOUSE CONNECTION
G	(ZG--)	MAIN - DIGITISED (GIS)
HG	(HG--)	MAIN - HIGH PRESSURE PIPELINE
LG	(LG)	MAIN - LOW PRESSURE
GN	(NG--)	MAIN - NYLON
GP	(YG--)	MAIN - POLYETHYLENE
GMH	(PGHL)	MANHOLE COVER
	(PGMR)	METER
GP	(PGPM)	PIPELINE MARKER
HP	(PGHM)	PIPELINE MARKER - HIGH PRESSURE
	(PGRB)	REGULATOR BOX
	(PGTP)	TEST POINT
	(PGAS)	VALVE BOX
	(PGVP)	VENT PIPE

E HERI (HERITAGE)

	(PHEC)	ENDANGERED COMMUNITY
	(PHEE)	ENDANGERED ECOLOGICAL COMMUNITY
	(PHAZ)	HAZARDOUS SITE
	(PHIA)	INDIGENOUS HERITAGE AREA
	(PHNI)	NON INDIGENOUS HERITAGE SITE

E LNMK

	(AL--)	ARROW - LEFT TURN
	(AR--)	ARROW - RIGHT TURN
	(AS--)	ARROW - STRAIGHT AHEAD
	AE--)	ARROW - STRAIGHT AHEAD AND LEFT
	(AI--)	ARROW - STRAIGHT AHEAD AND RIGHT
	(BS--)	BARRIER AND SEPARATION
	(SB--)	SEPARATION AND BARRIER
	(CV--)	CHEVRON MARKING LEFT
	(CY--)	CHEVRON MARKING RIGHT
	(CW--)	CLEARWAY (3x3)
	(CC--)	CONTINUITY/EDGE INTERMITTENT (1x3)
	(DB--)	DOUBLE BARRIER

E LNMK Continued

	(LL--)	LANE/SEPARATION (3x9)
	(DC--)	LANE (3x6)
	(DA--)	LANE/SEPARATION LINE (9x3)
	(CN)	SEPARATION (3x1)
	(CG)	GIVEWAY/HOLDING LINE/JUNCTION CONTINUITY
	(CX--)	PEDESTRIAN CROSSING (SIGNALS)
	(CZ--)	PEDESTRIAN CROSSING ZEBRA
	(CA--)	PEDESTRIAN CROSSING APPROACH (ZIG ZAG)
40	(S4--)	SPEED ZONE - 40km/h
50	(S5--)	SPEED ZONE - 50km/h
60	(S6--)	SPEED ZONE - 60km/h
70	(S7--)	SPEED ZONE - 70km/h
80	(S8--)	SPEED ZONE - 80km/h
90	(S9--)	SPEED ZONE - 90km/h
100	(S1--)	SPEED ZONE - 100km/h
110	(S2--)	SPEED ZONE - 110km/h
TM	(PTMX)	
	(CD--)	UNBROKEN

E MARK (SURVEY MARKS)

AP	(PAPN)	ALIGNMENT PIN
BM	(PBMK)	BENCH MARK
BL	(PBLT)	BOLT
BP	(PBPG)	BOUNDARY PEG
	(PSSB)	BOUNDARY ARROW
DH	(PDHL)	DRILL HOLE AND WING
DP	(PDPY)	DUMPY PEG
GI	(PGIN)	G I NAIL
PI	(PGPI)	G I PIPE
SM	(PMSM)	MISCELLANEOUS SURVEY MARK
NA	(PNAL)	NAIL
PM	(PPMK)	PERMANENT MARK
RM	(PRMB)	RM CONCRETE BLOCK
CM	(PCMK)	CONTROL MARK
SK	(PSKI)	SPIKE
	(PSTA)	STAR PICKET
SS	(PSSM)	STATE SURVEY MARK
TS	(PTSS)	TRIG STATION-CONCRETE PILLAR
WB	(PDSM)	WATER BOARD PM

E MISC

BH	(PBHX)	BORE HOLE
FLASH	(PCFU)	CAMERA - FLASH UNIT
	(QQ--)	CHECK STRING
GAT	(PGAT)	GATIC COVER LID
	(OG--)	GOLF COURSE
HO	(HO--)	HIGH PRESSURE OIL PIPELINE
HPO	(POHM)	HIGH PRESSURE OIL PIPELINE MARK
	(HP--)	HOTSPOT
	(JL)	JOIN LINE (BOUNDARY)
BR	(PBRK)	BREAK STRINGS
	(OP--)	PARK OR OPEN SPACE
PP	(PPET)	PETROL PUMP
PHOLE	(PHNL)	POT HOLE - NULL LEVEL
PHOLE	(PHRL)	POT HOLE - WITH RL
CAM	(PCAM)	RED LIGHT-SPEED-TRAFFIC CAMERA
	(SL--)	SEISMIC LINE
TS	(PSTS)	SEISMIC TEST SHOT
	(US--)	SERVICE-JUNCTION BOX
	(SG--)	STOCK GRID
	(OH--)	STOCKPILE
TP	(PGEO)	TEST PIT
UT	(UT--)	UNDERGROUND TANK
	(PUTP)	UNDERGROUND TANK POINT
?P	(PPOL)	UNIDENTIFIED POLE
?	(PUSR)	UNIDENTIFIED SERVICE

E RAIL

RCB	(PRBX)	RAILWAY CONTROL BOX
	(RF--)	RAILWAY FORMATION EDGE
	(RR--)	RAILWAY RAMP
	(PRSG)	RAILWAY SIGNAL
RS	(RS--)	RAILWAY SIGNAL TROUGH
RS	(PRCC)	RAILWAY SIGNAL TROUGH - POINT
RST	(PSTR)	RAILWAY STANCHION
	(RT--)	RAILWAY TRACK CENTRE
RTM	(PRTM)	RAILWAY TRACK MONUMENT
	(RA--)	TOP OF RAIL
RA	(PRAL)	TOP OF RAIL - POINT
	(RP--)	TOP OF RAILWAY PLATFORM

* DENOTES SYMBOL SCALED FOR CLARITY

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

A3 original — This sheet may be prepared using colour and may be incomplete if copied

SCALES
(N.T.S.)

Co-ordinate System: MGA ZONE 55 — Height Datum: A.H.D.

pitt&sherry — Tasmanian Government

DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
PROJECT LEGEND - DRG 2

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6006	16-Mar-23, 9:58 AM	6006

REGISTRATION NUMBER
A0087.053

REVISION B

E ROAD

	(BK--)	BACK OF KERB
	(RC--)	CENTRE OF ROAD
	(DW--)	DRIVEWAY
	(EJ--)	EDGE OF FORMATION
	(EM--)	EDGE OF MEDIAN
	(EP--)	EDGE OF PAVEMENT
	(EK--)	EDGE OF TRACK
	(UR--)	EDGE OF UNSEALED ROAD
	(FP--)	FOOTPATH
	(FI--)	GUTTER FLOW LINE
	(LP--)	LIP LINE
	(OF--)	OFFSET CROWN-CROWN
	(KR--)	PRAM RAMP
	(FG--)	SAFETY BARRIER GUARD FENCE
	(KJ--)	SAFETY BARRIER TYPE F
	(FW--)	SAFETY BARRIER WIRE ROPE
	(KB--)	TOP OF KERB
	(TM--)	TOP OF MEDIAN
	(VT--)	VEHICULAR TRACK EDGE
×	(PRPB)	POINT ON BITUMEN

E SEWR

SH	(SY--)	HOUSE CONNECTION
SLH	(PSLH)	LAMPHOLE
S	(SM--)	MAIN
S	(SZ--)	MAIN - DIGITISED (GIS)
(S)	(PSMH)	MANHOLE COVER
SP	(SP--)	SEWAGE POND
	(ST--)	SEPTIC TANK
SVP	(PSVP)	VENT PIPE
PUMP	(PWEP)	PUMP STATION

E STNS

	(PSSD)	AP-DH-GI-PIPE OR RMCB
	(PSSE)	BOLT-DUMPY-NAIL-SPIKE
STN RL	(PSSA)	DEFAULT SURVEY MARK
	(PSSC)	PEG
	(PSSG)	PM SSM OR CONTROL MARK
	(PSSF)	TRIG STATION

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

E TCS (TRAFFIC)

	(SD--)	SIGNAL DETECTOR
	(PSGL)	TRAFFIC CONTROL SIGNAL
	(TO--)	TRAFFIC LIGHT WITH OUTREACH
TSC	(PSCL)	TRAFFIC SIGNAL CONTROLLER
TSD	(PSDR)	TRAFFIC SIGNAL DETECTOR
	(PSJX)	TRAFFIC SIGNAL JUNCTION BOX

E TEXT

TEXT 1.8	GREY (AUTOCAD COLOUR 8)
TEXT 2.5	WHITE (AUTOCAD COLOUR 7)
TEXT 3.5	YELLOW (AUTOCAD COLOUR 2)
TEXT 5.0	RED (AUTOCAD COLOUR 1)
TEXT 7.0	CYAN (AUTOCAD COLOUR 4)

E TOPO

	(BB--)	BOTTOM OF BANK-EMBANKMENT
	(NB--)	BREAKLINE OR RIDGE
	(VC--)	CLIFF-ESCARPMENT
	(JC--)	CULTIVATION PASTURE
	(EG--)	EDGE OF GARDEN
	(FO--)	FORD
	(JG--)	GRASSLAND
	(WL--)	LAKE
	(VL--)	LANDSLIDE-ERODED BANK
	(NS--)	NATURAL SURFACE
+	(PNSS)	NATURAL SURFACE POINT
	(JO--)	ORCHARD
	(RE--)	RESERVOIR
	(WR--)	RIVER OR CREEK EDGE
	(JR--)	ROCK AREA
	(PSHT)	SPOT HEIGHT
	(JW--)	SWAMP OUTLINE
	PSWA)	SWAMP-MARSH
	(JD--)	TIMBER OR SCRUB (DENSE)
	(JM--)	TIMBER OF SCRUB (MEDIUM)
	(JS--)	TIMBER OF SCRUB (SCATTERED)
	(TC--)	TOP OF BANK
	(CU--)	TOP OF CUTTING
*	(TR--)	TREE FOLIAGE (TR)
	(PF01)	TREE FOLIAGE - 1m SPREAD
	(PF02)	TREE FOLIAGE - 2m SPREAD
	(PF03)	TREE FOLIAGE - 3m SPREAD
	(PF04)	TREE FOLIAGE - 4m SPREAD
	(PF05)	TREE FOLIAGE - 5m SPREAD

E TOPO Continued

	(PF06)	TREE FOLIAGE - 6m SPREAD
	(PF07)	TREE FOLIAGE - 7m SPREAD
	(PF08)	TREE FOLIAGE - 8m SPREAD
	(PF09)	TREE FOLIAGE - 9m SPREAD
	(PF10)	TREE FOLIAGE - 10m SPREAD
	(PF12)	TREE FOLIAGE - 12m SPREAD
	(PF15)	TREE FOLIAGE - 15m SPREAD
	(PT01)	TREE TRUNK - 100mm DIA
	(PT02)	TREE TRUNK - 200mm DIA
	(PT03)	TREE TRUNK - 300mm DIA
	(PT04)	TREE TRUNK - 400mm DIA
	(PT05)	TREE TRUNK - 500mm DIA
	(PT06)	TREE TRUNK - 600mm DIA
	(PT07)	TREE TRUNK - 700mm DIA
	(PT08)	TREE TRUNK - 800mm DIA
	(PT09)	TREE TRUNK - 900mm DIA
	(PT10)	TREE TRUNK - 1000mm DIA
	(PT12)	TREE TRUNK - 1200mm DIA
	(PT15)	TREE TRUNK - 1500mm DIA
	(PTRE)	TREE TRUNK - UNSPECIFIED DIAMETER
	(WE--)	WATER EDGE-LEVEL (WE)

E TRIA

	(TX--)	TRIANGULATION - DTM

E WATR

AV	(PWAV)	AIR VALVE
WR	(PRAV)	AIR VALVE - RECYCLED
	(PWET)	EARTH TERMINAL
WR	(PRET)	EARTH TERMINAL - RECYCLED
FH	(PWFB)	FIRE HYDRANT
WH	(WY--)	HOUSE CONNECTION
WH	(PWHY)	HYDRANT
WR	(PRHY)	HYDRANT - RECYCLED
W	(WM--)	MAIN
W	(WZ--)	MAIN - DIGITISED (GIS)
WR	(RM--)	MAIN - RECYCLED
WM	(PWMM)	MAIN MARKER
WR	(PRMM)	MAIN MARKER - RECYCLED
WM	(PWMR)	METER
WR	(PRMR)	METER - RECYCLED
WO	(UO--)	OVERHEAD PIPELINE
SV	(PWSV)	STOP VALVE
WR	(PRSV)	STOP VALVE - RECYCLED
TAP	(PWTP)	TAP
TAPR	(PRTP)	TAP - RECYCLED
ScV	(PWCV)	SCOUR VALVE
SR	(PRCV)	SCOUR VALVE - RECYCLED
?P	(UP--)	UNIDENTIFIED PIPELINE

E OTHER (uncoded features)

WC	DRAI	WATER COURSE (GIS)
SW	DRAI	STORMWATER (GIS)
EC	ELEC	CONDUIT (GIS)
E(TL)	ELEC	LINE - MAJOR TRANSMISSION (GIS)
E(OH)	ELEC	LINE - MINOR TRANSMISSION (GIS)
E(U)	ELEC	LINE - UNDERGROUND (GIS)
TT	TCS	TRAFFIC SIGNAL CABLE

* DENOTES SYMBOL SCALED FOR CLARITY

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

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(N.T.S.)

Co-ordinate System: MGA ZONE 55 | Height Datum: A.H.D.

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 3

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REVISION B

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

D ANNO (ANNOTATION)

N	*	NORTH POINT
A		AMENDMENT
S001		SETOUT POINT

D BDGE (BRIDGE STRUCTURES)

	ABUTMENT BOTTOM
	BRIDGE DECK
	PIER/COLUMN

D BUIL (BUILDINGS & STRUCTURES)

	ROOFLINE
	WALL
	DOORWAY
FL	FLOOR LEVEL
	RETAINING WALL
	STAIRS - OUTSIDE

D BDYS (BOUNDARIES)

	CADASTRAL
	EASEMENT
	LIMIT OF CONTRACT
	EXTENT OF PROJECT

D COMM (COMMUNICATIONS)

T	TELEPHONE LINE
T(OH)	TELEPHONE LINE - ABOVE GROUND
TC	TELEPHONE CONDUIT
xTx	TELEPHONE LINE - REDUNDANT
T(FO)A	OPTICAL FIBRE - ABOVE GROUND
T(FO)	OPTICAL FIBRE - UNDERGROUND
TC(FO)	OPTICAL FIBRE FIBRE CONDUIT
ITS	ITS CABLE
AJP	ABOVE GROUND JOINING POST
OJB	OPTICAL FIBRE JUNCTION BOX
OFP	OPTICAL FIBRE PIT
TC	TELEPHONE CABLE MARKER
TDP	TELEPHONE DISTRUBUTION PILLAR
TPL	TELEPHONE POLE
	TELEPHONE SINGLE CONCRETE PIT
TTM	TELEPHONE TRANSMITTER - MOBILE
	TELEPHONE TRIPLE CONCRETE PIT
	TELEPHONE TWIN CONCRETE PIT

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

D CULT (CULTURAL)

/		FENCE - GENERAL (POST & WIRE)
//		FENCE - CHAINWIRE
X		FENCE - OTHER
		SAFETY FENCE - PEDESTRIAN
	(----)	FENCE - SOUND
x/x		FENCE - REDUNDANT/REMOVED
		BIN - LARGE
		BOLLARD
BUS		BUS STOP
		FENCE POST-GUIDE POST
	DYNB	GATE
	DYNB	LARGE SIGN
		MAILBOX
		PARKING METER
BIN		RUBBISH BIN
		SIGN POST
		SIGN POST - DOUBLE SIDED

D CHCK (CHECKING)

	(HL--)	DESIGN CLEAR ZONE (LINE SCALED FOR CLARITY)
	(----)	DESIGN SIGHT LINE (LINE SCALED FOR CLARITY)
	(----)	DESIGN CONTOUR - INDEX
	(----)	DESIGN CONTOUR - INTERMEDIATE
		TURNING PATH - ANALYSIS PATH

NOTE THAT SEPARATE LAYERS CAN BE ADDED FOR VEHICLE PATH ANALYSES AS REQUIRED (I.E. FOR DIFFERENT VEHICLE TYPES).
PROPRIETARY PRODUCTS AUTOMATICALLY GENERATE LAYERS THAT ARE LINKED BACK TO THE ANALYSIS PATH. THE FOLLOWING ELEMENTS ARE FOR GUIDANCE PURPOSES ONLY, AND ARE BASED ON DIER'S STANDARD SETUP FOR AUTOTURN.

GENERAL:

	VEHICLE NAME	COL. 8	CONTINUOUS
	VEHICLE OUTLINE	COL. 8	CONTINUOUS
	TYRES	COL. 8	CONTINUOUS
	TYRE TREAD	COL. 9	CONTINUOUS
	PATH ICONS	COL. 8	CONTINUOUS

ENVELOPES:

	FRONT TYRES	COL. 82	HIDDEN
	REAR TYRES	COL. 12	DASHED
	FRONT CLEARANCE	COL. 130	CONTINUOUS
	REAR CLEARANCE	COL. 130	CONTINUOUS
	VEHICLE BODY	COL. 210	CONTINUOUS
	BODY CLEARANCE	COL. 130	CONTINUOUS
	LOAD (NS)	COL. 50	CONTINUOUS
	LOAD CLEARANCE (NS)	COL. 52	DASHED 2

HATCHING:

	VEHICLE BODY	COL. 241	NET
	BODY CLEARANCE (NS)	COL. 131	DOTS

(NS) DENOTES NOT SHOWN (NORMALLY)

D DRAIN (STORMWATER)

SW		STORMWATER PIPE
xSWx		STORMWATER PIPE - REDUNDANT
		BATTER DRAIN
		DISH DRAIN
		CATCH DRAIN/OPEN DRAIN
		CATCH DRAIN/OPEN DRAIN - LINED
SS		SUBSOIL DRAIN - GENERAL
SS(A)		SUBSOIL DRAIN - CLASS 400
SS(B)		SUBSOIL DRAIN - CLASS 1000
SS(C)		SUBSOIL DRAIN - STRIP DRAIN
A1		SURFACE DRAIN - TYPE A1 (UNLINED)
A2		SURFACE DRAIN - TYPE A2 (LINED)
B1		SURFACE DRAIN - TYPE B1 (UNLINED)
B2		SURFACE DRAIN - TYPE B2 (LINED)
C1		SURFACE DRAIN - TYPE C1 (UNLINED)
C2		SURFACE DRAIN - TYPE C2 (LINED)
SD		SURFACE DRAIN
SD1		SURFACE DRAIN - TYPE 1
SD2		SURFACE DRAIN - TYPE 2
SD3		SURFACE DRAIN - TYPE 3
SD4		SURFACE DRAIN - TYPE 4
SD5		SURFACE DRAIN - TYPE 5
		BOX CULVERT
		PIPE
	* DYNB	ACCESS PIT
	*	SIDE ENTRY PIT - KERB
	*	GRATED PIT - KERB
	*	GRATED PIT - V GUTTER
	*	GRATED PIT - OPEN DRAIN
	*	GRATED PIT - TABLE DRAIN
	*	CATCH PIT - TABLE DRAIN
SF		SUBSOIL DRAIN FLUSH POINT
SW		TOP OF CONCRETE JUNCTION BOX
SD		INVERT OF SUBSOIL DRAIN OUTLET
		KERB SCUPPER
OB		OBVERT OF PIPE
	* DYNB	ENDWALL - PLAIN / MC
	* DYNB	ENDWALL - SINGLE & MULTI RC [SQUARE]
	* DYNB	ENDWALL - SINGLE RC [SKEWED]
	* DYNB	ENDWALL - TWIN RC [SKEWED]
	* DYNB	ENDWALL - MULTI RC [SKEWED]
	* DYNB	ENDWALL - DRIVEABLE - TYPE 1
	* DYNB	ENDWALL - DRIVEABLE - TYPE 2

D DRAIN (STORMWATER) Continued

	* DYNB	BATTER DRAIN - SPLASH APRON
	* DYNB	BATTER DRAIN - ENERGY DISSIPATOR
	* DYNB	PIPE OUTLET - ENERGY DISSIPATOR [ON LINE]
	* DYNB	PIPE OUTLET - ENERGY DISSIPATOR [DEFLECTE

D ELEC

E	LINE - GENERAL
E(TL)	LINE - MAJOR TRANSMISSION
E(OH)	LINE - MINOR TRANSMISSION
E(U)	LINE - UNDERGROUND
xEx	LINE - REDUNDANT
EH	HOUSE CONNECTION
EC	CONDUIT
EJB	CABLE JUNCTION BOX
EMH	CABLE MANHOLE
EFP	DISTRIBUTION FUSE POINT
	HIGH TENSION PYLON
	LIGHT WITH OUTREACH
	POLE - LIGHT
EP	POLE - POWER
	POLE - POWER AND LIGHT
	POLE - POWER AND TRANSFORMER
	POWER SERVICE PILLAR
	STAY ANCHOR POLE
	STAY POLE
	TRANSFORMER CABINET CENTRE

D GAS

G	MAIN - GENERAL
EG	ETHANE PIPELINE
GH	HOUSE CONNECTION
HG	MAIN - HIGH PRESSURE PIPELINE
LG	MAIN - LOW PRESSURE
GN	MAIN - NYLON
GP	MAIN - POLYETHYLENE
xGx	MAIN - REDUNDANT
GMH	MANHOLE COVER
	METER
GP	PIPELINE MARKER
HP	PIPELINE MARKER - HIGH PRESSURE
	REGULATOR BOX
	TEST POINT
	VALVE BOX
	VENT PIPE

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DESIGNED CJM
REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 4

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REVISION B

D LNMK

		ARROW - LEFT TURN
		ARROW - RIGHT TURN
		ARROW - STRAIGHT AHEAD
		ARROW - STRAIGHT AHEAD & LEFT
		ARROW - STRAIGHT AHEAD & RIGHT
		ARROW - MERGE (RURAL)
		ARROW - MERGE (URBAN)
		ARROW - UTURN
	(----)	BARRIER (ONE DIRECTION) PD (B1) & (B1a)
	(----)	BARRIER (ONE DIRECTION) CD (B1) & (B1a)
	(----)	BARRIER (BOTH DIRECTIONS) (B2) & (B2a)
	(----)	BARRIER (BOTH DIRECTIONS) (B3) & (B3a)
	(----)	BARRIER (BOTH DIRECTIONS) (B4) & (B4a)
	(----)	SEPARATION (RURAL) (S) & (Sa)
	(----)	SEPARATION (URBAN) (S1)
	(----)	SEPARATION (MEDIAN LANE) (S2)
	(----)	SEPARATION (SPECIAL PURPOSE) (S3) & (S3a)
	(----)	SEPARATION (BICYCLE PATHS) (S4)
	(----)	LANE (RURAL) (L)
	(----)	LANE (URBAN) (L1)
	(----)	LANE (TURNOUT LANE) (L2)
	(----)	LANE (SPECIAL PURPOSE) (L3)
	(----)	LANE (CONTINUOUS) (LC)
	(----)	CONTINUITY (C)
	(----)	CONTINUOUS CONTINUITY (CC) & (CCa)
	(----)	EDGE (URBAN) (E)
	(----)	EDGE CONTINUITY (URBAN) (EC)
	(----)	EDGE RURAL (E2) & (E2a)
	(----)	EDGE CONTINUITY (RURAL) (EC2)
	(----)	STOP (SL)
	(----)	HOLDING (HL)
	(----)	JUNCTION CONTINUITY (JC)
	(----)	TURN TRAFFIC SIGNALS (T)
	(----)	PEDESTRIAN WALKWAY (W)
	(----)	NO STOPPING (NS)
B2 E2	DYNB	LINEMARKING IDENTIFICATION CODE
	*	RRPM - WHITE - UNIDIRECTIONAL
	*	RRPM - WHITE - BIDIRECTIONAL
	*	RRPM - YELLOW - UNIDIRECTIONAL
	*	RRPM - YELLOW - BIDIRECTIONAL
	*	RRPM - RED - UNIDIRECTIONAL
	*	RRPM - GREEN - UNIDIRECTIONAL
	*	RRPM - NON REFLECTIVE

D MISC

FUEL	FUEL PIPELINE
UT	UNDERGROUND TANK
SJ	SAW CUT
TR1	SERVICE TRENCH - TYPE 1
TR2	SERVICE TRENCH - TYPE 2
TR3	SERVICE TRENCH - TYPE 3
TR4	SERVICE TRENCH - TYPE 4
TR5	SERVICE TRENCH - TYPE 5
TR6	SERVICE TRENCH - TYPE 6
TR7	SERVICE TRENCH - TYPE 7
TR8	SERVICE TRENCH - TYPE 8
TR9	SERVICE TRENCH - TYPE 9
/S1/	SILT STOP FENCE - TYPE 1
/S2/	SILT STOP FENCE - TYPE 2
ST	SEDIMENT TRAP
FP1	PRESERVATION FENCE - TYPE 1
FP2	PRESERVATION FENCE - TYPE 2
PUMP	PUMP STATION
-1.000	UTILITY - EXPOSED

D RAIL

	RAILWAY TRACK CENTRE
	TOP OF RAIL
	RAILWAY FORMATION EDGE
RS	RAILWAY SIGNAL TROUGH
RCB	RAILWAY CONTROL BOX
	RAILWAY SIGNAL
RST	RAILWAY STANCHION

D ROAD

(----)	CONTROL LINE - CENTRELINE
(----)	CONTROL LINE - FILLET
(----)	CONTROL LINE - KERB
(----)	OFFSET CROWN
(----)	EDGE OF LANE SEAL
(----)	EDGE OF MEDIAN
(----)	EDGE OF SHOULDER (SEALED)
(----)	EDGE OF FORMATION (UNSEALED)
(----)	SAFETY BARRIER STEEL BEAM
(----)	SAFETY BARRIER WIRE ROPE
(----)	SAFETY BARRIER TYPE F
(----)	KERB - LIP LINE/EDGE OF SEAL
(----)	KERB - INVERT
(----)	KERB - TOP
(----)	KERB - BACK
(----)	FOOTPATH BACK/FOOTPATH FRONT
(----)	TABLE DRAIN
(----)	EDGE OF VERGE
(----)	EARTHWORKS - HINGE
(----)	EARTHWORKS - BATTER
(----)	EARTHWORKS - BENCH
(----)	DRIVEWAY/ACCESS
(----)	INTERFACE/JOINT
(----)	SUBGRADE
(----)	BATTER SYMBOL
(----)	SLOPE SIGNATURE

D SEWR

S	MAIN
xSx	MAIN - REDUNDANT
SH	HOUSE CONNECTION
SP	SEWAGE POND
S	MANHOLE COVER
SVP	VENT PIPE
PUMP	PUMP STATION

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

D TCS (TRAFFIC)

TT		TRAFFIC SIGNAL CABLE
TT		TRAFFIC SIGNAL CONDUIT
		TRAFFIC SIGNAL DETECTOR LOOP
A	*	3 ASPECT LANTERN & PHASE
A	*	LOUVRED 3 ASPECT LANTERN
A	* DYNB	3 ASPECT OVERHEAD LANTERN & PHASE
A	* DYNB	3 ASPECT LANTERN WITH GREEN+YELLOW+RED TURN ARROWS & PHASE
A	* DYNB	GREEN+YELLOW+RED TURN ARROWS & PHASE
A	* DYNB	GREEN + YELLOW TURN ARROWS & PHASE
A	* DYNB	GREEN TURN ARROW AND PHASE
RED A YELLOW	* DYNB	GREEN TURN ARROW WITH FULL RED + YELLOW ASPECTS AND PHASE
RED A	* DYNB	GREEN+YELLOW TURN ARROWS WITH RED ASPECT & PHASE
	*	PEDESTRIAN PUSH BUTTON
CA	* DYNB	PEDESTRIAN LANTERN & WALK PHASE
	*	TRAFFIC SIGNAL - WIG WAG LANTERNS
	*	TRAFFIC SIGNAL - LOUVRE
TSC		TRAFFIC SIGNAL CONTROLLER
		TRAFFIC SIGNAL JUNCTION BOX

D TRIA

(TD--)	TRIANGULATION - DESIGN SURFACE
(TC--)	TRIANGULATION - COMBINED DESIGN AND SURVEY

D WATR

W	MAIN
WM	MAIN - REGIONAL
WR	MAIN - RECYCLED
xWx	MAIN - REDUNDANT
WH	HOUSE CONNECTION
WO	OVERHEAD PIPELINE
IRR	IRRIGATION PIPELINE
AV	AIR VALVE
WR	AIR VALVE - RECYCLED
FH	FIRE HYDRANT
WH	HYDRANT
WR	HYDRANT - RECYCLED
WM	METER
WR	METER - RECYCLED
SV	STOP VALVE
WR	STOP VALVE - RECYCLED
TAP	TAP
TAPR	TAP - RECYCLED
ScV	SCOUR VALVE
SR	SCOUR VALVE - RECYCLED

No.	Amendment Description	Initials	Date
A	PRELIMINARY DESIGN	S.A.	

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SCALES
(N.T.S.)

Co-ordinate System: MGA ZONE 55 | Height Datum: A.H.D.

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REVIEWED S.ATKINS

Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS

PROJECT LEGEND - DRG 5

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6009	16-Mar-23, 9:58 AM	6009

REGISTRATION NUMBER
A0087.053

REVISION B

L DESN

- DESIGN - SURFACE
- DESIGN - PAVEMENT
- DESIGN - SUB BASE
- DESIGN - SUB GRADE
- DESIGN - STRUCTURE
- SUB SOIL DRAIN

L EXST

- EXISTING SURFACE
- EXISTING SUBSURFACE
- EXISTING STRUCTURE

L SERV

- COMMUNICATION - WITH LEVEL
- DRAINAGE - WITH LEVEL
- ELECTRICAL - WITH LEVEL
- GAS - WITH LEVEL
- SEWER - WITH LEVEL
- WATER - WITH LEVEL
- ELECTRICAL - OVERHEAD
- COMMUNICATION - NO LEVEL
- DRAINAGE - NO LEVEL
- ELECTRICAL - NO LEVEL
- GAS - NO LEVEL
- SEWER - NO LEVEL
- WATER - NO LEVEL

X ANNO

- B1 KERB - LEFT
- B1 KERB - RIGHT
- B2 KERB - LEFT
- B2 KERB - RIGHT
- B3 KERB - LEFT
- B3 KERB - RIGHT
- C1 KERB
- E1 KERB - LEFT
- E1 KERB - RIGHT
- M1 KERB - LEFT
- M1 KERB - RIGHT
- M2 KERB - LEFT
- M2 KERB - RIGHT
- M3 KERB - LEFT
- M3 KERB - RIGHT
- EXISTING ROAD CENTRE LINE

X BARR

- TENSIONED WIRE ROPE
- STEEL BEAM - LEFT
- STEEL BEAM - RIGHT
- POST AND WIRE

X BNDY

- FENCE - EXISTING AND NEW
- BOUNDARY - EXISTING AND NEW

X DESN

- DESIGN SURFACE
- DESIGN - PAVEMENT LAYER
- SUB SOIL DRAIN

X EXST

- EXISTING SURFACE
- EXISTING PAVEMENT

X SERV

- COMMUNICATION - WITH LEVEL
- DRAINAGE - WITH LEVEL
- ELECTRICAL - WITH LEVEL
- GAS - WITH LEVEL
- SEWER - WITH LEVEL
- WATER - WITH LEVEL
- ELECTRICAL - OVERHEAD
- COMMUNICATION - NO LEVEL
- DRAINAGE - NO LEVEL
- ELECTRICAL - NO LEVEL
- GAS - NO LEVEL
- SEWER - NO LEVEL
- WATER - NO LEVEL

* DENOTES SYMBOL SCALED FOR CLARITY
DYNB DENOTES DYNAMC BLOCK DEFINED

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A	PRELIMINARY DESIGN	S.A.	

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
ROADWORKS
PROJECT LEGEND - DRG 6

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	HB20250-C6010	16-Mar-23, 9:58 AM	6010

REGISTRATION NUMBER
A0087.053

REVISION B

Appendix B

Title Details

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
15574	7
EDITION	DATE OF ISSUE
2	25-Jun-1999

SEARCH DATE : 24-Mar-2023
SEARCH TIME : 11.53 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 7 on Diagram 15574
Derivation : Part of 485 Acres originally granted to P. Oakden and duly acquired as appears by Notification No. A764997
Prior CT 3914/83

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

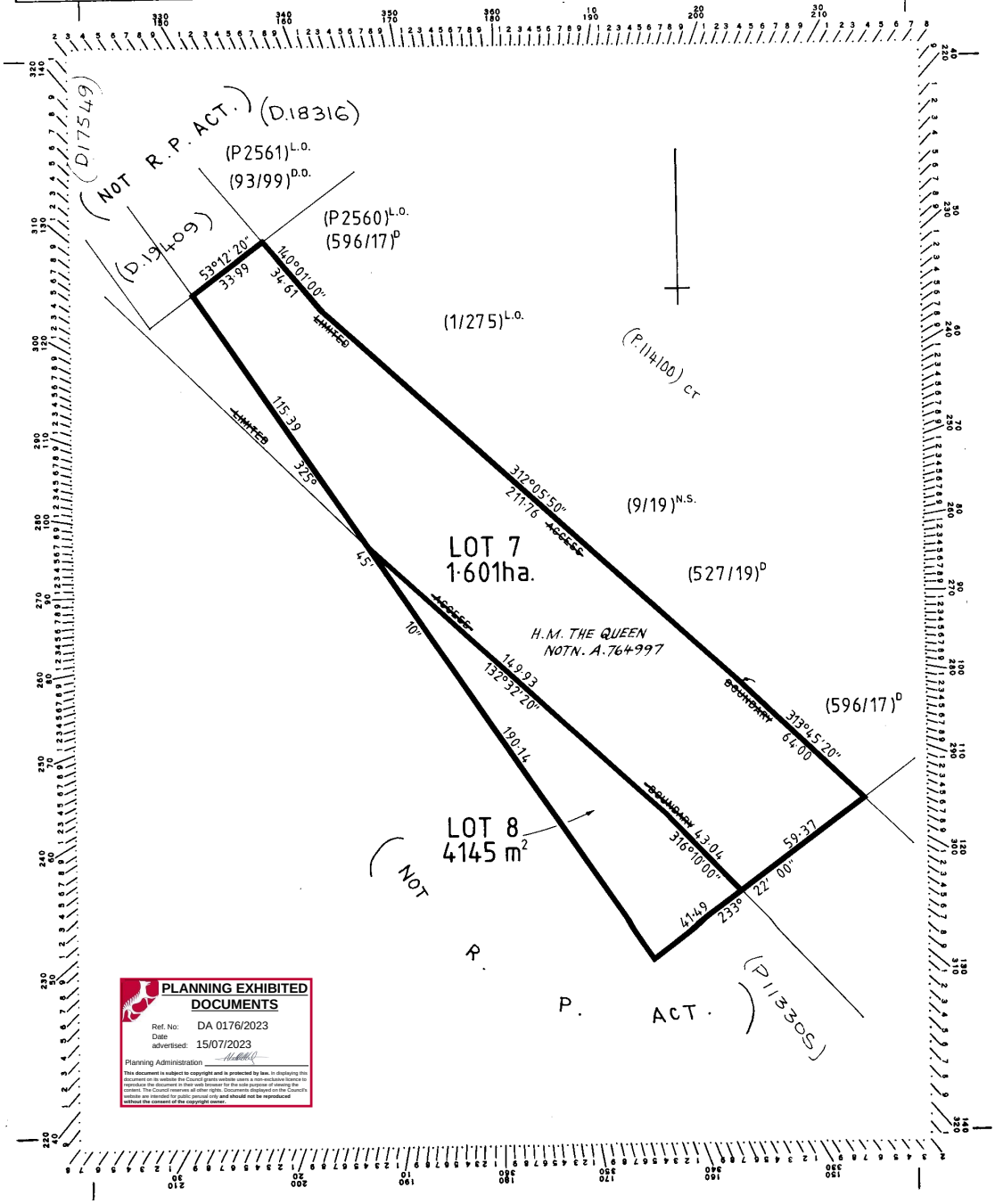
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

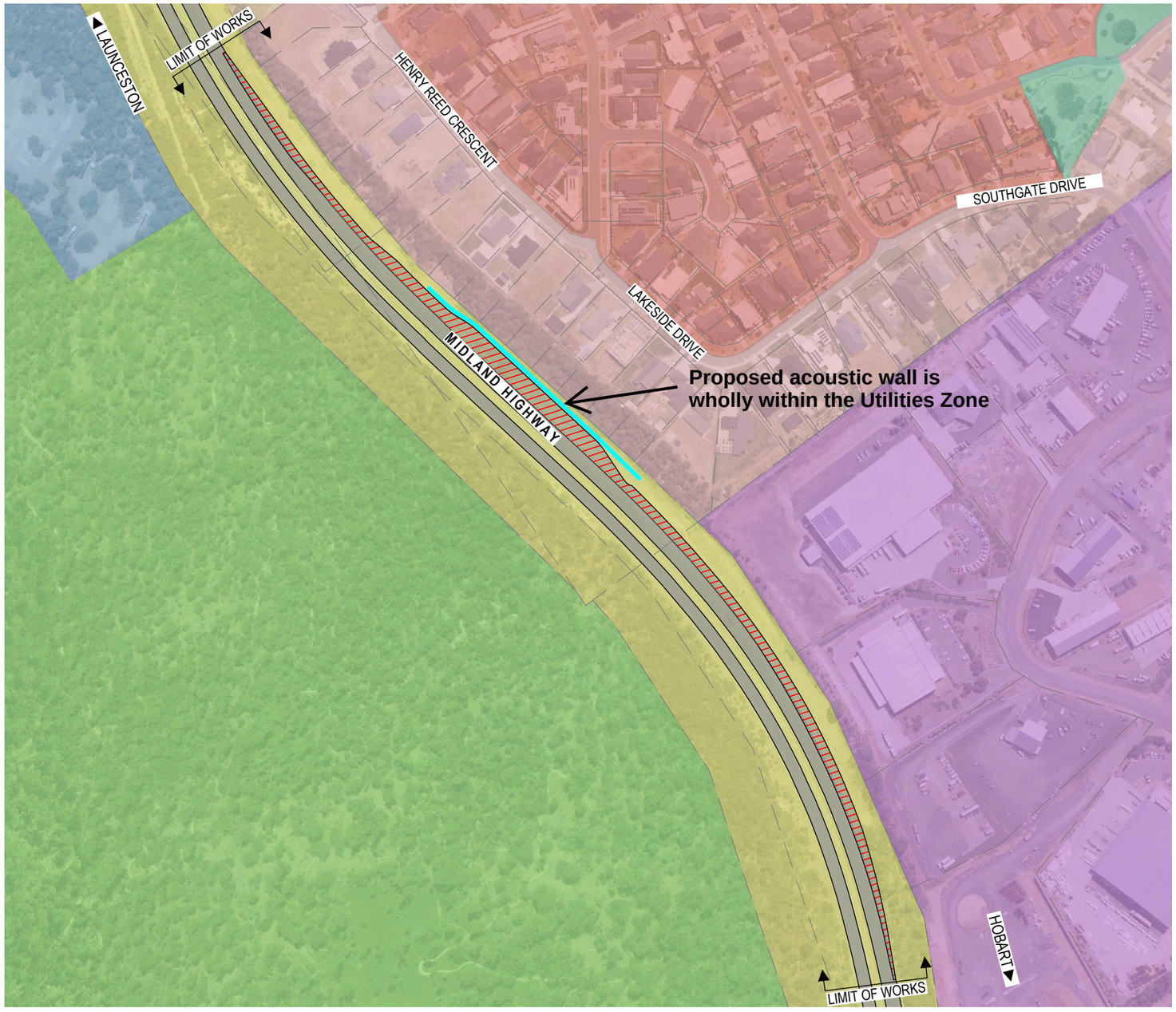
Issued Pursuant to the Land Titles Act 1980

Owner: Keith Cameron Holyman	**PLAN OF SURVEY** by Surveyor G.D. WHERRETT of land situated in the TOWN OF ST. LEONARDS	**Registered Number:** D15574
Title Reference: C.T. 2227-95		Approved Effective from: 3.3.81
Grantee: Part of 485 acres granted to Philip Oakden	SCALE 1:1500 MEASUREMENTS IN METRES	Acting Deputy Recorder of titles



Appendix C

Planning Maps



N

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:

- EXISTING ROAD
- EXEMPTHEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- ZONE - ENVIRONMENTAL MANAGEMENT
- ZONE - GENERAL RESIDENTIAL
- ZONE - LOW DENSITY RESIDENTIAL
- ZONE - LIGHT INDUSTRIAL
- ZONE - OPEN SPACE
- ZONE - UTILITIES
- ZONE - RECREATION
- ZONE - RURAL

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5 0 5 10 15 20
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Co-ordinate System: | Height Datum:

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MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE

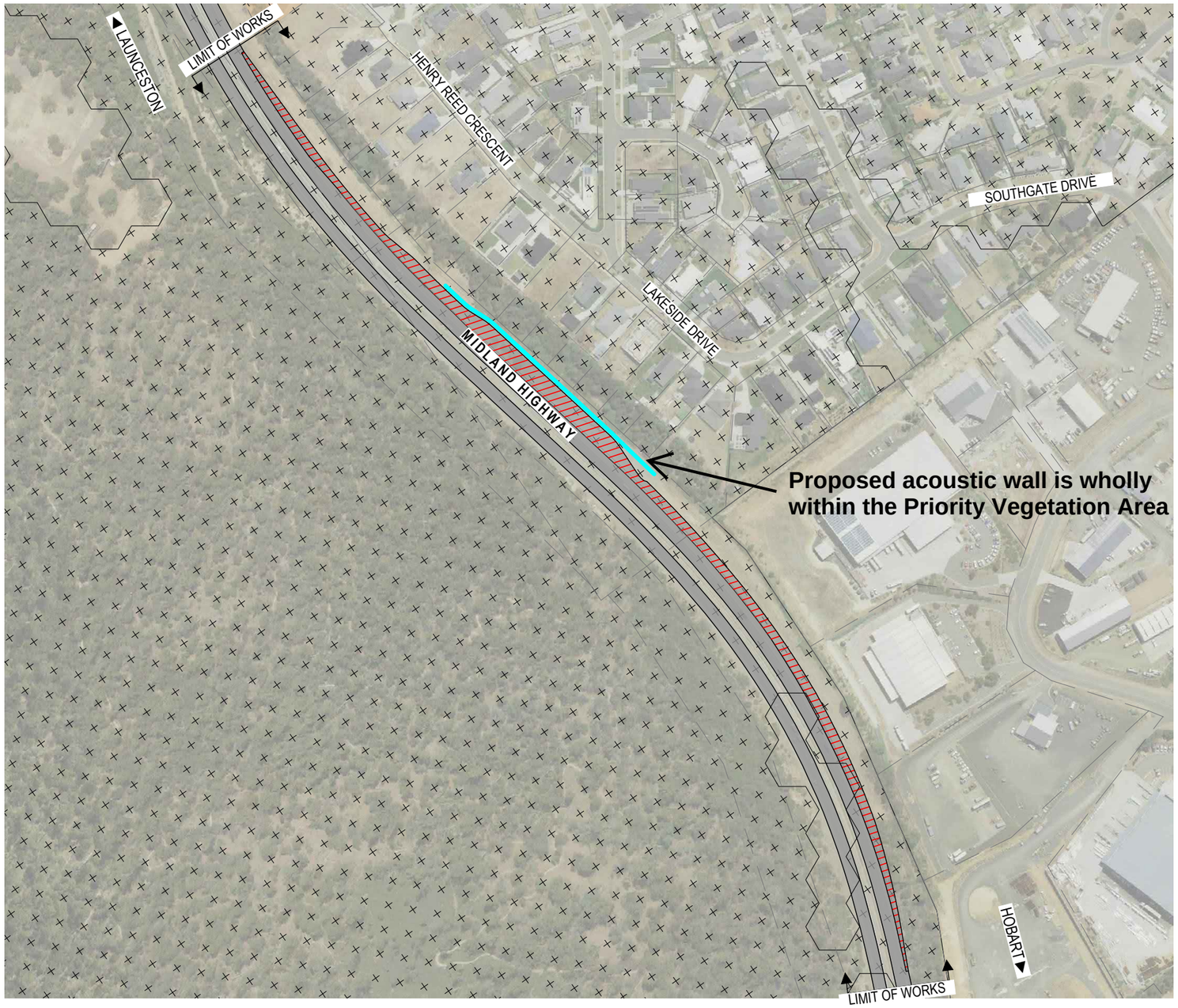
TASMANIAN PLANNING SCHEME - ZONES

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK06

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



N

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:

- EXISTING ROAD
- EXEMPT HEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- PRIORITY VEGETATION AREA

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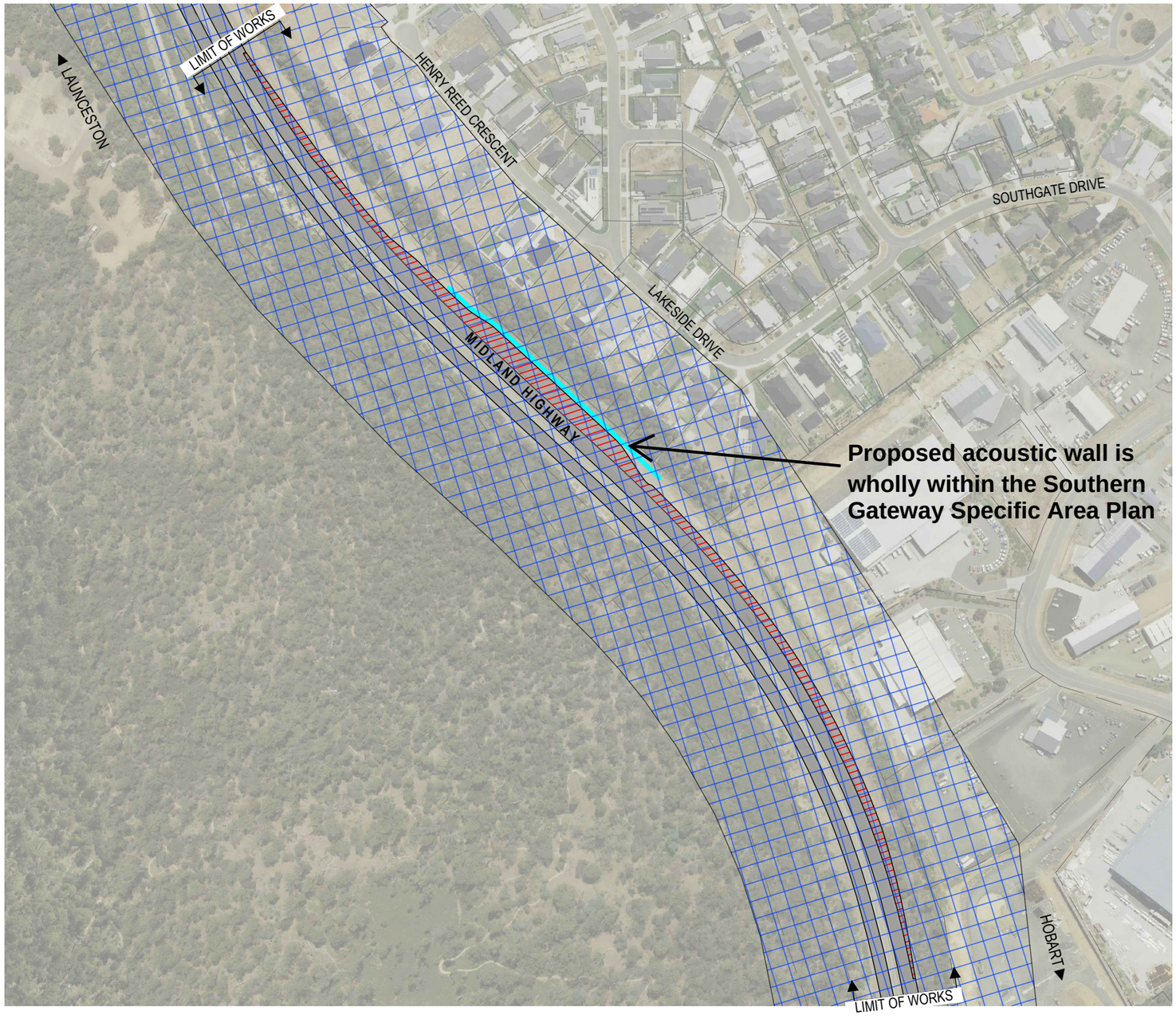
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
TASMANIAN PLANNING SCHEME - PRIORITY VEGETATION

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-09	17-Mar-23, 2:13 PM	SK07

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023



N

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0176/2023
Date advertised: 15/07/2023
Planning Administration

LEGEND:

- EXISTING ROAD
- EXEMPT HEAVY VEHICLE REST AREA
- PROPOSED ACOUSTIC WALL
- SOUTHERN GATEWAY SPECIFIC AREA PLAN

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SCALES
5 0 5 10 15 20
SCALE IN METRES - 1:500

Co-ordinate System: Height Datum:

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Tasmanian Government

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Department of State Growth
MIDLAND HIGHWAY (A0087)
HVRA NEAR KINGS MEADOWS MR INTERCHANGE
TASMANIAN PLANNING SCHEME - GENERAL OVERLAY

CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
	KINGS MEADOWS HVRA SK05-03	17-Mar-23, 2:14 PM	SK08

REGISTRATION NUMBER
A0087.053

REVISION

Document Set ID: 4920282
Version: 2, Version Date: 12/07/2023

Department of State Growth

GPO Box 536
Hobart TAS 7001 Australia

Phone: 1800 030 688
Email: info@stategrowth.tas.gov.au
Web: www.stategrowth.tas.gov.au

2 Invermay Road, Invermay - Tree Removal - Removal of a tree

FILE NO: DA0276/2024

AUTHOR: Chloe Lyne, (Town Planner Consultant)

GENERAL MANAGER: Chelsea Van Riet (Community & Place Network)

ATTACHMENT ONE:

PLANNING APPLICATION INFORMATION:

Applicant:	ERA Planning and Environment
Property:	2 Invermay Road, Invermay
Zoning:	Particular Purpose 4 - Inveresk Site
Receipt Date:	24/06/2024
Validity Date:	26/07/2024
Further Information Request:	03/07/2024
Further Information Received:	26/07/2024
Deemed Approval:	6/09/2024
Representations:	2

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

Representation Assessment

C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is: C6.1.1To recognise and protect: (a) the local historic heritage significance of local places, precincts, landscapes and areas ofarchaeological potential; and (b) significant trees. C6.1.2This code does not apply to Aboriginal heritage values.
Consistent The Code is applicable as the subject site is identified as a Local Heritage Place on the overlay maps. The reference for the Place is LAU-C6.1.944. Whilst elements of the overall site are listed on the Tasmanian Heritage Register, the listing does not impact the tree removal as it relates to specific elements on the site which do not include the Stadium or immediate surrounds as shown in Figure 3.

C6.5.1 There are no Use Standards in this code.

C6.6.1 Demolition

That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.
Not Applicable No demolition is proposed.

C6.6.2 Site coverage

That site coverage is compatible with the local historic heritage significance of local heritage places.
Not Applicable There will be no change to the existing site coverage.

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.
Not Applicable No demolition is proposed.

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.
Not Applicable No buildings are proposed.

C6.6.5 Fences

That fences are compatible with the local historic heritage significance of local heritage places.
Not Applicable No fences are proposed.

C6.6.6 Roof form and materials

That roof form and materials are compatible with the local historic heritage significance of local heritage places.
Not Applicable No buildings are proposed.

C6.6.7 Building alterations, excluding roof form and materials

That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.
Not Applicable No building alterations are proposed.

C6.6.8 Outbuildings and structures

That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.
Not Applicable No outbuildings or structures are proposed.

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.
Not Applicable No new driveways are proposed.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

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.
Consistent
A1 No Acceptable Solution
Relies on Performance Criteria
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; (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.
Complies The application is accompanied by a Heritage Impact Assessment prepared for the proposed tree removal by Purcell heritage consultants. The documentation provided by the applicant's in response to an RFI contends that the Local Heritage Place listings for 2 Invermay Road do not extend to the subject title and therefore the Code does not apply. Whilst the findings of that Heritage Impact Assessment are that the trees do not form part of the heritage significance of the place, the Local Place listings are title based and it is considered that as the subject title is identified in the Local Heritage Code Overlay, that the Code does apply. The report determined that the Local Heritage Place's local Historic Heritage values and significance relates to its use as a sport and recreation ground with strong associations to football and AFL. Taking this into account it is considered that the removal of the subject Elm tree will not cause an unreasonable impact on the local heritage significance of the place as the works will not impact the stadium or sporting fields and are likely to include the demonstration of the evolution of sport and recreation facilities in northern Tasmania. The assessment determined that the Dutch Elm tree does not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground.

The age and condition of the tree do not necessitate the removal, rather the removal is required to facilitate future upgrades of the sports stadium. There are a number of other trees situated between the stadium and Invermay Road, some potentially dating back to as early as 1893. The Elm tree does not contribute to the local heritage significance of the Stadium.

C6.7.1 Demolition within a local heritage precinct

That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.
Not Applicable The subject tree is not within a local heritage precinct.

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.
Not Applicable The tree is not identified as a significant tree within the Local Provisions Schedule.

C14.0 Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is: C14.1.1 To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.
Consistent

C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012

That works involving excavation of potentially contaminated land, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* do not adversely impact on human health or the environment.
Consistent
A1 Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* must involve less than 250m^3 of site disturbance.
Complies The tree removal will require ground disturbance, however the volume of excavation will be significantly less than 250m3.

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.
Not Applicable The proposed tree removal is exempt from the Code as the site has an AHD height less than 316m which is the AHD height specified for the subject site in the

overlay map. Accordingly, pursual to Clause 16.4.1 (a), the proposal is exempt from assessment under the code.

LAU-P4.0 Particular Purpose Zone – Inveresk Site

The purpose of the Particular Purpose Zone - Inveresk Site is: LAU-P4.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses. LAU-P4.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone. LAU-P4.1.3 To locate use and development appropriately within the precincts of the zone.
Consistent

LAU-P4.6 Development Standards for Buildings and Works

LAU-P4.6.1 Building height

That development on the site is compatible with the character of the local area precinct.
Not Applicable No buildings are proposed as part of this application.

LAU-P4.6.2 Active ground floors

That building facades promote and maintain high levels of pedestrian interaction and amenity
Not Applicable No buildings are proposed as part of this application.

LAU-P4.6.3 Location of car parking

That car parking is compatible with the character of the local area precinct.
Not Applicable No car parking is proposed.

LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is: LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area. LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding. LAU- S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.
Consistent

LAU-S10.7 Development Standards for Buildings and Works

LAU-S10.7.1 Intensification of Residential development

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Not Applicable

No residential development is proposed.

LAU-S10.7.2 Flood impact

P1 No Performance Criterion.
Not Applicable No new buildings or infrastructure are proposed.

era PLANNING & ENVIRONMENT

University of Tasmania (UTAS) Stadium Redevelopment Project

Department of State Growth

Supporting planning report | Tree removal | 24 June 2024

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *lutruwita* (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

Job Number: 2324-077

Document Status

Document Version	Date	Author	Reviewer
Final	24 June 2024	Patrick Carroll	Clare Hester

era
PLANNING
& ENVIRONMENT

Permit overview

Permit application details

Applicant	ERA Planning and Environment
Owner	Launceston City Council
Address	2 Invermay Road INVERMAY TAS 7248
Lot description	Folio of the Register 180240, Lot 2
Description of proposal	Removal of one (1) Dutch Elm tree

Relevant Planning Provisions

Applicable planning scheme	*Tasmanian Planning Scheme - Launceston*
Zone(s)	Particular Purpose Zone – Inveresk Site
Specific Area Plan	Invermay/Inveresk Flood Inundation Specific Area Plan
Codes	• Parking and Sustainable Transport Code • Local Historic Heritage Code • Potentially Contaminated Land Code • Safeguarding of Airports Code
Discretions	• Clause C6.6.10 P1 – Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place • Clause C14.5.1 P1 – Suitability for intended use

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Appendix E Site contamination advice

Appendix F Arborist report

1 Introduction

1.1 Purpose

ERA Planning and Environment (ERA) has been engaged by the Department of State Growth to provide planning services associated with the redevelopment of University of Tasmania (UTAS) Stadium in Launceston.

This planning report relates to the requirements under the *Tasmanian Planning Scheme – Launceston* associated with the removal of one (1) Dutch Elm tree adjacent to UTAS Stadium at 2 Invermay Road, Invermay.

1.2 Enquiries

Enquiries relating to this advice should be directed to:

Patrick Carroll
Senior Planner
ERA Planning Pty Ltd trading as ERA Planning and Environment
ABN 67 141 991 004

enquiries@eraplanning.com.au
03 6165 0443

1.3 Planning authority

The relevant planning authority is Launceston City Council (Council).

1.4 Planning scheme

The application must be considered against the provisions of the *Tasmanian Planning Scheme – Launceston* (the planning scheme).

1.5 Project site

The project is located at UTAS Stadium in Launceston (the site). UTAS Stadium is also known as York Park.

UTAS Stadium is located at 2 Invermay Road, Invermay, and the site consists of the following land parcel, as listed in Table 1 and as shown in Figure 1.

Table 1 - Titles comprising the site.

Address	Owner	Title reference	Area
2 Invermay Road INVERMAY TAS 7248	Launceston City Council	CT 180240/2	21.68 ha

2 Site and project description

2.1 Description of the site

2 Invermay Road is a 21.68 ha site located on the northern bank of the Esk River, Launceston. It has had a varied history, including once being the site of Launceston's railyards.

Today, the site includes the Queen Victoria Museum, and hosts the University of Tasmania's Inveresk campus. It is also the site of Invermay Park, the Showgrounds and other sporting facilities, community facilities and public gardens.

The site is home to UTAS Stadium, also known as York Park. UTAS Stadium is an elite level sporting facility, and regularly hosts top-flight football and cricket games. It has also hosted large concerts and international sporting events.

Figure 1 Blue denotes the area contained in Certificate of Title 180240/2.

2.2 Project background

The Tasmanian Government and the Australian Government are jointly funding a $130 million upgrade of UTAS Stadium in Launceston.

The redevelopment project will focus on two key streams, being:

- Essential upgrades and rectification items that are required to maintain stadium operations. These include improving accessibility and compliance at the venue.
- Venue improvement items that will enhance the experience for spectators, amenity improvements, increased commercial opportunities, and sporting team and other operational usage of the stadium.

The upgrades will ensure that UTAS Stadium will be fit to continue to host elite level sport, including AFL and cricket, into the future.

The Department of State Growth is the Tasmanian Government agency that is leading the project. The Department of State Growth have appointed Populous and Philp Lighton Architects to develop a design for

the project, and Duo Projects to manage the project. ERA Planning and Environment have been appointed by the Department of State Growth to advise on, and obtain any relevant planning approvals associated with the UTAS Stadium redevelopment project.

At UTAS Stadium, there is a Dutch Elm tree (*Ulmus x hollandica*) that is located adjacent to the existing Centre-West Stand/function centre (see Figure 2 and Figure 3). It is estimated that the tree has a height of 17 m, with a spread of 27 m. The tree is mature, and estimated to be 70-80 years old. An arborist has assessed the tree, and this report is included at Appendix F.

The location of this tree will impact the overall design of the UTAS Stadium redevelopment, including impeding the development of key facilities on the centre-western wing of the stadium.

Accordingly, it has been determined that the tree is to be removed, so the best design outcome for the redeveloped stadium can be achieved. This planning application therefore seeks approval to remove the tree only to provide certainty for the redesign of the stadium. A site visit was undertaken by ERA on 15 May 2024 to inspect the Dutch Elm tree.

As there are significant design implications, the tree removal is a priority item in progressing the design for the UTAS Stadium redevelopment project.

This report considers the requirements under the planning scheme associated with the removal of the Dutch Elm tree.

Figure 2 Part of CT 180240/2. The tree proposed to be removed is identified by the cream-coloured circle.

Figure 3 Photograph of the Dutch Elm tree (taken 15 May 2024)

3 Zoning assessment

3.1 Zoning

The site is subject to the provisions of the *Tasmanian Planning Scheme – Launceston* (the planning scheme). Specifically, the site – as shown in Figure 4– is zoned Particular Purpose Zone – Inveresk Site.

Figure 4 Zoning of the subject site and surrounds. Magenta denotes that the site is within the Particular Purpose Zone – Inveresk Site.

Within the Particular Purpose Zone, the works are undertaken within the Recreation and Leisure Precinct – refer to Figure 5.

3.2 Use class and status

3.2.1 Use class

The proposed use is Sports and Recreation, which is defined in Table 6.2 of the planning scheme as:

> *Use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, children's play centre, swimming pool, race course, sports ground, and major sporting facility.*

3.2.2 Use status

Sports and Recreation is a permitted use within Particular Purpose Zone – Inveresk Site.

3.3 Particular Purpose Zone – Inveresk Site

3.3.1 Zone purpose and local area objectives

The purpose of the Particular Purpose Zone – Inveresk Site is:

LAU-P4.1.1 *To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.*

LAU-P4.1.2 *To provide for residential uses and developments associated with and supporting educational uses within the zone.*

LAU-P4.1.3 *To locate use and development appropriately within the precincts of the zone.*

The proposed tree removal will facilitate the development of sporting infrastructure at UTAS Stadium. As the development is associated with a Sports and Recreation use, which is permitted use, it is opined that the proposed development is consistent with the zone purpose for the Particular Purpose Zone.

Turning to the Local Area Objectives, the works will occur in the Recreational and Leisure Precinct of the Particular Purpose Zone. An extract of the relevant map from the planning scheme is included at Figure 5.

Figure 5 Extract of Figure LAU-P4.1 of the planning scheme.

The planning scheme provides the following local area objective for the precinct:

LAU-P4.2.3 *The local area objectives for the Recreational and Leisure Precinct are to provide a range of sporting and recreational facilities including Aurora stadium and Invermay Park.*

UTAS Stadium was formerly known as Aurora Stadium.

As Sports and Recreation is a permitted use in the Particular Purpose Zone, it is opined that the proposed development is consistent with the local area objectives for the Recreational and Leisure Precinct.

3.3.2 Applicable standards

No standards within the Particular Purpose Zone – Inveresk Site are applicable to the Project. Table 2 identifies the possible applicable standards and why the standards do not apply.

Table 2 - Applicable standards in the Particular Purpose Zone – Inveresk Site.

Clause		Applicability
Use standards		
Clause LAU-P4.5.1 Hours of operation	A1/P1	Not applicable. No discretionary uses are proposed.
Clause LAU-P4.5.2 Noise levels	A1/P1	Not applicable.
Development standards		
Clause LAU-P4.6.1 Building height	A1/P1	Not applicable. No buildings are proposed.
Clause LAU-P4.6.2 Active ground floors	A1/P1	Not applicable. No buildings are proposed.
	A2/P2	Not applicable. No buildings are proposed.
Clause LAU-P4.6.3 Location of car parking	A1/P1	Not applicable. No changes to existing parking and access arrangements are proposed.
Subdivision standards		
Clause LAU-P4.7 Development standards for subdivision		Not applicable. No subdivision is proposed.

4 Specific Area Plan

4.1 Invermay/Inveresk Flood Inundation Specific Area Plan

The site is subject to the Invermay/Inveresk Flood Inundation Specific Area Plan (SAP), the extent of which is depicted in Figure LAU-S10.1 of the planning scheme, and reproduced in Figure 6, and shown overlaid aerial photography in Figure 7.

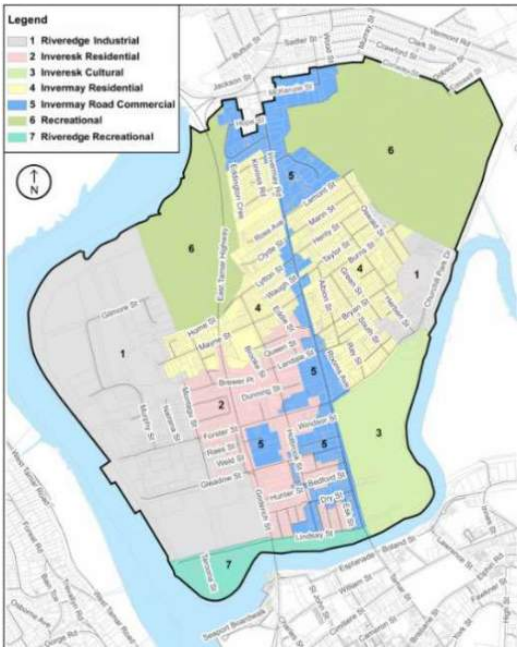


Figure 6 Extract of Figure LAU-S10.1 of the planning scheme.

Figure 7 Land that is shaded sky blue is subject to the SAP. The property boundary is outlined in dark blue.

As shown in Figure 6, UTAS Stadium is within Precinct 3, or the Inveresk Cultural Precinct.

4.1.1 Plan purpose and local area objectives

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

LAU-S10.1.1	*To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.*
LAU-S10.1.2	*To require that new development is sited and designed to minimise the impact of flooding.*
LAU- S10.1.3	*To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.*

The Local Area Objectives for the Inveresk Cultural Precinct are included in clause LAU-S10.3.1.3 of the planning scheme. It states:

The local area objectives for the Inveresk Cultural Precinct are:

(a) *to provide for the maintenance of the area as a centre of cultural, recreational, entertainment and educational facilities;*

(b) *to limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct; and*

(c) to require that Residential uses must be associated with educational activities within the precinct

It is opined that the development does not conflict with either the purpose of the SAP, nor the local area objectives for the precinct.

4.1.2 Use table

There is no use table for the SAP.

4.1.3 Applicable standards

Not all standards within the SAP are applicable to the Project. Table 2 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 3 - Applicable standards in the Particular Purpose Zone – Inveresk Site.

Clause		Applicability
Use standards		
Clause LAU-S10.6.1 Unacceptable uses	A1/P1	Applicable.
	A2/P2	Applicable.
	A3/P3	Applicable.
Development standards		
Clause LAU-S10.7.1 Intensification of residential development	A1/P1	Not applicable. Residential use is not proposed.
Clause LAU-S10.7.2 Flood impact	A1/P1	Not applicable. Residential use is not proposed.
	A2/P2	Not applicable. Residential use is not proposed.
	A3/P3	Not applicable. No buildings are proposed.
Subdivision standards		
Clause LAU-S10.8		Not applicable. No subdivision is proposed.

4.1.4 Clause LAU-S10.6.1 Unacceptable uses

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
A1 Use, must not be for: (a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.	**P1** No performance criterion.
Planner Response The use is for Sports and Recreation. **The acceptable solution (A1) is met.**	
A2 Use must not be for Residential use, excluding: (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts;	**P2** No performance criterion.

(b) a multiple dwelling in the Invermay Residential Precinct; or (c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.	

Planner Response

The use is for Sports and Recreation.

The acceptable solution (A2) is met.

A3 Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.	**P3** No performance criterion.

Planner Response

The use is for Sports and Recreation.

The acceptable solution (A3) is met.

5 Code assessment

5.1 Applicable codes

- Parking and Sustainable Transport Code
- Local Historic Heritage Code
- Potentially Contaminated Land Code
- Safeguarding of Airports Code

5.2 Parking and Sustainable Transport Code

5.2.1 Application of the code

The Parking and Sustainable Transport Code applies to all use and development, and there are no exemptions within the code.

As such, the code applies.

5.2.2 Applicable standards

Not all standards in the Parking and Sustainable Transport Code are applicable to the Project. Table 4 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 4 - Applicable standards in the Parking and Sustainable Transport Code.

Clause		Applicability
Use standards		
Clause C2.5.1 Car parking numbers	A1/P1.1 and P1.2	Applicable.
Clause C2.5.2 Bicycle parking numbers	A1/P1	Not applicable. Pursuant to Table C2.1, there is no requirement to provide bicycle parking spaces.
Clause C2.5.3 Motorcycle parking numbers	A1/P1	Applicable.
Clause C2.5.4 Loading bays	A1/P1	Not applicable, pursuant to clause C2.2.3 of the planning scheme.
Clause C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone.	A1/P1	Not applicable. The site is not within the General Residential Zone or Inner Residential Zone.
Development standards		
Clause C2.6.1 Construction of parking areas	A1/P1	Not applicable. No additional parking areas are proposed, and no changes are proposed to existing areas.
Clause C2.6.2 Design and layout of parking areas	A1.1 & A1.2/P1	Not applicable. No additional parking areas, access ways, manoeuvring and circulation spaces are proposed, and no changes are proposed to existing areas.
Clause C2.6.3 Number of accesses for vehicles	A1/P1	Applicable.
	A2/P2	Not applicable. The site is not withing the Central Business Zone.
Clause C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	A1/P1	Not applicable. The site is not within the General Business Zone or Central Business Zone.

Clause		Applicability
Clause C2.6.5 Pedestrian access	A1.1 & A1.2/P1	Not applicable. No changes are proposed to existing parking arrangements, including pedestrian access. Notwithstanding, the existing parking areas are inclusive of pedestrian access that is provided in a safe and convenient manner.
Clause C2.6.6 Loading bays	A1/P1	Not applicable. No additional loading bays are proposed, and there are no changes proposed to existing loading bays.
	A2/P2	Not applicable. No additional loading bays are proposed, and there are no changes proposed to existing loading bays. Notwithstanding, commercial vehicles can enter, park and exit the site in a forward direction.
Clause C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	A1/P1	Not applicable. The site is not within the General Business Zone or Central Business Zone.
	A2/P2	Not applicable. The site is not within the General Business Zone or Central Business Zone.
Clause C2.6.8 Siting of parking and turning areas	A1/P1	Not applicable. The site is not within an Inner Residential, Village, Urban Mixed Use, Local Business or General Business Zone.
	A2/P2	Not applicable. The site is not within the Central Business Zone.
Parking Precinct Plan		
Clause C2.7.1 Parking precinct plan	A1/P1	Not applicable. The site is not within an area specified within a parking precinct plan.

5.2.3 Clause C2.5.1 Car parking numbers

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
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: (d) 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; (e) the site is contained within a parking precinct plan and subject to Clause C2.7; (f) the site is subject to Clause C2.5.5; or (g) 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	**P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and

(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	(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.
	P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.

Planner Response

UTAS Stadium is a major sporting facility, and falls within the Sports and Recreation use class.

Footnote (a) to Table C2.1 states that the number of parking spaces required is to be calculated on the proposed use or development.

As the proposal is for tree removal only, there will be no change to the number of seats at the venue under this application, and therefore no change to the number of car parking spaces required by Table C2.1.

As such, the proposal meets the permitted standard.

The acceptable solution (A1) is met.

5.2.4 Clause C2.5.3 Motorcycle parking numbers

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
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.	**P1** Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

Planner Response

As discussed above, the permitted standard for car parking is met and Table C2.1 does not require any additional car parking spaces.

Table C2.4 states that, if the number of car parking spaces required for a use is between 0 and 20, there is no requirement to provide additional motorcycle parking spaces.

The proposal is for tree removal only, and there will be no change to the number of existing motorcycle parking spaces on site.

The acceptable solution (A1) is met.

5.2.5 Clause C2.6.3 Number of accesses for vehicles

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
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.	**P1** The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.

Planner Response

The number of accesses provided is not proposed to increase as part of this development.

The acceptable solution (A1) is met.

5.3 Local Historic Heritage Code

5.3.1 Application of the code

The Local Historic Heritage Code applies to development on land that is defined as a local heritage place.

Within the planning scheme maps, the site is identified as being a Local Heritage Place, with the reference of LAU-C6.1.944. Figure 8 shows the sites that are listed as a Local Heritage Place, while Figure 9 shows the sites that are listed on the Tasmanian Heritage Register.

An extract of LAU-Table C6.1 is reproduced below:

Table 5 - Extract of LAU-Table C6.1 from the Launceston Local Provisions Schedule.

Reference Number	THR Number	Town/ Locality	Street address	Property name	Folio of the Register	Description, Specific Extent, State of Local Historic Heritage Significance and Historic Heritage Values
LAU-C6.1.944	4399	Invermay	2 Invermay Road	Not applicable	174633/2	**Description** Inveresk Precinct (former Launceston Railyards site) **Specific Extent:** All of title

The local heritage listing makes reference to the Tasmanian Heritage Register (THR). Place 4399 on the THR is the York Park Entrance Gates and Invermay Park Northern Stand, which are permanently registered on the THR as having heritage values of State significance. Place 4400 (Launceston Railway Workshops) are also within the title boundaries of the site. These places are depicted in Figure 9.

The THR listing does not impact the proposed tree removal, as it relates to separate and distinct elements of the site. The THR listed buildings are not affected by the proposed tree removal.

Pre-application advice from Council is that the tree – and subsequently, any tree removal – is covered by the Specific Extent of LAU-C6.1.944.

Figure 8 Cream denotes sites that are listed as a Local Heritage Place under the planning scheme. The LPS reference number for UTAS Stadium's local heritage listing is LAU-C6.1.944. The blue circle denotes the tree proposed to be removed.

Figure 9 Purple denotes places that are listed on the Tasmanian Heritage Register. The site has two places listed. Place 4399 consists of the York Park Entrance Gates (to the south of the tree) and the Invermay Park Northern Stand (to the north of the tree. Place 4400 is the Launceston Railway Workshops, located generally to the east of UTAS Stadium.

5.3.2 Applicable standards

Not all standards in the Local Historic Code are applicable to the Project. Table 6 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 6 - Applicable standards in the Local Historic Heritage Code.

Clause		Applicability
Development standards		
Clause C6.6.1 Demolition	A1/P1	Not applicable. No demolition is proposed.
Clause C6.6.2 Site coverage	A1/P1	Not applicable. There will be no change to the existing site coverage.
Clause C6.6.3 Height and bulk of buildings	A1/P1	Not applicable. No buildings are proposed.
Clause C6.6.4 Siting of buildings and structures	A1/P1	Not applicable. No buildings or structures are proposed.
Clause C6.6.5 Fences	A1/P1	Not applicable. No fences are proposed.
Clause C6.6.6 Roof form and materials	A1/P1	Not applicable. No buildings are proposed.
Clause C6.6.7 Building alterations, excluding roof form and materials	A1/P1	Not applicable. No building alterations are proposed.
Clause C6.6.8 Outbuildings and structures	A1/P1	Not applicable. No outbuildings or structures are proposed.
Clause C6.6.9 Driveways and parking for non-residential purposes	A1/P1	Not applicable. No changes to existing driveways or parking areas are proposed.
Clause C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place	A1/P1	Applicable.
Development standards for Local Heritage Precincts and Local Historic Landscape Precincts		
Clause C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts		No applicable. The works are not within a local heritage precinct or local historic landscape precinct.
Development standards for Places or Precincts of Archaeological Potential		
Clause C6.8 Development Standards for Places or Precincts of Archaeological Potential		Not applicable. The works are not within a place or precinct of archaeological potential.
Development standards for Significant Trees		
Clause C6.9 Significant Trees		Not applicable. The tree is not identified as a significant tree within the Local Provisions Schedule.
Subdivision standards		
Clause C6.10 Development standards for subdivision		Not applicable. No subdivision is proposed.

5.3.3 Clause C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**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; (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.

Planner Response

The application is supported by a heritage impact assessment, prepared by Purcell. The heritage impact assessment states that the local historic heritage significance of the place relates to its use as a sports and recreation ground and that the Dutch Elm tree will not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground. Furthermore, the tree is one of many trees between the stadium and Invermay Road.

This heritage impact assessment is included at Appendix D.

The performance criteria (P1) are satisfied.

5.4 Potentially Contaminated Land Code

5.4.1 Application of the code

The site history review identified potential contamination sources as including landfill and as the former Inveresk railyard, including a diesel workshop adjacent the eastern Project Area, together with offsite contamination sources including two service stations with active underground petroleum storage tanks along Invermay Road and the presence of old town gas pipes along Invermay Road.

The works associated for the tree removal constitute development. Pursuant to clause C14.2.1(d) of the planning scheme, the Potentially Contaminated Land Code applies to the proposal.

There are no exemptions applicable to the proposal in clause C14.4 of the planning scheme. As such, the code applies.

5.4.2 Applicable standards

Not all standards in the Potentially Contaminated Land Code are applicable to the Project. Table 7 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 7 - Applicable standards in the Potentially Contaminated Land Code.

Clause		Applicability
Use standards		
Clause C14.5.1 Suitability for intended use	A1/P1	Applicable.
Development standards		
Clause C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012	A1/P1	Applicable.
Clause C14.6.2 Redevelopment on land subject to the Macquarie Point Development Corporation Act 2012	A1/P1	Not applicable. The site is not subject to the Macquarie Point Development Corporation Act 2012.
Subdivision standards		
Clause C14.7 Development standards for subdivision		Not applicable. No subdivision is proposed.

5.4.3 Clause C14.5.1 Suitability for intended use

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
A1 For a sensitive use, or a specified use listed in Table C14.1, the Director, or a person approved by the Director for the purpose of this code: (a) certifies that land is suitable for the intended use; or (b) certifies a plan to manage contamination and associated risk to human health or the environment, so that the land is suitable for the intended use, or if in relation to redevelopment on land subject to the Macquarie Point Development Corporation Act 2012, the intended use must be in accordance with a certificate that has been or will be granted by an accredited environmental auditor.	**P1** For a sensitive use, or a specified use listed in Table C14.1, the land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes: (i) any specific remediation and protection measures required to be implemented before any use commences; and (ii) a statement that the land will be suitable for the intended use.

Planner Response

The use is a specified use in Table C14.1 of the planning scheme, as it is for Sports and Recreation, and specifically for an outdoor recreation facility. As such, the standard applies.

The application is supported by an environmental site assessment by Elgin Associates. This advice is included at Appendix E.

Elgin Associates conclude that contamination may be present, and management measures – as included in the environmental site assessment – should be implemented to mitigate human health and environmental risks.

Subject to the recommended measures being implemented, Elgin Associates conclude that the land will be suitable for the proposed tree removal.

The performance criteria (P1) are satisfied.

5.4.4 Clause C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
A1 Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m^3 of site disturbance.	**P1** Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must not have an adverse impact on human health or the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes: (i) any specific remediation and protection measures required to be implemented before excavation commences; and (ii) a statement that the excavation does not adversely impact on human health or the environment.

Planner Response

The tree removal will necessitate ground disturbance, when removing the roots and sub-terranean elements of the tree. As excavation is not defined within the planning scheme, its general definition applies. The ground disturbance is akin to excavation.

The volume of excavation works will be significantly less than 250 m^3 of site disturbance. As such, the proposal meets the permitted standard.

The acceptable solution (A1) is met.

5.5 Safeguarding of Airports Code

5.5.1 Application of the code

The site is entirely covered by the airport obstacle limitation area overlay. The Safeguarding of Airports Code applies to development within an airport obstacle limitation area.

However, all development proposed is less than 316 m AHD, which is less than the AHD height specified for the site in the overlay map. As such, pursuant to clause C16.4.1(a) of the planning scheme, the proposal is exempt from assessment under the code.

6 Conclusion

The planning permit application seeks approval for the removal of one (1) Dutch Elm tree at UTAS Stadium in Launceston. The tree that is proposed to be removed is adjacent to the existing function centre at UTAS Stadium. It measures 17 m in height, has a spread of 27 m and has an estimated age of 70-80 years.

The works are wholly located within the boundaries of Certificate of Title Vol. 180240 Fol. 2. There will be no changes to the existing use of the stadium as a result of this application, including capacity.

This report identifies that the Project is subject to the provisions of the *Tasmanian Planning Scheme – Launceston*, specifically within the Particular Purpose Zone – Inveresk Site. The Project is defined as a Sports and Recreation use, which is a permitted use in the zone.

The proposal is also subject to the Invermay/Inveresk Flood Inundation Specific Area Plan.

The Project has also been considered against the following codes of the planning scheme:

- Parking and Sustainable Transport Code
- Local Historic Heritage Code
- Potentially Contaminated Land Code

An assessment against all relevant standards is outlined in section 3, section 4 and section 5 of this report. A total of nine separate standards apply, and the Project relies on Council to exercise its discretion in relation to two of the applicable standards.

The relevant standards and whether the Project complies with the acceptable solution or relies on the performance criteria is outlined in Table 8.

Table 8 - Summary of the applicable standards, and whether the Project relies on the acceptable solution (AS) or the performance criteria (PC).

Clause	Standard	AS or PC
Particular Purpose Zone – Inveresk Site		
No applicable standards		
Invermay/Inveresk Flood Inundation Specific Area Plan		
Clause LAU-S10.6.1	Unacceptable uses	Meets A1
		Meets A2
		Meets A3
Parking and Sustainable Transport Code		
Clause C2.5.1	Car parking numbers	Meets A1
Clause C2.5.3	Motorcycle parking numbers	Meets A1
Clause C2.6.3	Number of accesses for vehicles	Meets A1
Local Historic Heritage Code		
Clause C6.6.10	Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place	Relies on P1
Potentially Contaminated Land Code		
Clause C14.5.1	Suitability for intended use	Relies on P1
Clause C14.6.1	Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012	Meets A1

This assessment has demonstrated that, even where the acceptable solution is not met, the performance criteria is achieved. Specifically, regarding the performance criteria:

- Heritage values of the site will not be lost as a result of the proposed tree removal, as demonstrated in the heritage impact assessment provided by Purcell.
- The land may be contaminated, and this will require management to mitigate human health and environmental risks. Subject to recommended measurement measures being implemented, the land is suitable for the proposed tree removal.

Appendix A Application form

Planning Permit
Development Application Form

Application Lodgement Checklist

- ❑ Complete all the relevant lodgement questions
- ❑ Include plans all supporting documents
- ❑ Include a copy of the Certificate of Title for the subject site (folio text, folio plan and any schedule of easements)
- ❑ Where an application relies on performance criteria in the Tasmanian Planning Scheme - Launceston, include a written statement demonstrating compliance with these standards

Application

THE LAND: Address and title information for the subject site

Number	2	Street	Invermay Road

Suburb	Invermay TAS 7248

The Planning Authority requires a full copy of the Certificate of Title for a valid application

Title Volume	180240	Title Folio	2
Title Volume		Title Folio	

Value of the works

State the estimated value of the proposed works. The estimated cost of building work or demolition work is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.

$ 20,000

THE PROPOSAL: Detail what use, development or other matter is the permit required for
Attach any additional explanatory documents as appropriate

Removal of one (1) Dutch Elm tree - refer to supporting planning report

EXISTING USE/DEVELOPMENT: Describe the way the land is used now

Sports and Recreation

Complete the relevant sections below

Have you had a pre-lodgement meeting with a Town Planner? ☒ YES ☐ NO

If yes, please specify: Iain Moore

Are components of the application seeking retrospective approval? ☐ YES ☒ NO

e.g. Have any of the works already been undertaken? Has the use already commenced?

If yes, what are they?

Tasmanian Heritage Council (THC) Listed Property? ☒ YES ☐ NO

If yes, has an Exemption been granted? If yes, please attach. ☐ YES ☒ NO

Advisory Note: If your property is on the State Heritage Register, we recommend you discuss your proposal with the THC prior to lodging your development application. Contact the Tasmanian Heritage Council on 1300 850 332.

☐ RESIDENTIAL USE/DEVELOPMENT Not applicable

Number of dwellings (existing)		**Number of dwellings (proposed)**	
Number of parking spaces (existing)		**Number of parking spaces (proposed)**	

☐ SUBDIVISION Not applicable

Subdivision excludes strata title lots

Number of lots (existing)		**Number of lots (proposed)**	
Lot size/s (existing)		**Lot size/s (proposed)**	

☐ OTHER USE/DEVELOPMENT

Hours of Operation	No change to existing	Monday - Friday	am	to	pm
		Saturday	am	to	pm
		Sunday	am	to	pm

Parking spaces (existing)	No change to existing	**Parking spaces (proposed)**	
Floor area (existing)		**Floor area (proposed)**	
Number of Employees (existing)		**Number of Employees (proposed)**	

☐ MISCELLANEOUS

Earthworks and/or retaining walls	☐ YES ☐ NO	**Tree removal**	☒ YES ☐ NO
Machinery, plant & equipment	☐ YES ☐ NO	**Signs proposed**	☐ YES ☐ NO

APPLICANT: The contact person/company in relation to the application

Applicant	ERA Planning and Environment
Contact Person	Patrick Carroll
Postal Address	Level 1, 125A Elizabeth Street
Suburb	Hobart
State	TAS
Postcode	7000
Phone	03 6165 0443
Email	enquiries@eraplanning.com.au

The Planning Authority will correspond with you by email unless you request an alternative method.

OWNER: The owner of the land the subject of the application

Title	
Given Name/s	
Surname/s	Launceston City Council
Postal Address	PO Box 1
Suburb	Mowbray
State	TAS
Postcode	7248
Phone	03 6323 3000
Email	contactus@launceston.tas.gov.au

Is the Applicant the Owner?

☐ **YES** please complete sections A and C
☒ **NO** please complete sections B and C

SECTION A: Owner/s verification
I/we are the owner/s of the land. I/we have seen this application.

Owner's Signature | Date

SECTION B: Applicant's verification
I/we the Applicant declare that I/we have notified the owner about this application.

Applicant's Signature: N/A - landowner consent is sought | Date

SECTION C: Declaration (to be completed for all applications)
I declare that all information I have given is true.

Applicant's Signature | Date: 24 June 2024

How to apply for a Planning Permit

Applications need to include the information required by the Planning Authority. It is important that you give full details of your proposal and attach all documents to support you application. If you don't provide enough detail we will need to ask you for more information and this may delay your application.

Plans

Your proposal plans should include the following:

- Site Plan - contours/relative levels, boundaries of subject site, footprint of building/s, north point, frontage to street/s, scale
- Floor Plan - identifying how the internal spaces in the building are intended to be used
- Elevations - natural ground level, wall height and overall height of existing/proposed building/s measured from natural ground level, floor level, indicative materials, location of windows/doors

Fees

The fee for your development application is calculated based on the City of Launceston Adopted Fees and Charges. Following lodgement of your development application, an invoice will be generated for payment.

Agencies that may be able to assist you in preparation of your application:

TasWater	136 992
Tasmanian Heritage Council (THC)	1300 850 332
Department of State Growth	03 6777 2808
Environmental Protection Authority (EPA)	03 6165 4599
TasNetworks	1300 127 777
TasGas	1800 438 427
TasRail	1300 827 724

Ways to lodge your application

Online
www.launceston.tas.gov.au/PlanningPermit

Email
Planning.Queries@launceston.tas.gov.au

If you can't, or would prefer not to, lodge your application online or by email, you can lodge it in person at the City of Launceston Customer Service Centre, Town Hall, St John Street, Launceston or by post to Planning Authority, City of Launceston, PO Box 396, Launceston, Tasmania 7250.

If you have any further questions, or would like to have a pre-lodgement meeting with a planner, please contact the City of Launceston on 6323 3000 and ask to speak with the Duty Planner or email Planning.Queries@launceston.tas.gov.au.

Planning Permit Privacy Statement

The City of Launceston is collecting the information on this form so that it may consider your application in accordance with Division 2 of the *Land Use and Planning Approvals Act 1993* (the Act). If you fail to provide all the information required, or refuse site access, your application may not be processed.

If an application is made under Section 57 of the Act, a copy of the lodgement documents must be made available for any person to inspect during public notification.

Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Please be advised that Town Planners and Councillors will need to visit your site with or without prior notice as part of the assessment and determination process. By lodging your development application you are deemed to have consented to these visits.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates, on request to City of Launceston.
2.	Information can be used for other purposes permitted by the Local Government Act 1993 and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with the Council's Personal Information Protection Policy (17-PIx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

Office Use Only		
❑ Permitted ❑ Discretionary ❑ Planning Directive Visitor Accommodation		
Application No:		Date Received:
Amount: $	Fee Received ❑	Officer:
Validity checklist:	Title ❑ Plans ❑ ROC ❑	

Appendix B Title documentation

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180240	2
EDITION	DATE OF ISSUE
2	15-Mar-2023

SEARCH DATE : 17-Apr-2024
SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 2 on Sealed Plan 180240
Derivation : Part of 16.29ha Vested in the Australian National Railways Commission, Part of Lot 38577, 10.20ha & Part of 1A-1R-23.2P Gtd. to The Mayor, Aldermen & Citizens of the City of Launceston
Prior CT 174633/2

SCHEDULE 1

C504696 & C555376 TRANSFER to LAUNCESTON CITY COUNCIL Registered 25-Jun-2004 at noon

SCHEDULE 2

C504696 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP180240 EASEMENTS in Schedule of Easements
SP180240 COVENANTS in Schedule of Easements
SP180240 FENCING PROVISION in Schedule of Easements
M939112 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on Sealed Plan 180240) over the land marked Right of Way 4.00 wide on Sealed Plan 180240 Registered 15-Mar-2023 at 12.01 PM
SP139412 FENCING COVENANT in Schedule of Easements
C504696 FENCING PROVISION in Transfer
D99557 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 1-Dec-2021 (of that part of the said land within described shown on SI0168453 and specified in Annexure 'A' attached to the said Lease) Registered 14-Nov-2014 at 12.02 PM
D99558 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 1-Dec-2026 (of that part of the said land within described shown on SI0168453 and specified in Annexure 'A' attached to the said Lease) Registered 14-Nov-2014 at 12.03 PM
E25601 AGREEMENT pursuant to Section 71 of the Land Use

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Planning and Approvals Act 1993 Registered 20-Oct-2015 at noon

E26792 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years form 21-Jan-2018 (of that part of the said land within described shown on Annexure B on the plan attached said lease) Registered 19-Jan-2016 at 12.01 PM

E26793 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 21-Jan-2023 (of that part of the said land within described shown on Annexure B on the plan attached said lease) Registered 19-Jan-2016 at 12.02 PM

E26794 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 5 years from 21-Jan-2028 (of that part of the said land within described shown on Annexure B on the plan attached said lease) Registered 19-Jan-2016 at 12.03 PM

E283615 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 14-Dec-2021 at noon

E331420 LEASE to LEMONGRASS ONE PTY LTD of a leasehold estate for the term of 5 years from 1-Jan-2022 (of that part of the said land within described shown on Schedule 3 on the plan attached to said lease) Registered 15-Mar-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

182650 Plan - Pending Lodged by TAS NETWORKS on 24-Jan-2022 BP: 182650

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER Launceston City Council

FOLIO REFERENCE F.R. 174633/2 F.R.169278/3

GRANTEE Part of Lot 38577, 10.20ha & Part of 1A-1R-23.2P Gtd. to The Mayor, Aldermen & Citizens of the City of Launceston. Part of 16.29ha Vested in the Australian National Railways Commission

NEW PLAN OF SURVEY

BY SURVEYOR J. W. DENT of PDA Surveyors Surveying, Engineering & Planning 3/23 BRISBANE STREET, LAUNCESTON

LOCATION City of LAUNCESTON

SCALE: 1:3000

LENGTHS IN METRES

SURVEYORS REF L17206

Registered Number SP 180240

APPROVED EFFECTIVE FROM 11 MAY 2021

Recorder of Titles

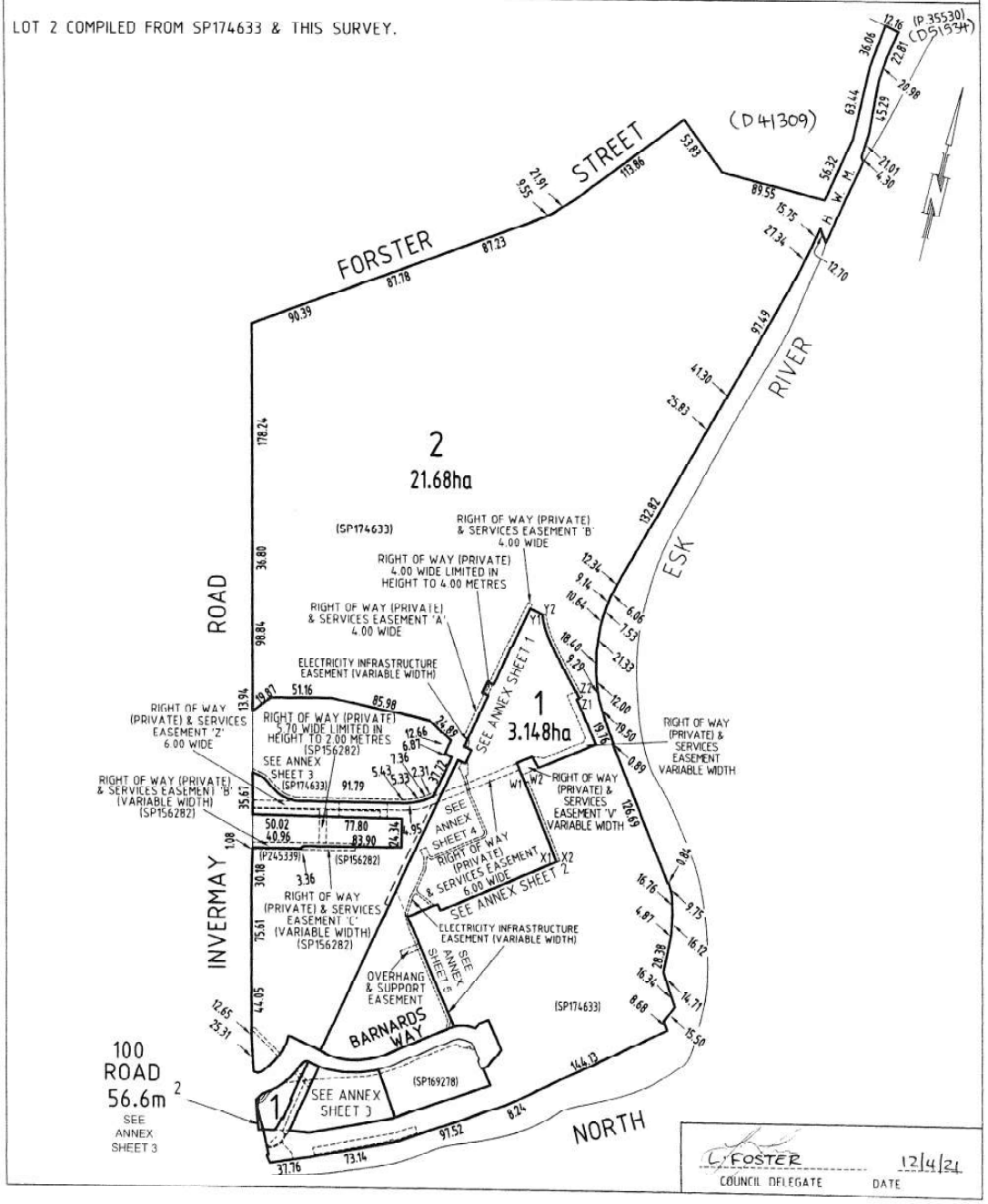
MAPSHEET MUNICIPAL CODE No. 120 (5041)

LAST UPI No

LAST PLAN No. SP174633 SP169278

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

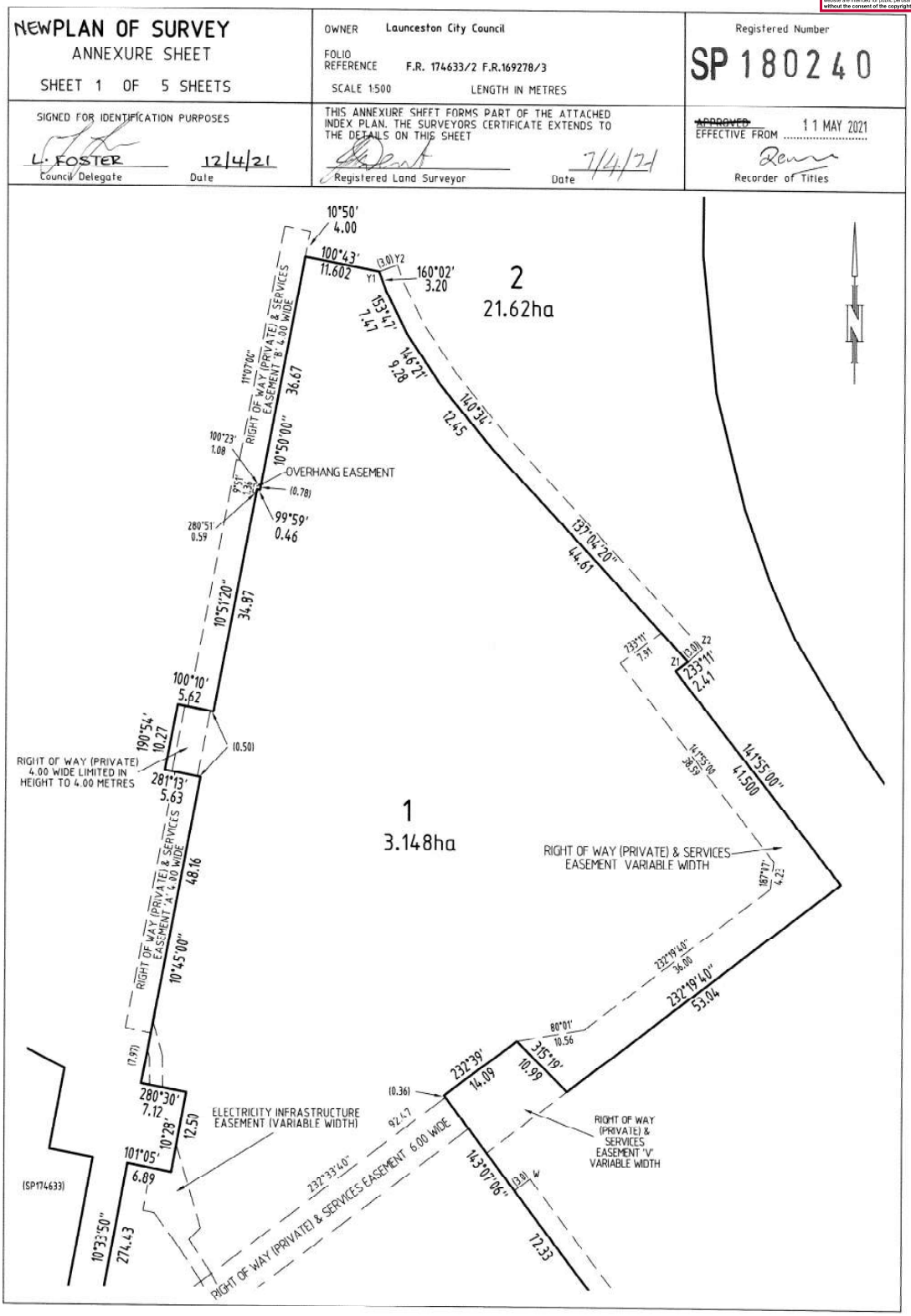
LOT 2 COMPILED FROM SP174633 & THIS SURVEY.



FOLIO PLAN

RECORDER OF TITLES

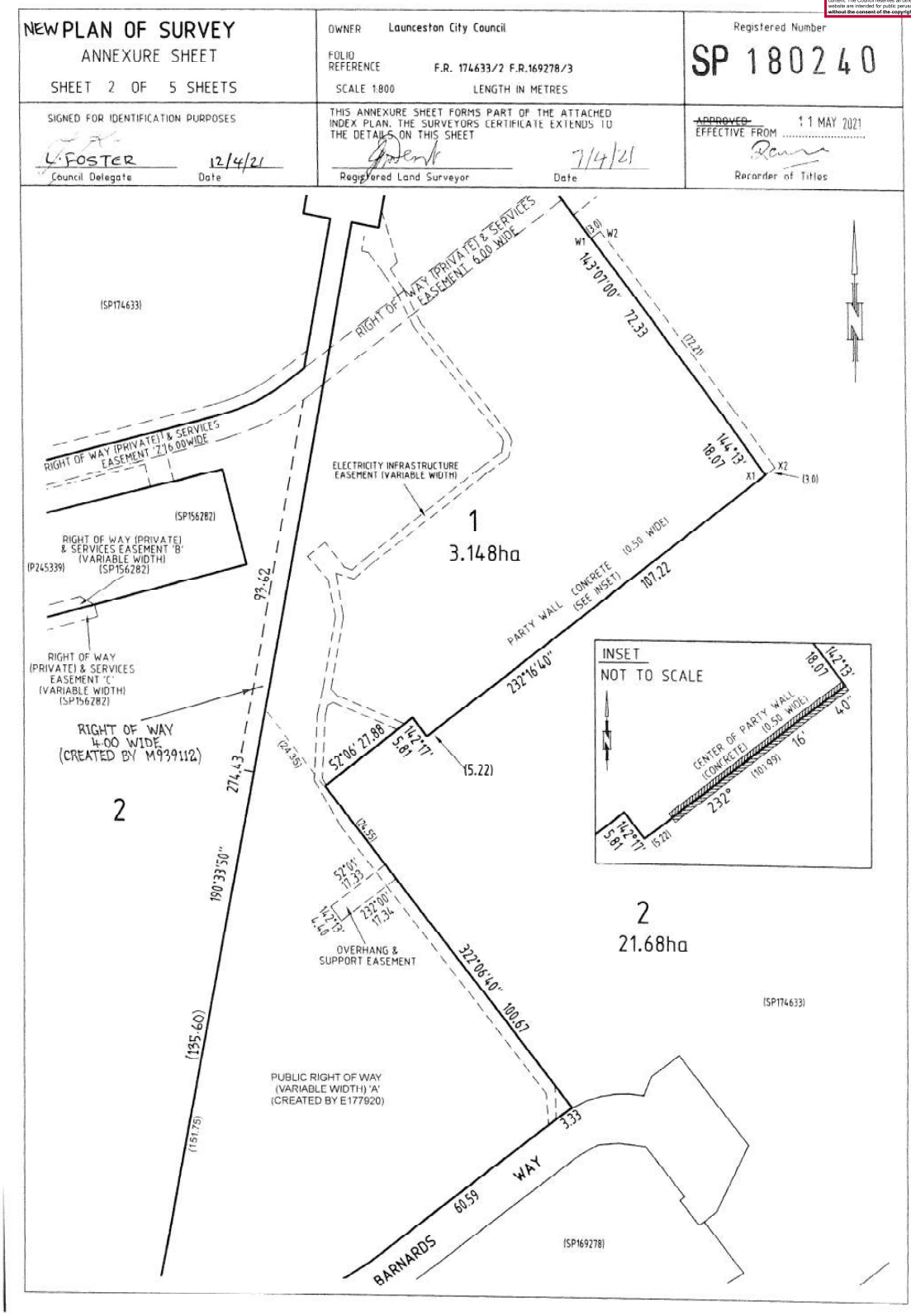
Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

NEW PLAN OF SURVEY
ANNEXURE SHEET
SHEET 3 OF 5 SHEETS

OWNER LAUNCESTON CITY COUNCIL

FOLIO REFERENCE F.R. 174633/2 F.R.169278/3

SCALE 1:500/1:750 LENGTH IN METRES

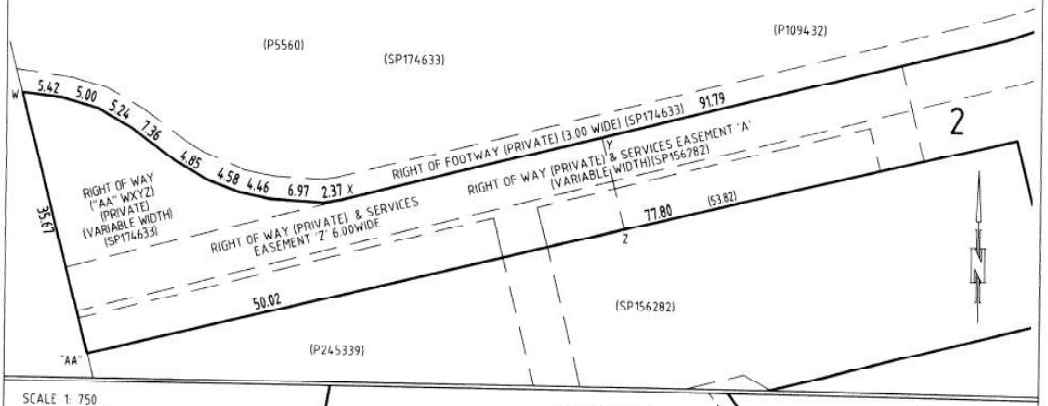
Registered Number
SP 180240

SIGNED FOR IDENTIFICATION PURPOSES
L: FOSTER
Council Delegate
12/4/21
Date

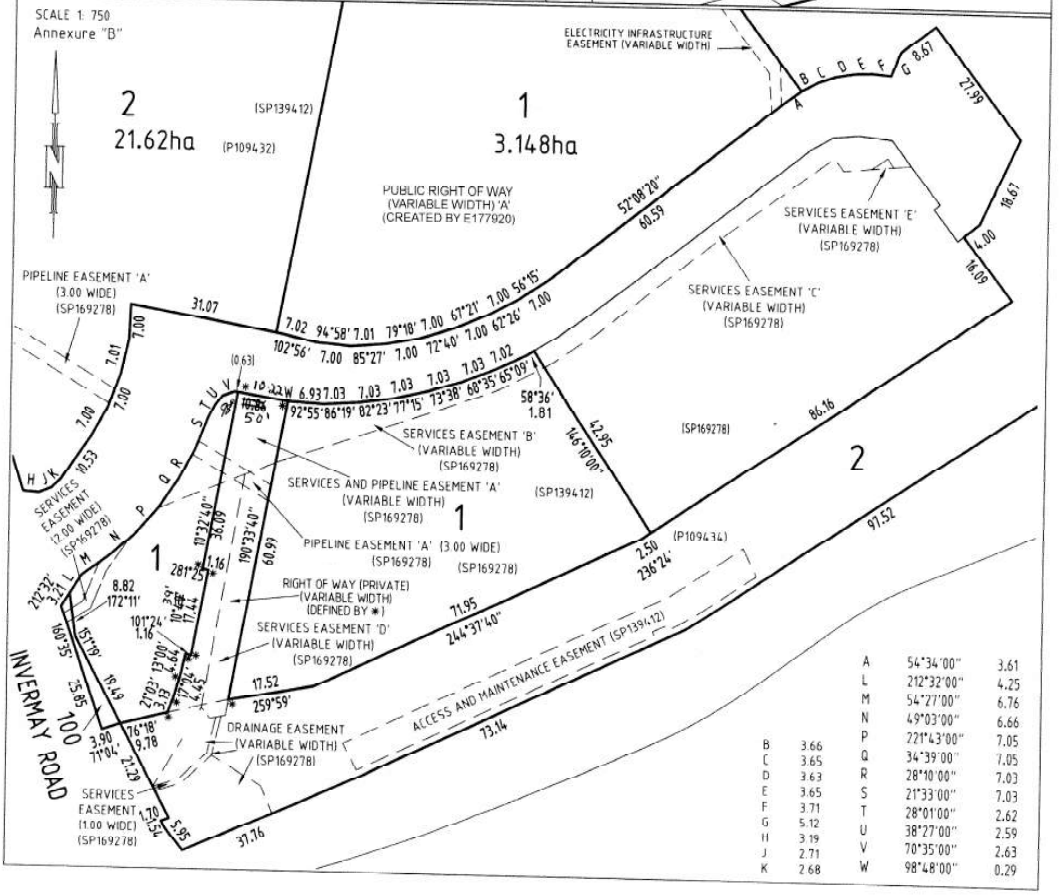
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor
7/4/21
Date

~~APPROVED~~
EFFECTIVE FROM 11 MAY 2021
Recorder of Titles

SCALE 1: 500
Annexure "A"



SCALE 1: 750
Annexure "B"



A	54°34'00"	3.61	
B	3.66		
C	3.65		
D	3.63		
E	3.65		
F	3.71		
G	5.12		
H	3.19		
J	2.71		
K	2.68		
L	212°32'00"	4.25	
M	54°27'00"	6.76	
N	49°03'00"	6.66	
P	221°43'00"	7.05	
Q	34°39'00"	7.05	
R	28°10'00"	7.03	
S	21°33'00"	7.03	
T	28°01'00"	2.62	
U	38°27'00"	2.59	
V	70°35'00"	2.63	
W	98°48'00"	0.29	

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

NEWPLAN OF SURVEY
ANNEXURE SHEET
SHEET 4 OF 5 SHEETS

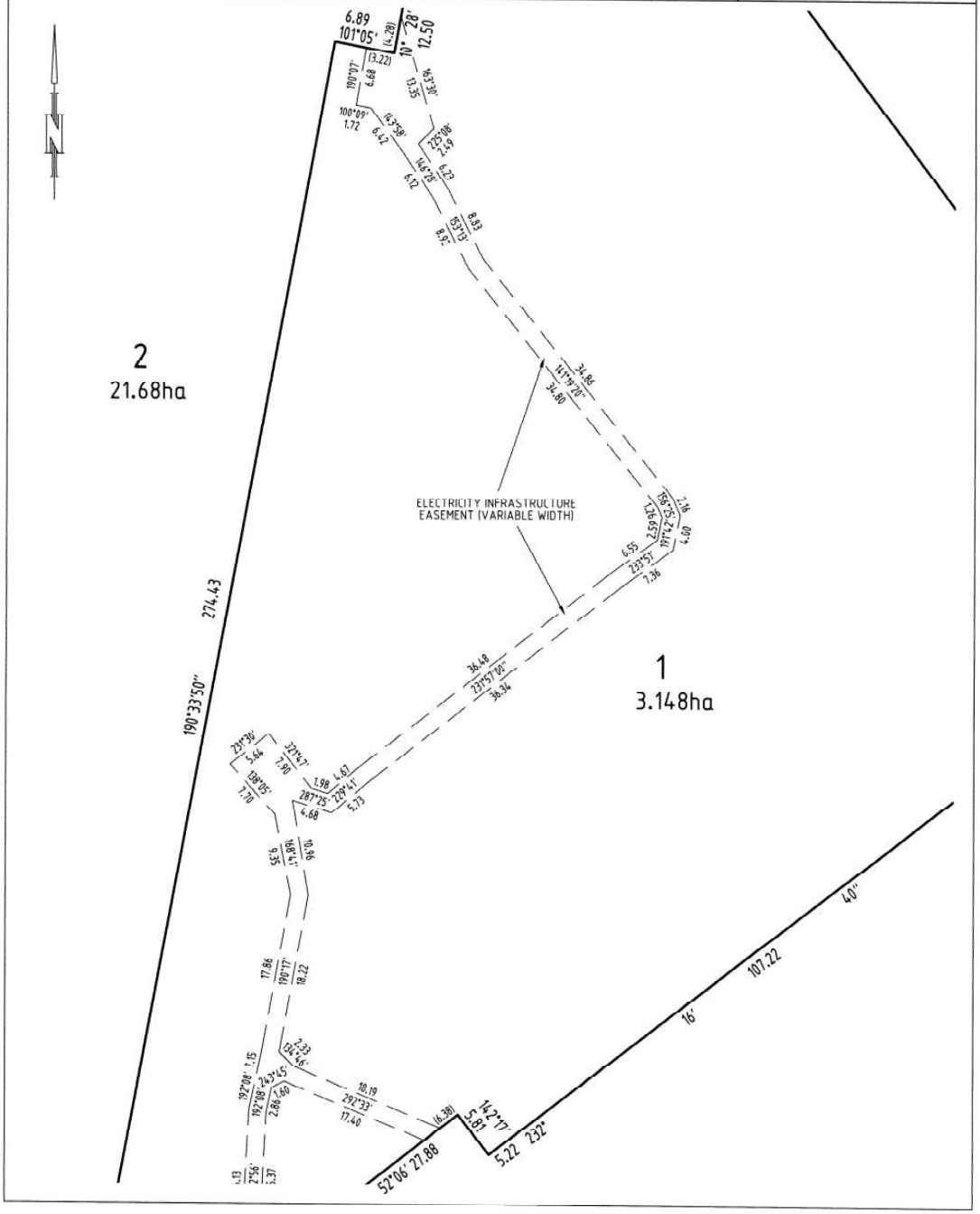
OWNER Launceston City Council
FOLIO REFERENCE F.R. 174633/2 F.R.169278/3
SCALE 1:800 LENGTH IN METRES

Registered Number
SP 180240

SIGNED FOR IDENTIFICATION PURPOSES
L. FOSTER 12/4/21
Council Delegate Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
7/4/21
Registered Land Surveyor Date

~~APPROVED~~
EFFECTIVE FROM 11 MAY 2021
Recorder of Titles



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

NEW PLAN OF SURVEY
ANNEXURE SHEET
SHEET 5 OF 5 SHEETS

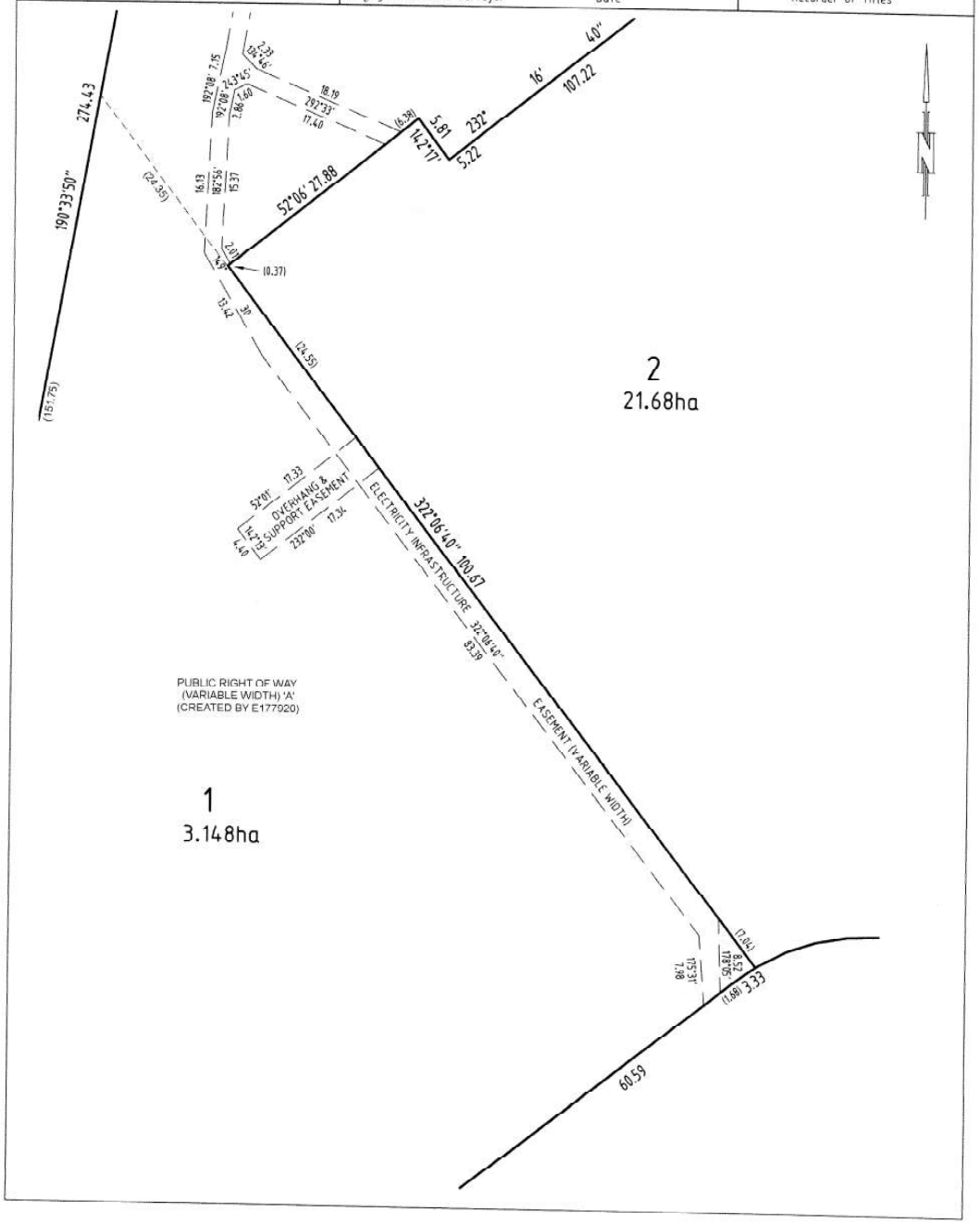
OWNER Launceston City Council
FOLIO REFERENCE F.R. 174633/2 F.R.169278/3
SCALE 1:800 LENGTH IN METRES

Registered Number
SP 180240

SIGNED FOR IDENTIFICATION PURPOSES
L. Foster 12/4/21
Council Delegate Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
7/4/21
Registered Land Surveyor Date

~~APPROVED~~
EFFECTIVE FROM 11 MAY 2021
Recorder of Titles



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180240

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

1. Easements

Access and maintenance easement
Lot 2 on the plan is SUBJECT TO an access and maintenance easement over that part of Lot 2 shown on the plan as "ACCESS AND MAINTENANCE EASEMENT (SP139412)" in gross in favour of the Launceston City Council (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any).

Rights of carriageway
Lot 2 on the plan is SUBJECT TO a right of carriage way over that part of Lot 2 shown on the plan as "RIGHT OF WAY ("AA" WXYZ) (PRIVATE) (VARIABLE WIDTH) (SP174633)" appurtenant to Lot 1 on Sealed Plan 174633.

Lot 2 on the plan is SUBJECT TO a right of carriage way over those parts of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' (VARIABLE WIDTH) (SP156282)" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' VARIABLE WIDTH) (SP156282)" in favour of Lot 1 on Sealed Plan 156282.

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 2 on Sealed Plan No. 156282 are TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) 5.70 WIDE LIMITED IN HEIGHT TO 2.00 METRES (SP156282)" on the plan.

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 2 on Sealed Plan No. 156282 are TOGETHER WITH a right of carriage way over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH (SP156282)" on the plan.

..... (Launceston City Council)

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston City Council FOLIO REF: 169278/3 and 174633/2 SOLICITOR & REFERENCE: Curtis Browne Simmons Wolfhagen	PLAN SEALED BY: Launceston City Council DATE: 4-2-21 FP0217/2018:1 REF NO. L. FOSTER Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

Lot 2 on the plan is SUBJECT TO a right of carriage way over those parts of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' 4.00 WIDE", RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' 4.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'V' VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'Z' 6.00 WIDE" appurtenant to Lot 1 on the plan.

Lot 1 on the plan is TOGETHER WITH a right of carriage way over those parts of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' 4.00 WIDE", RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' 4.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'V' VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'Z' 6.00 WIDE".

Lot 1 on the plan is SUBJECT TO a right of carriage way over those parts of Lot 1 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT VARIABLE WIDTH", "RIGHT OF WAY (PRIVATE) 4.00 WIDE LIMITED IN HEIGHT TO 4.00 METERS" and "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) (DEFINED BY *)" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH a right of carriage way over those parts of Lot 1 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT VARIABLE WIDTH", "RIGHT OF WAY (PRIVATE) 4.00 WIDE LIMITED IN HEIGHT TO 4.00 METERS" AND "RIGHT OF WAY (PRIVATE) (VARIABLE WIDTH) (DEFINED BY *)".

Rights of drainage
Lot 2 on the plan is SUBJECT TO a right of drainage over that part of Lot 2 shown on the plan as "DRAINAGE EASEMENT (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278.

Rights of foot way
Lot 2 on the plan is TOGETHER WITH a right of foot way over that part of Lot 1 on Sealed Plan 174633 shown on the plan as "RIGHT OF FOOTWAY (PRIVATE) (3.00 WIDE) (SP174633)".

Pipeline easements
Lots 1 and 2 on the plan are SUBJECT TO a pipeline easement over those parts of Lots 1 and 2 shown on the plan as "PIPELINE EASEMENT 'A' (3.00 WIDE) (SP169278)" in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

..... (Launceston City Council)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

& Lot 2
Lot 1 on the plan is SUBJECT TO a pipeline easement over that part of Lot 1 shown on the plan as "SERVICES AND PIPELINE EASEMENT "A" (Variable Width) (SP169278)" in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Services easements

Lot 2 on the plan is SUBJECT TO a services easement over those parts of Lot 2 shown on the plan as 'RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'A' (VARIABLE WIDTH) (SP156282)" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' (VARIABLE WIDTH) (SP156282) in favour of Lot 1 on Sealed Plan No. 156282 (as defined in and subject to conditions more fully set forth in Sealed Plan No. 169278 (if any)).

& Lot 2
Lot 1 on the plan is SUBJECT TO a services easement over that part of Lot 1 shown on the plan as 'SERVICES AND PIPELINE EASEMENT 'A' (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lots ~~1 and~~ 2 on the plan ~~are~~ is SUBJECT TO a services easement over ~~those~~ that part of Lots ~~1 and~~ 2 shown on the plan as "SERVICES EASEMENT 'D' (VARIABLE WIDTH) (SP169278)" in favour of Lots 1, 3 and 100 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 2 on the plan is SUBJECT TO a services easement over that part of Lot 2 shown on the plan as "SERVICES EASEMENT (1.00 WIDE) (SP169278)" in favour of Lots 1 and 3 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lots 1 and 100 on the plan are SUBJECT TO a services easement over those parts of Lots 1 and 100 shown on the plan as "SERVICES EASEMENT (2.00 WIDE) (SP169278)" in favour of Lots 1 and 3 on Sealed Plan No. 169278 (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 2 in Sealed Plan No. 156282 are TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 156282 shown as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' VARIABLE WIDTH (SP156282)" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)) & shown on the Plan.

..... (Launceston City Council)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 2 in Sealed Plan No. 174633 are TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'C' (VARIABLE WIDTH)" (SP169278) on the plan" (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Those parts of Lots 1 and 2 on the plan formerly comprised in Lot 2 in Sealed Plan No. 174633 are TOGETHER WITH a services easement over that part of Lot 1 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'E' (VARIABLE WIDTH)" (SP169278) on the plan to a maximum height of 4.60 metres Australian Height Datum (AHD) (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

Lot 2 on the plan is SUBJECT TO a services easement over those parts of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' 4.00 WIDE", RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' 4.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'V' VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'Z' 6.00 WIDE" appurtenant to Lot 1 on the plan.

Lot 1 on the plan is TOGETHER WITH a services easement over those parts of Lot 2 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' 4.00 WIDE", RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'B' 4.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'V' VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'Z' 6.00 WIDE".

Lot 1 on the plan is SUBJECT TO a services easement over those parts of Lot 1 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) 4.00 WIDE LIMITED IN HEIGHT TO 4.00 METERS" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH a services easement over those parts of Lot 1 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE", "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT VARIABLE WIDTH" and "RIGHT OF WAY (PRIVATE) 4.00 WIDE LIMITED IN HEIGHT TO 4.00 METERS".

Lot 1 on the plan is SUBJECT TO a services easement over that part of Lot 1 on the plan formerly comprised in Lot 3 on Sealed Plan No. 169278 and shown as "SERVICES EASEMENT 'B' (VARIABLE WIDTH)" (SP169278) on the plan (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)) appurtenant to Lots 1 and 200 on SP169278 & Lot 2 on the Plan.

Lot 2 on the plan is TOGETHER WITH a services easement over that part of Lot 3 on Sealed Plan No. 169278 shown as "SERVICES EASEMENT 'B' (VARIABLE WIDTH)" (SP169278) on the plan (as defined in and subject to conditions more fully set forth in Sealed Plan 169278 (if any)).

..... (Launceston City Council)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

Electricity Infrastructure easements

Lot 1 on the plan is SUBJECT TO an electricity infrastructure easement with the benefit of a restriction as to user over those parts of Lot 1 shown on the plan as "ELECTRICITY INFRASTRUCTURE EASEMENT (VARIABLE WIDTH)(UNREGISTERED SURVEY BY R. J. DICKENS IN 2005) in gross in favour of Tasmanian Networks Pty Ltd.

Overhanging easement

Lot 2 on the plan is SUBJECT TO an overhanging easement over that part of Lot 2 shown on the plan as "OVERHANG EASMENT" appurtenant to Lot 1 on the plan.

Lot 1 on the plan is TOGETHER WITH an overhanging easement over that part of Lot 2 shown on the plan as "OVERHANG EASMENT".

Lot 1 on the plan is SUBJECT TO an overhanging easement over that part of Lot 1 shown on the plan as "OVERHANG & SUPPORT EASEMENT" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH an overhanging easement over that part of Lot 1 shown on the plan as "OVERHANG & SUPPORT EASEMENT"

Support Easement

Lot 1 on the plan is SUBJECT TO a support easement over that part of Lot 1 shown on the plan as 'OVERHANG & SUPPORT EASEMENT" appurtenant to Lot 2 on the plan.

Lot 2 on the plan is TOGETHER WITH a support easement over that part of Lot 1 shown on the plan as "OVERHANG & SUPPORT EASEMENT".

Party wall

The wall shown on the plan as "Party Wall (Concrete) (0.50 Wide)" is a party wall as defined by section 34B of the Conveyancing and Law of Property Act 1884, and Lot 1 and 2 on the plan are affected by easements and rights mentioned in that section.

..... (Launceston City Council)

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

2. Covenants

The owner of Lot 2 on the Plan covenants with Launceston City Council to the intent that the burden of the covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be created in gross in favour of and devolves with the Launceston City Council, not to construct or erect or permit the construction or erection of any improvements on those parts of Lot 2 marked on the plan as Y1Y2Z2Z1 and W1W2X2X1.

3. Fencing provision

The Vendor, Launceston City Council, shall not be required to fence.

4. Interpretation

Electricity infrastructure easement with the benefit of a restriction as to user of land means:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "ELECTRICITY INFRASTRUCTURE EASEMENT (VARIABLE WIDTH)(UNREGISTERED SURVEY BY R. J. DICKENS IN 2005)" on the plan (hereinafter called the "servient land");

b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;

c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;

d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;

..... (Launceston City Council)

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;

f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

Overhanging easement means:

The full free right for every person who is at any time entitled to an estate or interest in possession in the land indicated herein as the dominant tenement or any part thereof with which the right shall be capable of enjoyment for the building erected on the dominant tenement to maintain and keep the overhanging eaves, guttering, spouting and other facilities and the right for every such person and his surveyors and workmen from time to time and at all times hereafter if he or they should think fit to enter into and upon the land to inspect, repair, cleanse and amend the said overhanging eaves, guttering, spouting and other facilities without doing unnecessary damage to the said land.

Services Easement means:

For the purposes of this easement "**services**" means gas, electricity, telecommunications or data transmission service and drainage.

(a) The owner of the lot benefited may:

(i) use each lot burdened, but only within the site of this easement, to provide services to or from each lot benefited, and

(ii) do anything reasonably necessary for that purpose, including:

a. Entering the lot burdened, and
b. Taking anything on to the lot burdened, and
c. Carrying out work, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.

..... (Launceston City Council)

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP 180240
SUBDIVIDER: Launceston City Council FOLIO REFERENCE: 169278/3 and 174633/2	

(b) In exercising those powers, the owner of the lot benefited must:
- (i) Ensure all work is done properly, and
- (ii) Cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
- (iii) Cause as little damage as is practicable to the lot burdened and any improvement on it, and
- (iv) Restore the lot burdened as nearly as is practicable to its former condition, and
- (v) Make good any damage.

Support Easement means:

The full right and liberty at all times hereafter to have the existing building (including its eaves, guttering and spouting) erected upon Lot 2 on the plan and any future building requiring for its stability the same or any less support than the existing building from the soil and existing building (if any) erected on Lot 1 on the plan being both lateral and subjacent support upheld and maintained by the soil and existing building (if any) erected on Lot 1 on the plan PROVIDED ALWAYS that this easement of support shall not be construed to prevent the owner for the time being of Lot 1 on the plan or its successors in title from making excavations or carrying out works of any nature or kind provided that in making any excavation or carrying out works for any purpose sufficient support for the existing building or any future building shall be provided by with natural or artificial means and that no excavations or works shall be made of a permanent nature without leaving permanent means of support.

Execution

Signed sealed & delivered by the **Launceston City Council**
ABN 73 149 070 625

Louise Foster
Acting Chief Executive Officer

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

TASMANIAN LAND TITLES OFFICE

E25601

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

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
169278	**3**	**169278**	**200**

REGISTERED PROPRIETOR:
City of Launceston

PLANNING AUTHORITY:
LAUNCESTON CITY COUNCIL

Dated this 14 day of September 2015

I **JOHN DAVIS, MANAGER CORPORATE STRATEGY, CITY OF LAUNCESTON**

of **PO BOX 396, LAUNCESTON TASMANIA 7250**

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

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only

20 OCT 2015

RECORDER OF TITLES

Stamp Duty

LUA Version 1

THE BACK OF THIS FORM MUST NOT BE USED

CON/2024/
F02/2024

LAUNCESTON CITY COUNCIL
A.B.N. 73 149 070 625
("the Council")

and

UNIVERSITY OF TASMANIA
A.B.N.30 764 374 782
("UTAS")

SECTION 71 AGREEMENT

FOR

UTAS STUDENT ACCOMMODATION, INVERESK.

Certified as a true copy of the original

DEED OF AGREEMENT

THIS DEED OF AGREEMENT is made ~~23~~ 14TH day of ~~JANUARY~~ ~~JANUARY 2014.5~~ AUGUST 2015

PARTIES:

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

And

University of Tasmania of care of the Office of the Vice-Chancellor, Private Mail Bag 51, Hobart in Tasmania (UTAS)

BACKGROUND:

A. UTAS is the owner of all that land described as lot 1 on the final plan of survey, having an area of 3,750 square metres attached at Annexure A and marked Attachment 1 (the land).

B. Ownership of the land was transferred by the Council to the owner without monetary consideration for such transfer founded on an agreement between the parties that UTAS would construct on the land 120 accommodation units for student accommodation to be delivered under the National Rental Affordability Scheme.

C. On the 24 January 2014 the Council in its capacity as Planning Authority issued a development permit DA 0468/2013 allowing subdivision to create the land. Clause 10 of the development permit required that certain conditions be entered into in respect of the Private Drainage System.

D. It was a further term of such agreement to transfer ownership that UTAS would enter into this agreement with the Council to better secure the agreement of UTAS that the land would at all times continue to be used for educational purposes.

E. The Council requires that the use to be made of the land is for educational purposes.

OPERATIVE PART:

The parties agree and covenant as follows:

1. Interpretation & Definitions

1.1. Definitions

In this agreement unless the contrary intention appears:

"Act" is the *Land Use Planning and Approvals Act* 1993.

"Permit" is a building permit and/or a planning permit issued by the Council in respect of the works/use described in recital 2.

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

"The works" is that defined at recital 2

1.2. Interpretation

In this agreement:

a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the *Local Government Act* 1993 or any other legislation or proclamation;

b) A reference to UTAS includes its assignee and any person bound by the covenants in it as provided for in section 79 of the Act;

c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, novated or substituted from time to time;

d) A reference to a stature, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;

e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;

f) Words and expressions used both in this agreement and in the Act, the *Local Government Act* 1993 or the *Local Government (Building and Miscellaneous Provisions) Act* 1993 have the same meaning as they have in those Acts;

g) Words and expressions used both in this agreement and in the Planning Scheme have the same meanings as they have in the Planning Scheme;

h) A reference to the Land is also a reference to any part of the Land or any separate title comprising the Land and any lots created as a result of the subdivision of the Land and this agreement must be registered in respect of such lots.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

2.1. Without limiting any operation or effect which this agreement otherwise has, the Council and UTAS acknowledge that this agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the owner's covenants run with the land as provided for by section 79 of the Act.

2.2. The parties enter this agreement to provide for the matters set out in section 72(2) of the Act; and

2.3 This agreement must be registered pursuant to section 78 of the Act in respect of each Certificate of Title that relates to the property.

3. Private Stormwater System

(a) The owner of lot 200 shall permit the owners of Lot 1, Lot 3 and Lot 100 to discharge stormwater into the existing private stormwater system within lot 200;

(b) The owner of lot 200 shall maintain the private stormwater system notwithstanding that Lot 1, Lot 3 and Lot 100 shall discharge stormwater to the private stormwater system;

(c) Notwithstanding subparagraph (b) above should it be determined that the owner of Lot 1, Lot 3 or Lot 100 have discharged or permitted to be discharged material other than stormwater to the private stormwater system the owner of the offending lot shall be liable for all necessary remedial works, including but not limited to the cleansing of any pipeline or part thereof, any pits, wet wells and the repair of any mechanical or electrical damage to any pumps, valves or switchboards resulting from the discharge;

(d) This agreement shall end upon the adoption of that part of the private drainage system through which Lot 1, Lot 3, Lot 100 and Lot 200 drain, as a public asset by the drainage authority.

4. Use of the land.

4.1 On completion of the works, UTAS will utilise such completed buildings for student accommodation.

4.2 UTAS will at all times thereafter continue to use such buildings for student accommodation, and/or for other educational purposes.

4.3 For the purposes of this agreement, the term "educational purposes" shall mean:
(a) for teaching and learning in courses conducted by UTAS;
(b) for research purposes conducted by UTAS or other educational body;
(c) for student accommodation;
(d) for accommodation for staff or other employees or agents of UTAS;
(e) for retail purposes where the primary customers of such retail outlet are students or employees of UTAS;

5. Registration of Deed.

5.1 UTAS will permit registration of this deed of agreement in accordance with section 78 of the Act.

6. Relationship Between the Parties

6.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and UTAS.

7 Proper Law

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

8 Commencement

8.1 This agreement begins immediately upon completion of the works.

9. Other Documents

9.1 This agreement is to be read in conjunction with the permit and any plans submitted to and approved by the Council in relation to the permit.

10. Termination

10.1 If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.

10.2 The Council may terminate this agreement by notice in writing to UTAS if:

(i). UTAS breaches it;
(ii). UTAS fails to comply with any permit in respect of the land;

(iii). UTAS fails to comply with the Planning Scheme, the Act or the *Local Government (Building and Miscellaneous Provisions) Act* 1993 in respect of the use or development of the land

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

11. Reading Down and Severability

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

12 Exercise of Powers

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

13.Further Documents

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

14. Registration

14.1 UTAS must do all things necessary to enable the Council in its discretion to register this agreement with the Recorder of Titles in accordance with section 78 of the Act.

15.Disclosure of this Agreement

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

16. Alteration to this Agreement

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

17. Notices

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

a) Personally by leaving them with the party on whom they are to be served at that party address stated in this deed of agreement; or

b) By prepaid post sent to the address stated in this deed of agreement; or

c) By facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's facsimile or other address.

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

a) If served personally when left at the address of the property stated in this deed of agreement;

b) When mailed, three business days after being put into the post addressed to such party at that address; and

c) If made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the stated recipient.

Certified as a true copy of an original

EXECUTED AS A DEED.

Signed for and on behalf of the University of Tasmania by its authorised representative, the Acting Vice-Chancellor Professor ~~Michael Calford~~ PADDY NIXON

in the presence of:

Signature of witness

JESSICA GRANT
Full name of witness

The common seal of Launceston City Council)
was hereunto affixed by authority of Council)
by its General Manager Robert Dobrzynski)

Annexure A

Attachment 1

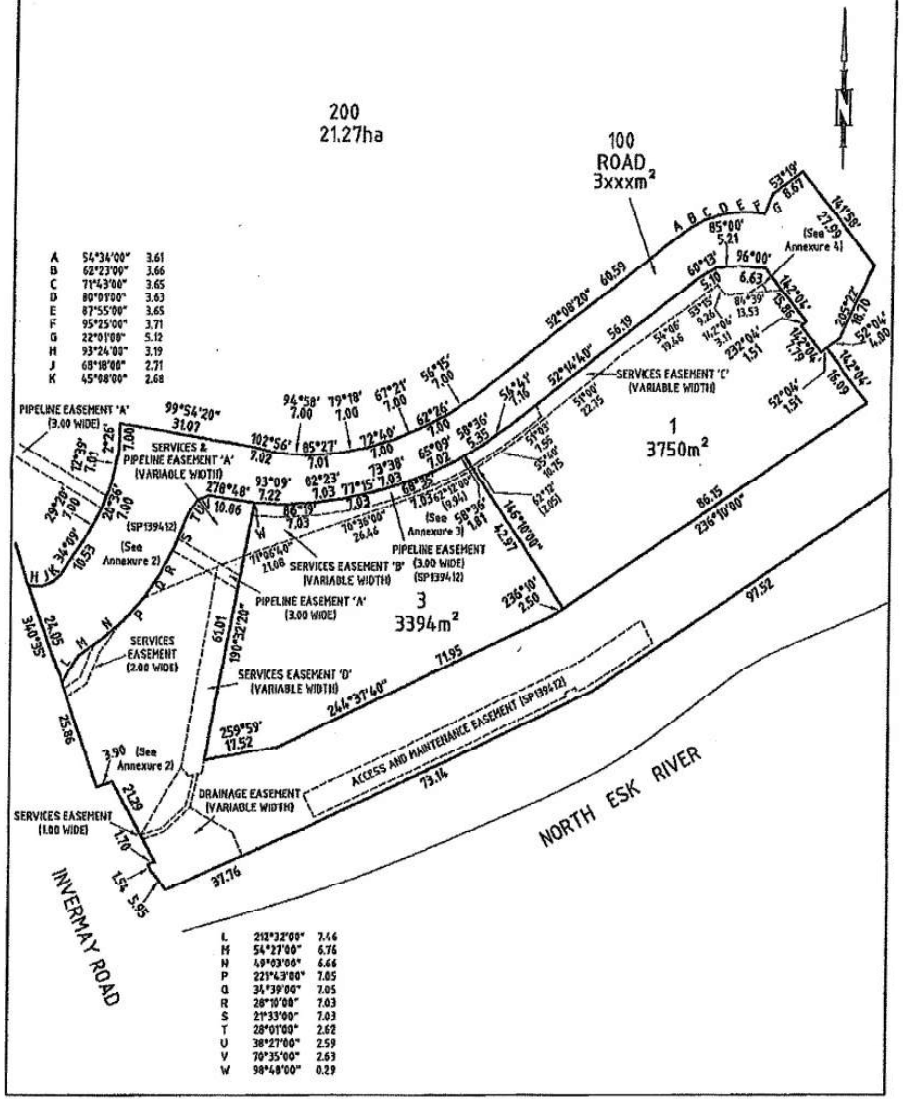
PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 5 SHEETS

OWNER: Launceston City Council
FOLIO REFERENCE: C.T.139412/1, C.T.139412/2, C.T.156282/2
SCALE 1:750 LENGTH IN METRES

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor Date

APPROVED
EFFECTIVE FROM .....
Recorder of Titles



Launceston City Council and UTAS

Certified as a true copy of an original

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78

E283615

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
180240	2		

REGISTERED PROPRIETOR:

LAUNCESTON CITY COUNCIL

PLANNING AUTHORITY:

LAUNCESTON CITY COUNCIL

I/we ..MICHAEL STRETTON.....

of ...18 - 28 St John Street, Launceston on behalf of.....

the abovename Planning Authority , certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: ..10/9/21.....

Signed: .....
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED IN TASMANIA

14 DEC 2021

RECORDER OF TITLES

LUA
Version 2 (TOLD)

REQUISITION THIS FORM MUST NOT BE USED

Created 10 Jun 2021 02:43PM

We certify this to be a true copy of the original
Signed: 19/10/2021
Simmons Wolfhagen
Per:
Kathryn Jane Hoyle
Level 4, 99 Bathurst Street
Hobart TAS 7000
Justice of the Peace (No. 1735)

LAUNCESTON CITY COUNCIL
A.B.N. 73 149 070 625
("Council")

and

UNIVERSITY OF TASMANIA
ABN 30 764 374 782,

("the Owner")

SECTION 71 AGREEMENT

FOR

INVERESK PRECINCT

DEED OF AGREEMENT

THE DEED is made 10th day of September 2021.

PARTIES:

LAUNCESTON CITY COUNCIL of St John Street Launceston in Tasmania (Council)

And

The Person referred to at item 1 of the Schedule *("the Owner")*

RECITALS:

A The Owner and the Council are the owners of the Land.

B The Owner wishes to subdivide, use and further develop the land comprised in Certificate of Title Volume 180240 Folio 1 as an inner city university campus in accordance with a future Permit or Permits.

C The Parties further wish to more efficiently clarify the responsibilities of the Parties in relation to existing buildings, existing community uses and Services on the Land.

D The Permit will require the Parties to enter in to an agreement of this kind and register it.

OPERATIVE PART:
The parties agree and covenant as follows:

Reference Schedule	
The Parties	
Item 1 - The Owner	**UNIVERSITY OF TASMANIA**
Owner's address for notices	Private Bag 42 Hobart TAS 7001 Level 2 Corporate Services Building
Item-2 - The Council	**LAUNCESTON CITY COUNCIL**
Council's address for notices	Town Hall, St John St Launceston TAS 7250
Item 3 - The Land	Certificate of Title Volume 180240 Folio 1 – University of Tasmania Certificate of Title Volume 180240 Folio 2 – Launceston City Council
Item 4 - The Permit	Means any Permit granted after an application by the Owner to subdivide, use and develop the Land

	for the Owner's Inner City Campus redevelopment project.
Item 5 - The Plans	Means the plans at "Attachment A".

1. Definitions

In this agreement unless the contrary intention appears:

Act means the *Land Use Planning and Approvals Act 1993*

Consequential Loss means a loss of profit, goodwill, business opportunity, production, access to markets, business reputation, future reputation or publicity, credit rating, loss of use; and indirect, remote, abnormal or unforeseeable loss.

Council means the party shown in Item 2 of the Reference Schedule.

Land means the land shown in Item 3 of the Reference Schedule.

Miscellaneous Act means the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

New Services means a:

(a) newly installed Service or Shared Service, or

(b) the augmentation of the capacity or performance of an existing Service or Shared Service; or

(c) the relocation of an existing Service or Shared Service.

Owner means the party shown in Item 1 of the Reference Schedule.

Party means either the Council, the Owner, or both as the context requires.

Permit/s means the planning permit granted under the Act shown in Item 4 of the Reference Schedule.

Plan/s means the plan shown in Item 5 of the Reference Schedule.

Planning Scheme means the Launceston Interim Planning Scheme 2015 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

Services means

(a) power, water, sewerage, stormwater, telecommunications and other infrastructure and utilities services provided to the Land; and

(b) fire protection systems located on the Land.

Shared Services means:

(a) Services used by a party as at the date of this Agreement to the extent that are also used by the other party; and

(b) any New Service that is accepted by both parties as a Shared Service.

2. Objective and Function of this Agreement

2.1. Without limiting any operation or effect which this agreement otherwise has, Council and the Owner acknowledge that this agreement is made

under Part 5 of the Act (and in particular section 71) with the intent that the burden of the Owner's covenants run with the Land as provided for by section 79 of the Act.

2.2 The parties enter this agreement are to provide for the matters set out in section 72(2) of the Act; and

2.3 To the extent that the Agreement is found to be not capable of operating as an agreement under Part 5 of the Act:
(a) this document shall continue to operate as a contract or deed;
(b) the consideration for this agreement is the exchange of land between the Council and the Owner contemporaneously with this Agreement being entered into.
(c) The Owner will still be obliged to grant and register with the Registrar of Land Titles the rights and covenants contained in this document on terms equivalent to those expressed in this agreement.

2.4 This agreement begins immediately upon execution by the parties.

2.5 This agreement is to be read in conjunction with any Permit and Plans.

2.6 The Owner must comply with the conditions of any Permit.

3. Shared Services Principles and Objectives

3.1 The parties acknowledge that the Land contains a significant amount of existing public and private Services. The location and condition of the Services are not exactly known and any representations made about Services are indicative only. The shared services outlined in Attachment B are indicative only.

3.2 The parties further acknowledge that it is more efficient to share the use of existing infrastructure on the Land to avoid duplication of existing Services. It is acknowledged by both the Owner and Council that this objective is consistent with the objectives in Schedule 1 of the Act.

3.3 If acting in accordance with this agreement, a party may reasonably access the Land for the purpose of installing, operating, repairing, maintaining or replacing any Shared Service or Service existing at the date of this Agreement.

3.4 Unless acting in accordance with this agreement, a Party must use its best endeavours to not, without the consent of the other Party, interfere with or obstruct (including build over) any Service.

3.5 If a Party requires a New Service, the Party is to take any action reasonably required by a Services provider, such as agreeing to the registration of easements and other rights usually required by the Services provider.

3.6 The maintenance, repair and replacement of fire walls providing building separation for fire risk management purposes is at the cost of the Owner. The Council will grant such access as consents as are reasonably necessary to carry out this work on fire walls.

4 Responsibilities for Shared Services

4.1 Unless agreed otherwise in writing, any Services on the Land that are not Shared Services are the sole responsibility of the Party using that Service.

4.2 Each party's share of the cost of any ongoing fixed network or infrastructure charges or fees levied by a Service provider for a

Shared Service is to be determined under Clauses 4.3 to 4.7 (inclusive).

4.3 Each Party is responsible for paying for their share of any consumption or other fees based on the extent of the use of a Service that are levied by a Service provider. To the maximum practicable extent, each Party is to:
(a) connect to a separately metered Service; or
(b) where it is not practicable to connect to a separately metered Service, pay such fees in accordance with the party's use of a Shared Service, which use is to be determined by agreement, or where no agreement can be reached within a reasonable time by referring the issue to an independent consultant (**Consultant**) agreed between the parties (or failing agreement, as appointed by the President of the Law Society of Tasmania). The costs of the Consultant are to be shared equally.

4.4 The Consultant referred to in Clause 4.3 is to consider a party's use of a Shared Service in relation to:
(a) any objective factors such as the area of lawns watered, numbers of on-site occupants and invitees, numbers of appliances using services;
(b) any submission in relation to the share of charges and costs made by either party to the Consultant (and the parties agree that the parties must be afforded an opportunity to make submissions).

4.5 Where it appears that a material difference in consumption is not practicably capable of determination, the Consultant may determine that the charges are to be based upon government valuation of the properties, or, if government valuation is not available, based upon gross floor area and building classification of the relevant property (under the National Construction Code).

4.6 A party is not to commence any proceedings in relation to charges until the Consultant has been given a reasonable time period to make a determination.

4.7 If, after the Consultant's final decision is served on both parties, both parties acting reasonably do not accept the Consultant's decision within a reasonable time, a party may commence proceedings in respect of the matters set out in this Clause 4.

4.8 Unless agreed otherwise in writing, the operating, repair, maintenance and 'end of life' replacement cost of Shared Services will be determined in accordance with Clauses 4.3 to 4.7 (inclusive).

4.9 A party is not responsible to the other party for any damage caused to Shared Services by the negligent or wilful acts or omissions of the other party.

4.10 Unless agreed otherwise in writing, the payment of an ongoing Service provider account for a Shared Service is to be made by the Party in whose name the account has been issued, who will then invoice the other Party for any share of the relevant costs owed under this agreement. Any penalties or foregone discounts due to late payment of a Service provider account are the responsibility of the Party responsible for payment of the relevant account.

4.11 Payments to a Party under this agreement are to be made in to the nominated bank account of the Party owed, within 30 days from the end of the month after a tax invoice has been provided by that Party.

4.12 No separate claims are to be made for the cost of administration tasks performed by employees of a Party, travel, accommodation expenses, meals, or similar incidentals.

4.13 The parties acknowledge that there is no capacity for new stormwater flows to the existing pumping stations at Inveresk. New stormwater systems may be required to accommodate new flows.

5. Works on Services and New Services

5.1 The Parties agree to meet and discuss in good faith an asset management plan for the ongoing maintenance and replacement of the Shared Services.

5.2 Any New Services on the Land are to be installed, operated, repaired and replace, solely at the cost of the party requiring the New Service.

5.3 Where it is cost-effective to do so and with the agreement in writing of the other Party, when works are being carried out on Shared Services, the Shared Service is to be replaced by a duplicated Service that separately serves each Party.

5.4 A Party is not to connect a New Service so as to make it a Shared Service without the consent of the other Party, such consent not to be unreasonably withheld.

5.5 The Party undertaking any works on a Shared Service warrants to the other Party that the works will be carried out:

(a) to a standard that is in accordance with good industry practice for work of this kind;

(b) by properly maintained and managed plant and equipment that is suitable for the Services;

(c) by personnel that are suitably skilled, qualified, licensed, supervised and equipped; and

(d) using a workplace health and safety management system that is suitable for the work to be performed.

5.6 Any works carried out on a Shared or New Service are to be carried out with the minimum practicable disruption to the other Party and the existing Services.

5.7 The Party carrying out any works on the Shared Services will indemnify the other Party against any liability arising from the works other than:

(a) Consequential Loss;
(b) losses arising from Services interruption during a scheduled Services outage agreed between the Parties;
(c) a loss arises from the negligence of the other Party.

6. Development of the land comprised in Certificate of Title Volume 180240 Folio 1

The Owner must comply with the principles and objectives set out in Attachment C in the development and use of the land comprised in Certificate of Title Volume 180240 Folio 1.

7. Dispute Resolution

7.1 If any dispute arises in relation to Services, then either party may give the other party a written notice setting out the nature of the dispute.

7.2 Each party's representative(s) must meet within 14 days after the date of receipt of a notice of a dispute to seek to resolve the dispute in good faith.

7.3 Where the dispute is not resolved within 14 days of it being referred for resolution, the dispute may be referred for arbitration or mediation with the agreement of both parties.

7.4 The parties are not to commence litigation while a dispute is being dealt with in accordance with this clause.

8. General Terms

8.1 Registration of the agreement

The Owner must:

(a) Do all things necessary to enable the Council in its discretion to register this agreement and the rights granted under this agreement with the Recorder of Titles;

(b) Secure the consent of any mortgagee or encumbrancee to the registration of this deed of agreement and the rights granted under this agreement before its registration in the form specified in this agreement.

(c) Ensure that the agreement is placed on the Certificate of Title for the Land.

(d) Pay all stamp duty and registration costs, taxes (including any goods and services tax, duties, fees, penalties, stamp duties and other charges of any nature payable in respect of this agreement or any document required by it.

8.2 Termination

(a) Either party (**Notifying Party**) may terminate this agreement by notice in writing to the other (**Breaching Party**) if:

(i) The Breaching Party breaches it, and the Notifying Party has given 28 days' notice of such breach which remains unremedied;

(ii) The Owner fails to comply with any permit in respect of the Land and the Council (as the Notifying Party) has given 28 days' notice of such failure which remains unremedied;

(iii) The Owner fails to comply with the Planning Scheme, the Act or the Miscellaneous Act in respect of the use or development of the Land and the Council (as the Notifying Party) has given 28 days' notice of such failure which remains unremedied;

(iv) The mortgagee fails to consent to this agreement and the registration of it within a reasonable time.

(b) This agreement also terminates as provided for in the Act.

(c) If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.

8.3 General

(a) Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the Owner.

(b) If the Owner wishes to sell, assign or otherwise dispose of its interest in the Land, it shall procure the assignment of the liability hereunder to the new Owner with the consent of Council, which shall not be unreasonably withheld, and Council shall release and discharge the Owner from any further liability hereunder.

(c) If Council wishes to sell, assign or otherwise dispose of its interest in the Land to any party (**transferee**), to the extent that this Agreement will not bind the transferee, the Council must not do so without first procuring:

i. that such transferee enters into an agreement on substantially similar terms with the Owner in relation to the rights and obligations of Council (in its capacity as landowner, but not as statutory authority under the Act) between the Parties in this Agreement;

ii. that such transferee enters into an agreement with Council pursuant to section 71 of the Act on substantially similar terms in relation to the rights and obligations of Council (in its capacity as landowner, but not as statutory authority under the Act) in this Agreement, such agreement not to be terminated by any party without the prior consent of the Owner;

iii. that this Agreement is amended to the extent relevant to contemplate the entering into of the further agreements above.

8.4 Proper Law

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

8.5 Reading Down and Severability

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

8.6 Council's costs

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

8.7 Exercise of Powers

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

8.8 Further Documents

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

8.9 Disclosure of this Agreement

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

8.10 Alteration to this Agreement

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

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

(c) Despite this clause, Council may determine that a new agreement is required.

8.11 Notices

(a) A notice pursuant to this agreement must be in writing. Notices may be served:

(i) personally by leaving them with the party on whom they are to be served at that party's address; or

(ii) by pre-paid post sent to the address; or

(iii) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address.

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

(i) if served personally when left at the address of the other party stated;

(ii) when mailed, three business days after being put into the post addressed to such party at that address; and

(iii) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent it its entirety to the facsimile number of the recipient.

9. Interpretation

9.1 In this agreement:

(a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part

2 of the Local Government Act 1993 or any other legislation or proclamation;

(b) A reference to the Owner includes (its) assignees and any person bound by the covenants in it as provided for in section 79 of the Act;

(c) A reference to this agreement in any other instrument is a reference to this agreement as amended, varied, novated or substituted from time to time;

(d) A reference to statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;

(e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;

(f) Words and expressions used both in this agreement and in the Act, the *Local Government Act 1993* or the Miscellaneous Act have the same meanings as they have in those Acts.

Section 71 Agreement - University Inner City Campus

EXECUTED AS A DEED.

Signed sealed & delivered by the University of Tasmania, ABN 30 764 374 782, by its duly authorised officer in accordance with Section 10 of the *University of Tasmania Act 1992*:

Signature of Officer

David Clerk
Full Name

In the presence of:

Signature of witness

Alice Herbon
Full Name

Signature of witness

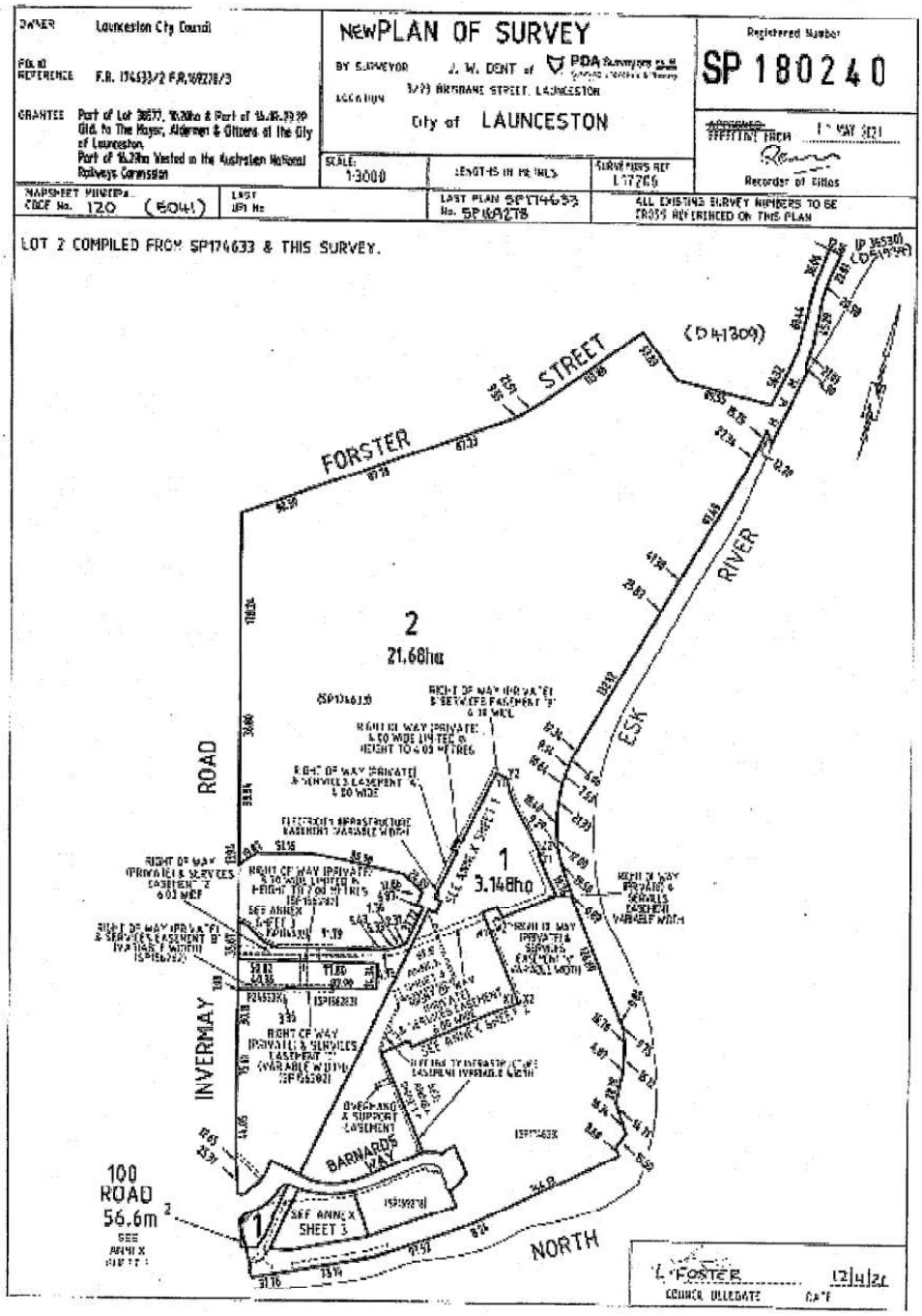
Full Name

Signed sealed & delivered by the **Launceston City Council** ABN 73 149 070 625 by its authorised representative in the presence of:

Michael Stretton - Chief Executive Officer, being the General Manager as appointed by Council pursuant to s 61 of the Local Government Act 1993 (Tas)

Witness signature

Attachment A - the Land



NEWPLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 5 SHEETS

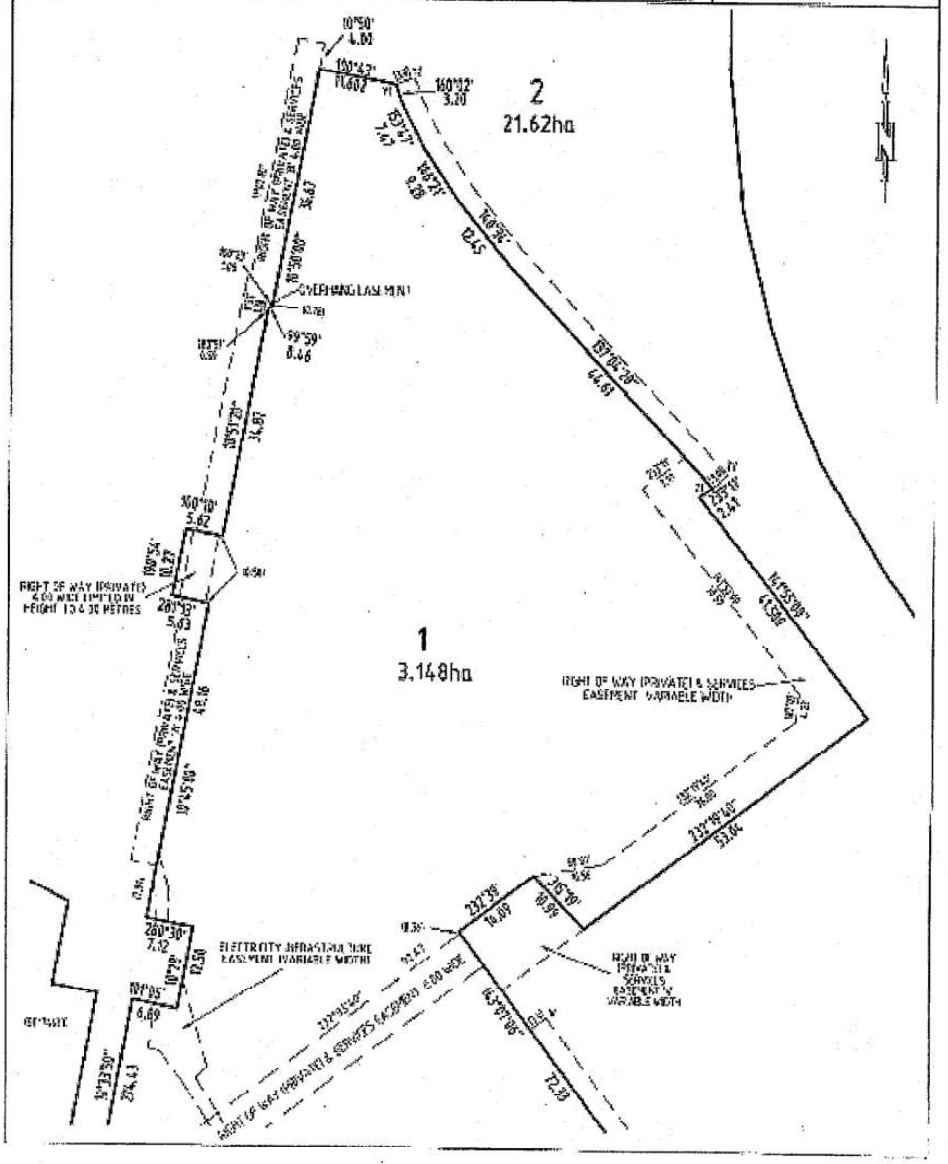
Owner Launceston City Council
Local Government Reference P.R. 174433/2 P.R. 169273/3
SCALE 1:500 LENGTH IN METRES

Registered Number
SP 180240

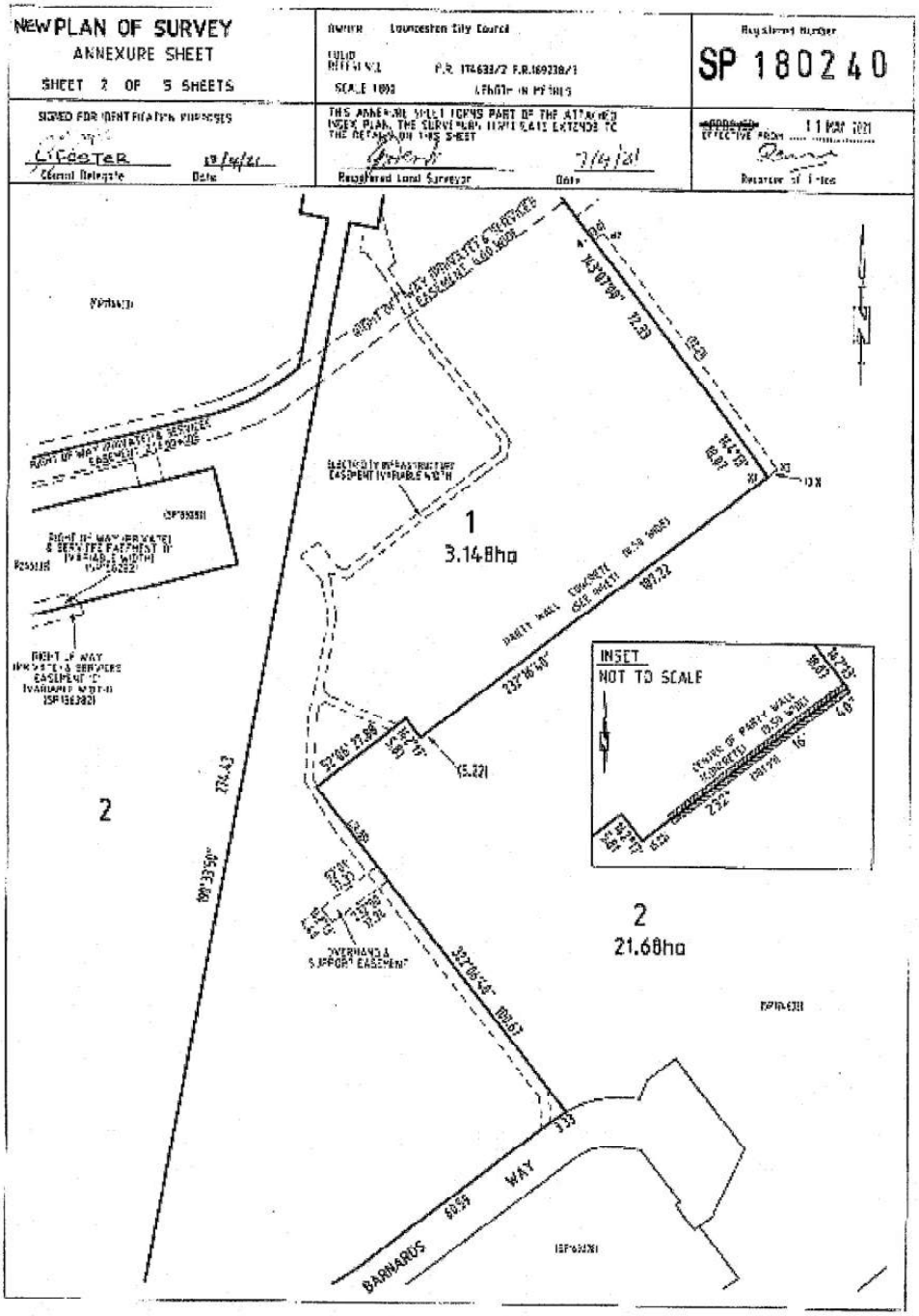
SIGNED FOR IDENTIFICATION PURPOSES
12/4/21
Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
7/4/21
Date

EFFECTIVE FROM 11 MAY 2021
Recorder of Titles



Section 71 Agreement - University Inner City Campus



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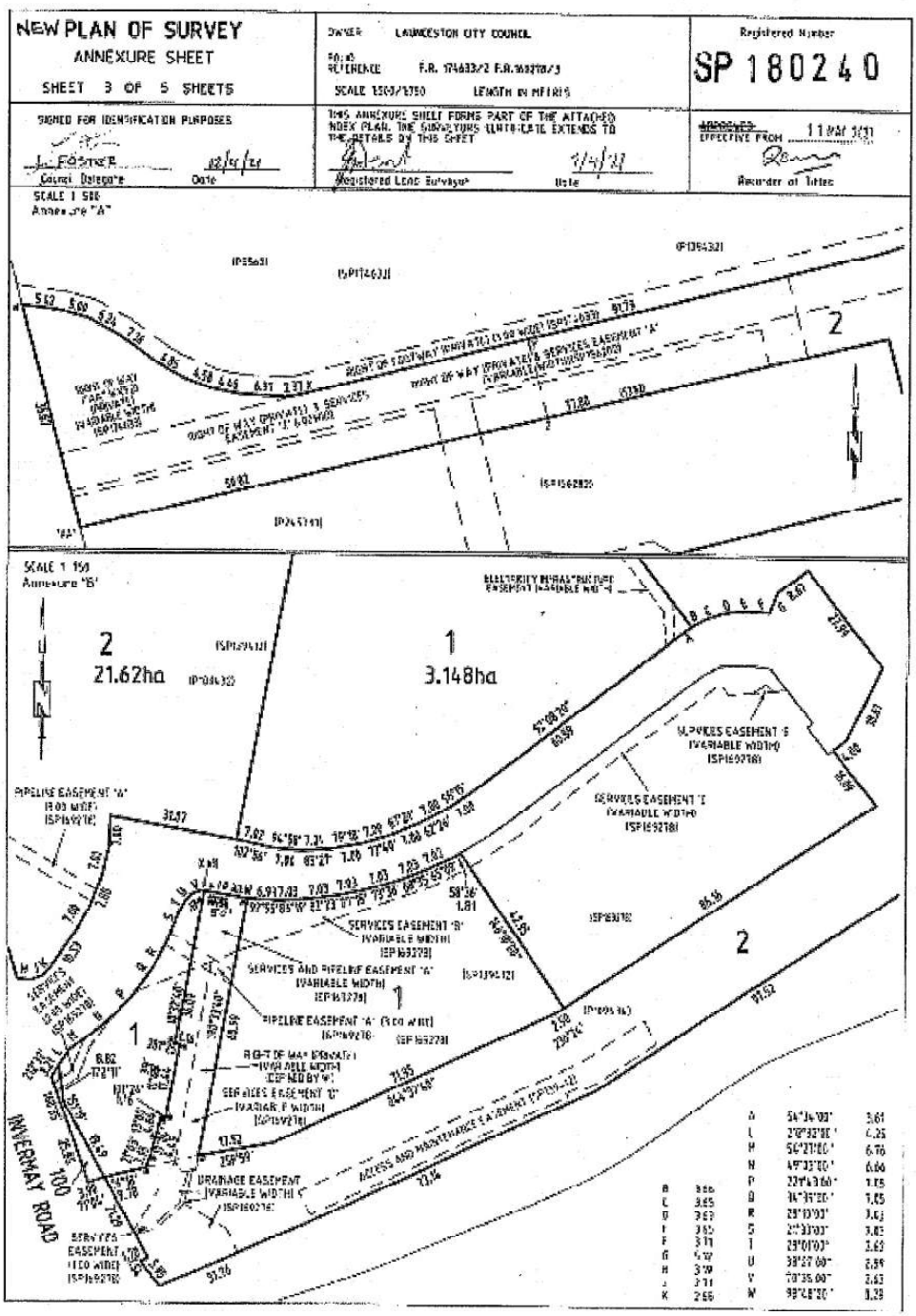

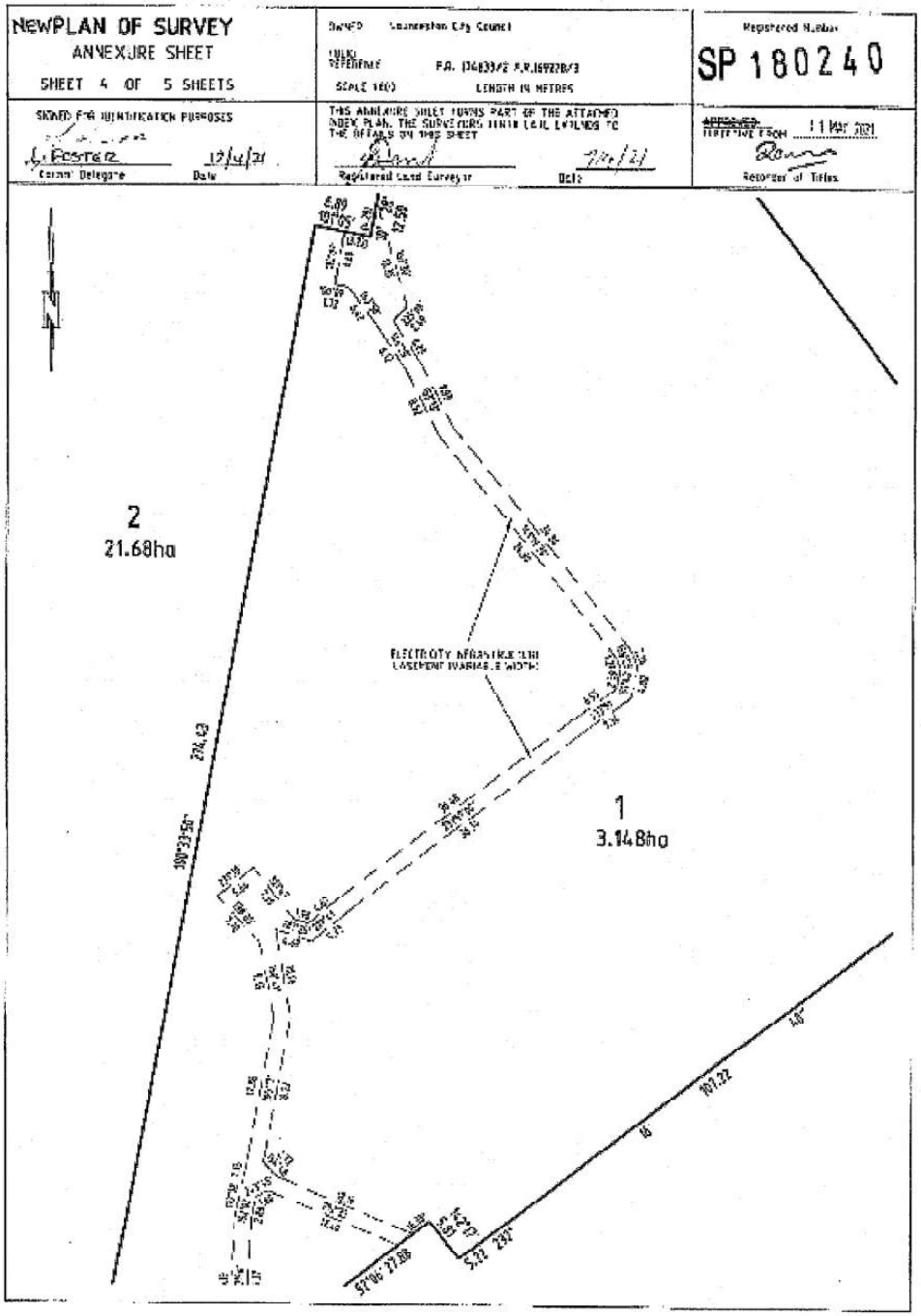

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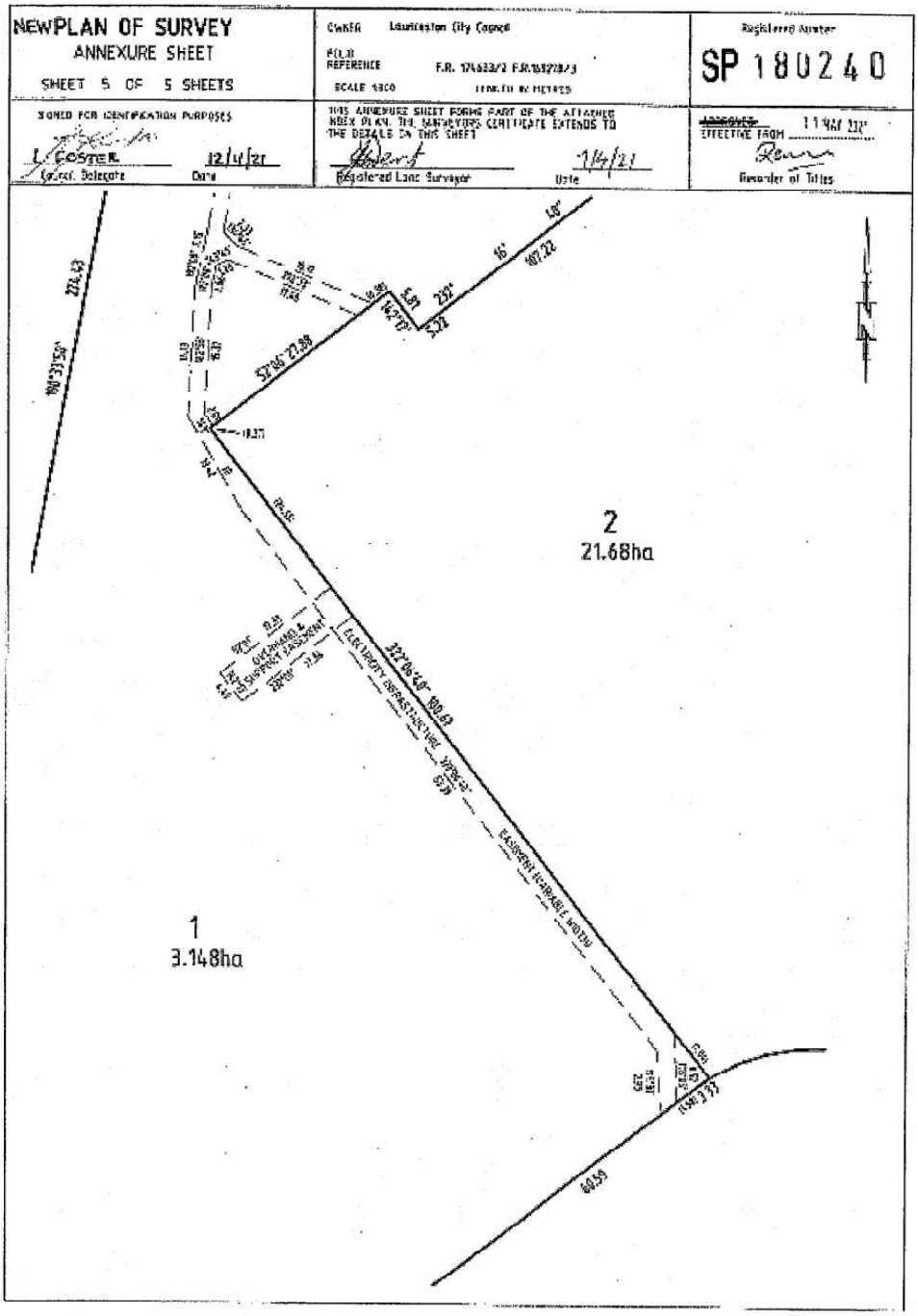
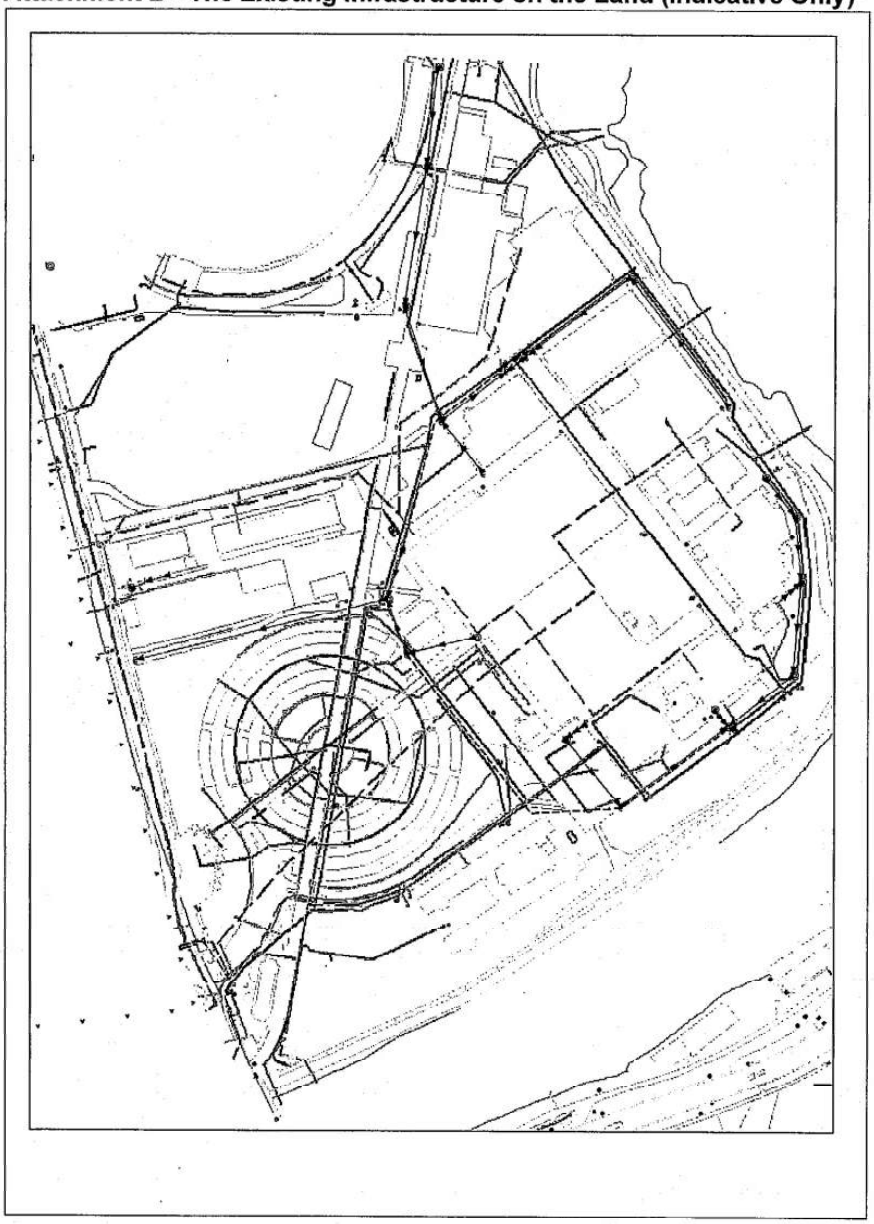
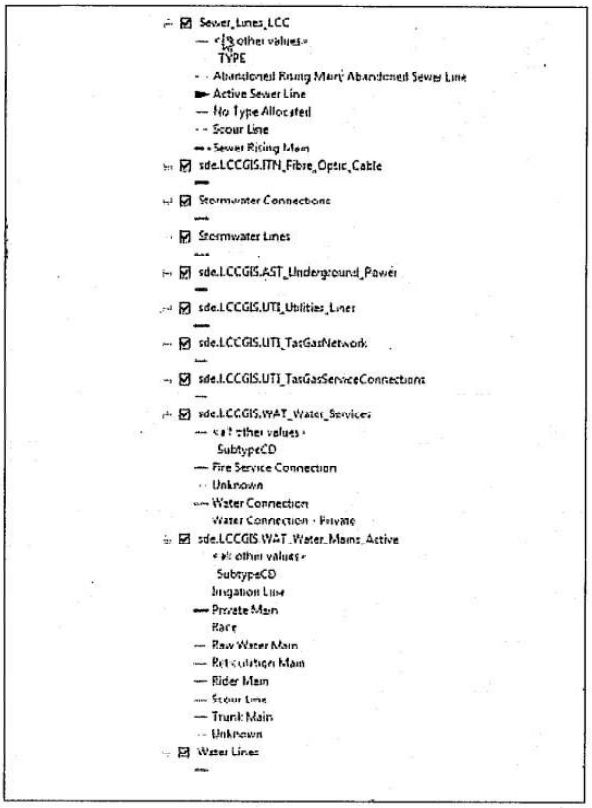
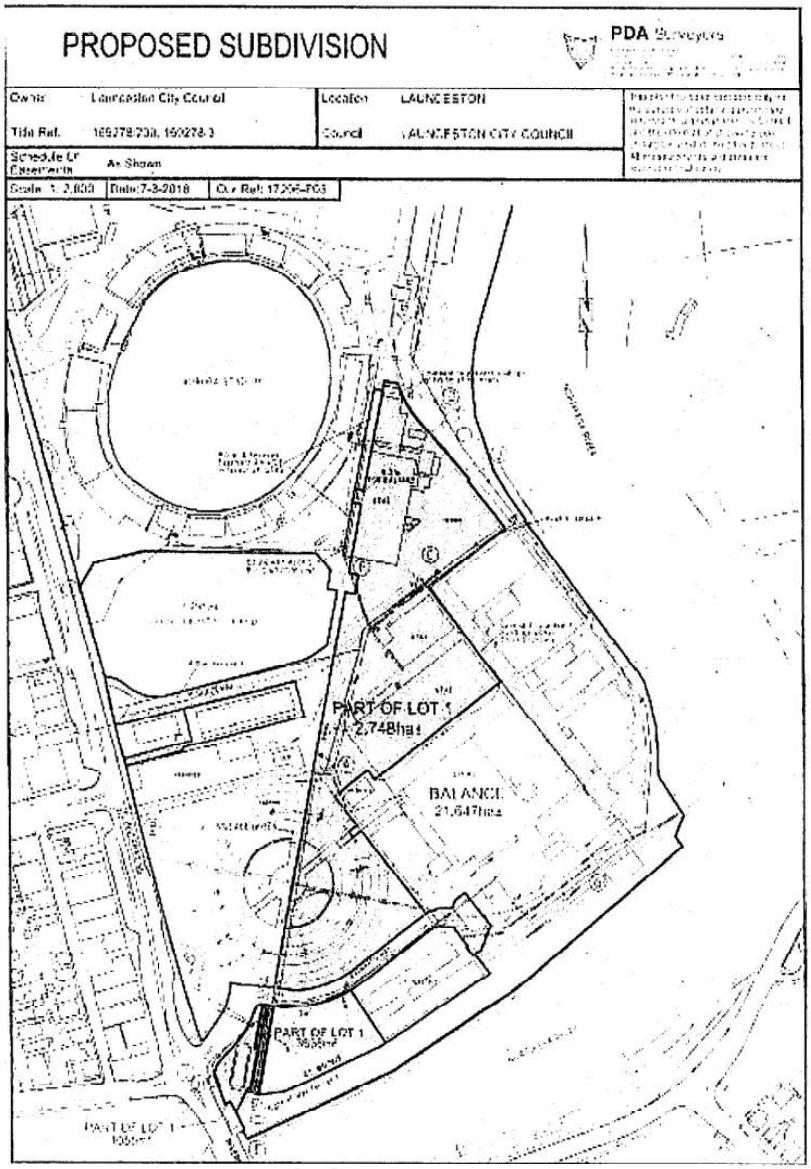


Attachment B - The Existing Infrastructure on the Land (Indicative Only)

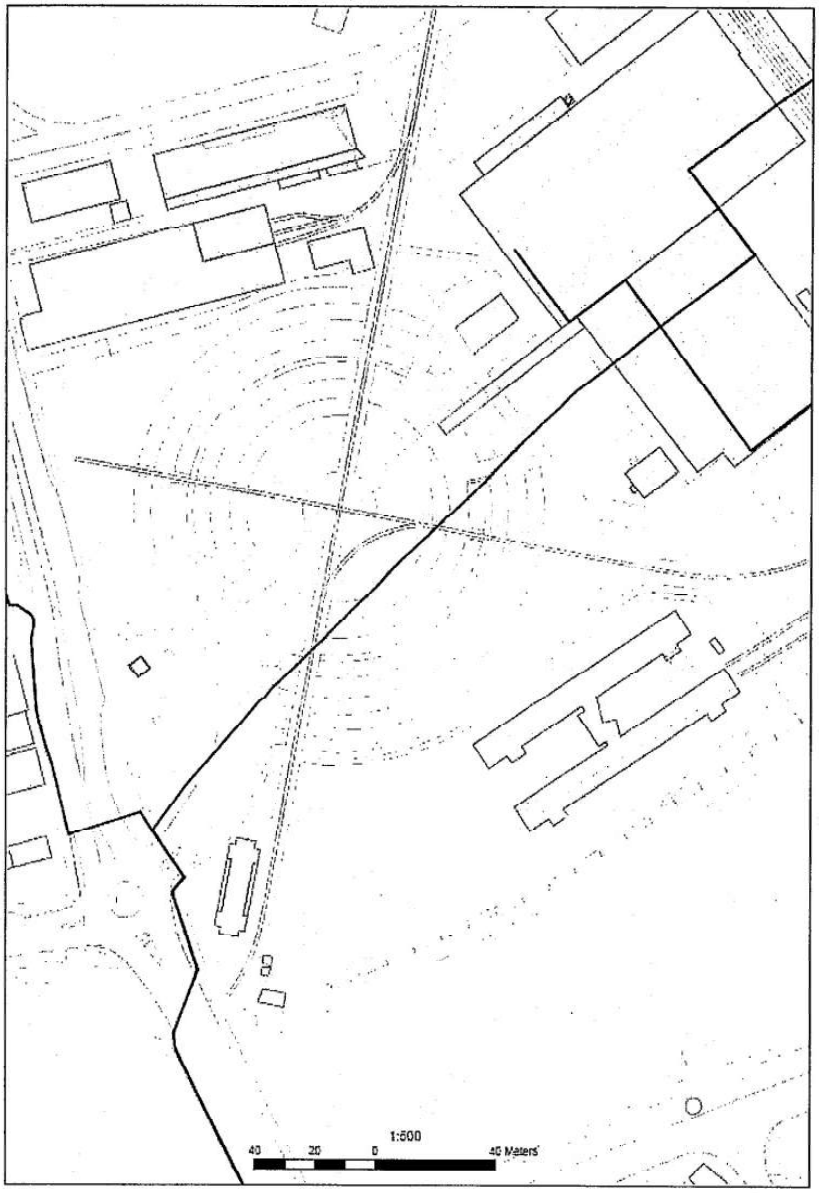


Section 71 Agreement - University Inner City Campus





Red line = currently known sewerage infrastructure
Blue line = currently known potable water infrastructure
Red Line = currently known stormwater infrastructure



Known Councils IT conduit providing communication with the Museum

Attachment C - Principles and Objectives for the Campus Events Environment

As much as is reasonably practicable the University will endeavour to:

1. Create an inviting attractive, exciting and accessible environment with a space that it is proposed will:

(a) Allow access for the public as well as students and academic and not to exclude members of the public unless unavoidably part of the nature of the event;
(b) provide for disability access;
(c) contain security features such as CCTV and panic buttons;
(d) employ for vandalism resistant designs and strategies for infrastructure;
(e) provide high quality infrastructure including shelters, seating, shade trees or other shade structures, rubbish bins and access to toilets;
(f) install multiple innovative interactive information signage and installations on Pathways promoting local amenities and facilities and acknowledging precinct partners;
(g) plan for the public transport networks to make cultural exploration of the precinct a genuine possibility;
(h) provide interactive child-friendly features;
(i) Integrate the site with nearby Pathways.

2. Create world-class distinctive facilities in an attractive and identifiably Tasmanian location with:

(a) high standard decorative features that are recognisably Tasmanian;
(b) Shaping of access routes and signage to draw attention to precinct features and the Pathways;
(c) Installation of artwork or other stimulating design features involving local artists and other local people involved in creative industries.

3. Create a program of exciting cultural and community events every season, which is to provide for no less than fortnightly events on the land comprised in Certificate of Title Volume 180240 Folio 1.

4. The objects of the programmed events are to:

(a) entertain
(b) help create a distinctive arts profile for the region;
(c) stimulate a climate of activity, creativity and good ideas
(d) celebrate the region's history, culture, lifestyles, landscapes and industries.

5. The University event program is striving to:

(a) place emphasis on one-off events rather than routinely held markets or permanent/static installations;
(b) create comprehensive arts, cultural and historical displays;
(c) as well as stand-alone performances or events consider cross-discipline interactive displays and performances;

(d) undertake research to reveal the most effective marketing tools, including digital opportunities, for the promotion of arts and culture in the precinct as part of a broader Launceston cultural experience;
(e) Make linkages to opportunities provided by nearby sporting, events and recreational facilities.

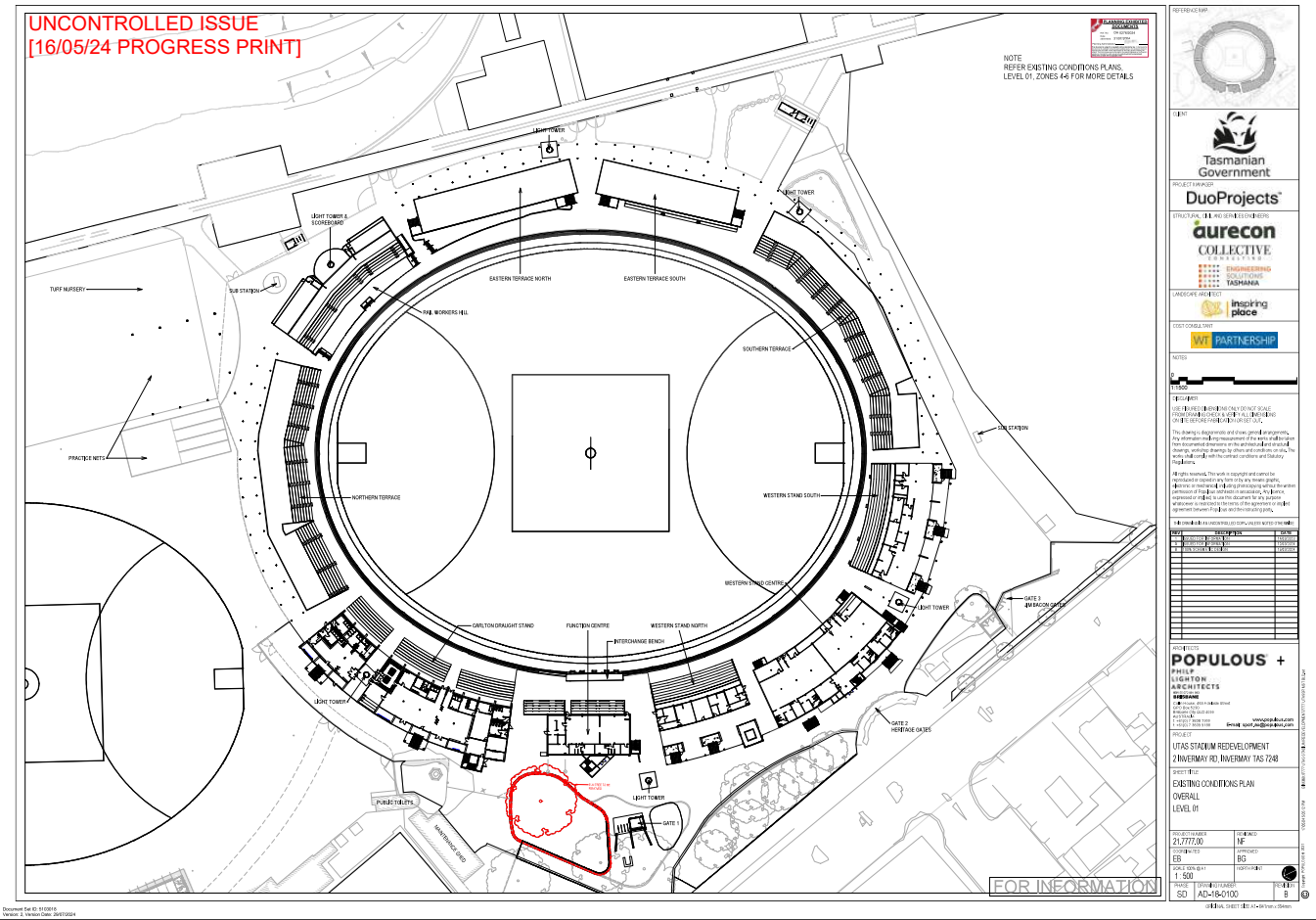
6. The event program will create new festivals and displays, around themes which could highlight:

(a) links to the iconic retained heritage architecture and industrial history of Launceston;
(b) spectacular scenery and natural attractions including the Cataract Gorge, river and nearby city centre;
(c) the Aboriginal culture of the region and its linkages with the landscape;
(d) the riverine and marine environment;
(e) agricultural industries and food services such as gastronomy and viticulture;
(f) scientific disciplines and achievements, and their industrial and practical application;
(g) interactions with arts, craft, culture, architecture and food;
(h) Sports, science, culture and their inter-disciplinary links such as sports science, medical research, sports history.

7. The programmed events would:
(a) be adequately resourced;
(b) managed to a high professional standard for events of that kind;
(c) ensure that high quality services are provided at events, e.g. gourmet or artisan Tasmanian products provided by local producers;
(d) not to engage in unlawful or unethical practices.

8 When creating the Program, University may consult with:
(a) any officers or other key entities of the Council, such as Visitor's Centre, QVMAG, Princess Theatre and Earl Arts Centre.
(b) other potential private and University-based partners such as Launceston Airport, AFL, tourism services providers, Arts Tasmania, University Arts School, Wood Design Museum, School of Architecture and Design.
(c) providers of commercial arts and cultural touring opportunities including orchestras, theatre companies and popular musicians.
(d) arts providers and cultural practitioners
  (i) who are single artists already operating within the region; or
  (ii) part of established Tasmanian artistic companies, local choirs and school-based performance groups.
(e) existing arts and cultural festivals such as Junction Arts Festival, MoFo, Dark MoFo, *Ten Days on the Island* and Tasmanian International Arts Festival.

Appendix C Plans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[16/05/24 PROGRESS PRINT]
NOTE
REFER EXISTING CONDITIONS PLANS,
LEVEL 01, ZONES 1-8 FOR MORE DETAILS
LIGHT TOWER
LIGHT TOWER & SCOREBOARD
TURF NURSERY
SUB STATION
EASTERN TERRACE NORTH
EASTERN TERRACE SOUTH
HALL WORKERS HILL
SOUTHERN TERRACE
PRACTICE NETS
NORTHERN TERRACE
WESTERN STAND SOUTH
WESTERN STAND CENTRE
CARLTON DRAUGHT STAND
FUNCTION CENTRE
INTERCHANGE BENCH
WESTERN STAND NORTH
GATE 3
JIM BACON GATES
GATE 2
HERITAGE GATES
PUBLIC TOILETS
GATE 1
Tasmanian Government
DuoProjects
aurecon
COLLECTIVE
TASMANIA
inspiring place
WT PARTNERSHIP
POPULOUS +
PHILP LIGHTON ARCHITECTS
UTAS STADIUM REDEVELOPMENT
2 INVERMAY RD, INVERMAY TAS 7248
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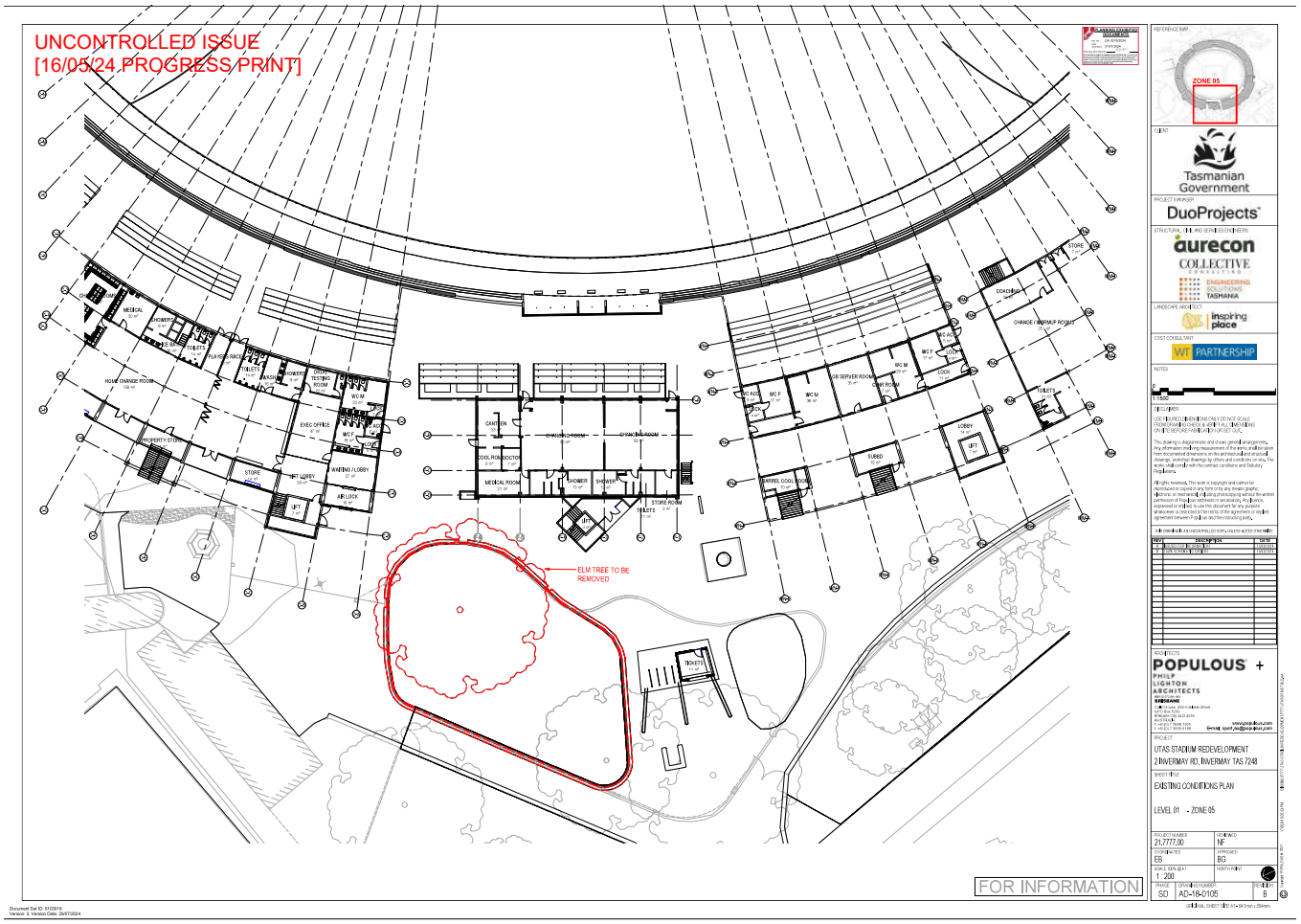
FOR INFORMATION


UNCONTROLLED ISSUE
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FOR INFORMATION
ZONE 05
Tasmanian Government
DuoProjects
aurecon
COLLECTIVE
TASMANIA
inspiring place
WT PARTNERSHIP
POPULOUS +
PHILP LIGHTON ARCHITECTS
UTAS STADIUM REDEVELOPMENT
2 INVERMAY RD, INVERMAY TAS 7248
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AD-18-D105
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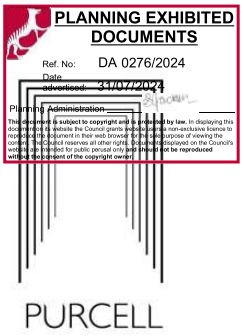
Appendix D Heritage impact assessment



PURCELL

UTAS STADIUM REDEVELOPMENT PROJECT

PROPOSED DUTCH ELM TREE REMOVAL

2 INVERMAY ROAD, INVERMAY, TAS

HERITAGE IMPACT ASSESSMENT

JUNE 2024

Author	Date	Revision	By	Checked
PURCELL	06/06/2024	Draft for client comment	LM	LBS
	24/06/2024	Final	LM	LBS

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HERITAGE IMPACT ASSESSMENT

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Terminology 1
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Non-Statutory Listings 4
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Proposed Works 5
Assessment against the Tasmanian Planning Scheme Local Historic Heritage Code 5
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Recommendations 6

Acknowledgement of Country

Purcell acknowledge the Traditional Custodians of Country throughout Australia and pay our respects to Elders past, present, and emerging. We respectfully acknowledge and pay respect to the Palawa people of lutruwita/Tasmania, and to the traditional and original owners, and continuing custodians, of country, the Stoney Creek Nation, comprising at least three clans, the Tyerenotepanner; Panninher and Lettermairrener.

INTRODUCTION

Background

The Tasmanian Government and the Australian Government are jointly funding a $130 million upgrade of UTAS Stadium in Launceston. The redevelopment project will focus on two key streams, being:

- Essential upgrades and rectification items that are required to maintain stadium operations. These include improving accessibility and compliance at the venue.
- Venue improvement items that will enhance the experience for spectators, amenity improvements, increased commercial opportunities, and sporting team and other operational usage of the stadium.

The Tasmanian Department of State Growth is leading the project. The Department of State Growth have appointed Populous and Philp Lighton Architects to develop a design for the project, and Duo Projects to manage the project. ERA Planning and Environment have been appointed by the Department of State Growth to advise on, and obtain, any relevant planning approvals associated with the UTAS Stadium redevelopment.

ERA Planning & Environment commissioned Purcell to prepare this Heritage Impact Assessment (HIA) to accompany a Development Application for the proposed removal of an Ulmus x hollandica (Dutch Elm tree, Proposal), located within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248.

The Place is not registered in the Tasmanian Heritage Register (THR).[1] The Place is identified as Locally Significant in LAU-Table C6.1 Local Heritage Places (Ref No. LAU-C6.1.944)[2] of the Tasmanian Planning Scheme - Launceston Local Provisions Schedule (LAU-LPS). There is no Local Historic Heritage Code Datasheet for the place in the LAU-LPS. The Place is not included in LAU-Table C6.2 Local Heritage Precincts.

LAU-Table C6.3 Local Historic Landscape Precincts, LAU-Table C6.4 Places or Precincts of Archaeological Potential, and LAU-Table C6.5 Significant Trees, are not used in the Launceston Local Provisions Schedule.

The following documentation details the Proposal assessed in this HIA:

Linda Mott, (Senior Heritage Consultant) of Purcell has prepared this report with review by Lucy Burke-Smith, (Associate Partner).

Limitations

This HIA is based on the current statutory heritage, and development, controls, and non-statutory guidelines, applicable to the local heritage listed Place at 2 Invermay Road, Invermay, TAS 7248. Desk-based research, and client-provided information to date, form the basis of this report, no new archival research was undertaken. It does not consider the proposed works' responsiveness to the wider provisions of the *Tasmanian Planning Scheme - State Planning Provisions*, beyond that of the performance criteria relevant to the scope of works as outlined in *C6.0 Local Historic Heritage Code*.[3]

This report does not consider potential heritage impacts of the Proposal, including, without limitation, to sub-surface, archaeological, movable, or indigenous heritage.

Terminology

The conservation terminology used in this report is of a specific nature and is defined within The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013, (the Burra Charter).

References

This HIA references the following documents:

- The Launceston Local Provisions Schedule (LAU-LPS 2015)
- Adam's Tree Services, 'Tree Report', York Park, Invermay, Launceston Tasmania, for Philp Lighton Architects, 05/04/2024.

1 Tasmanian Heritage Council (THC), Tasmanian Heritage Register (THR) Datasheet, THR ID 1697, as accessed through ListMap.
2 Launceston Local Provisions Schedule (LAU-LPS), updated 23 May 2024, LAU-Table C6.1 Local Heritage Places.
3 Tasmanian Planning Scheme (TPS) State Planning Provisions, effective DATE, C6.0 Local Historic Heritage Code.

UNDERSTANDING THE SITE

Location

The Dutch Elm tree is located on the north side of the UTAS Stadium, adjacent to the Centre-West Stand / function centre, within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248 (part of Certificate of Title 180240/2)

Figure 1: Aerial view, the tree circled, the approximate Place boundary outlined in blue (Source: ERA Planning, provided 23 May 2024).

Description

The Tree is an Ulmus x hollandica (Dutch Elm tree), approximately 17 tall with a canopy spread of approximately 27m. It is a healthy specimen and is in overall good condition. The Tree's diameter at breast height (measured at 1.4m) is 1172mm. It is a mature tree estimated to be 70-80 years old.[4] This means it would have been planted between 1944 and 1954. An aerial image from February 1945 shows a tree in this location (see Figure 4). The size and spread of this tree creates ample shade and green space in the area. The tree is however, one of many large flowering specimens including Elm, Ash and Cedar in the direct area.[5]

History

In the early years, the swampy marshland surrounding the North Esk River near Launceston was a Government Reserve which was leased for grazing. The Launceston Volunteer Artillery used the area as a rifle range, and from 1874 the Tasmanian Pastoral and Agricultural Association leased the area for shows. The low lying swamp was also considered a perfect dumping ground for the city's waste. In 1881, the area was handed over to the Launceston City Council to be developed into a park for the purposes of 'recreation, health and enjoyment'. Thirty acres were drained and sown with oats to recoup some of the costs involved, and the chosen plan was by architect Leslie Corrie. The new 'Inveresk Park' included groves, shrubberies, avenues, carriage drives, footpaths and two grassed ovals for athletic sports and exercise. It was complete by the end of 1886 and two cricket games were played, however the area was still too waterlogged for football in the winter. It was renamed 'York Park' in 1901.

Waste disposal was used in the reclamation of land for the park, and at least parts of the area were still being used for waste disposal and cattle grazing well after the turn of the century.

In 1919 a competition was held for plans laying out new sports grounds at York Park which were to include a cricket and football ground, two full-sized tennis courts, a bowling green, cycling track, dressing rooms and accommodation for spectators. The chosen design was by the Superintendent of Reserves who had submitted his plans under a pseudonym, and the new ground was opened on New Year's Day, 1921. In 1923, another new grandstand, 'The Northern Stand', was erected in addition to the existing stand, and provided seating for 545 people. It appears the stand was complete and fully roofed by 1925. The first game played on the oval was between Launceston and City, with approximately 3000 turning out to watch.

4 Adam's Tree Services, 'Tree Report', York Park, Invermay, Launceston Tasmania, for Philp Lighton Architects, 05/04/2024, p 4.
5 Adam's Tree Services, 'Tree Report', 05/04/2024, p 9.

UNDERSTANDING THE SITE

Later that year 9441 spectators came to watch the first North versus South game. York Park became the home of the Launceston Football Club.

In April 1948, the new grandstand and entrance gates were designed by the City Architect, Mr Wallace Longstaff Clennett. Work began on the grandstand in 1950 and according to contemporary newspaper accounts, it was complete by 1952. Construction began on the entrance gates several years later, in 1958. For many, York Park was their sole reason to visit the city and hopefully, their first impressions would now be influenced by the attractive new modernist Entrance Gates, which were completed in 1959.

In the 1960s another 'building spree' began at York Park with the erection of an additional Brutalist style grandstand also designed by Clennett. The design of the new Grandstand drew much attention at the time and the structure became an iconic image of York Park. Another stand was erected in the 1970s. The Northern Stand was upgraded in 1985.

Over the years York Park hosted the National Soccer League, the National Highland Dancing Championships, a World Cup Rugby Game, local cricket and football matches, and even concerts by Elton John and Ike and Tina Turner. The site constantly evolved in order to meet the sporting needs of the northern Tasmanian community, and in 2000, York Park was re-developed yet again with the aim of attracting a more elite level of sporting clientele, namely, the Australian Football League (AFL).

Approximately 6.4 million dollars were spent upgrading the facilities, including a new undercover grandstand with capacity for over 5000. Ongoing re-development to meet the demands of elite level sport since this time has included the demolition and replacement of the 1964 Brutalist Grandstand in 2004, and the relocation of the original Northern Stand to the adjacent oval at Invermay Park in 2009. York Park was re-named Aurora Stadium. It is the Tasmanian home of the Hawthorn Football Club.[6]

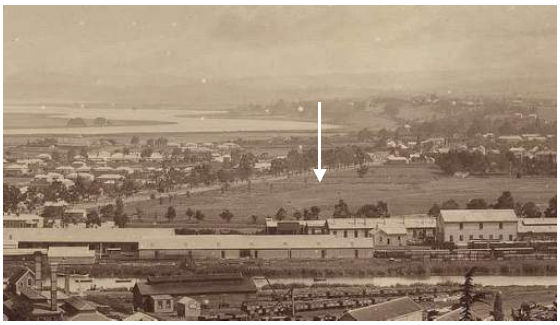

Figure 2: The Launceston Railway Yards (foreground across the Tamar River) with the future site of the Stadium indicated (white arrow) (Source: Northern Tasmanian Camera Club, 'Launceston from Victoria Square', July 1893, TAHO, AUTAS001139592448).

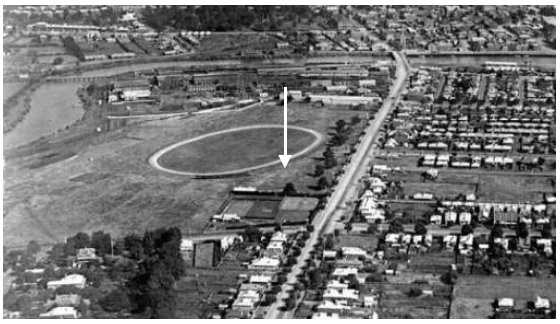

Figure 3: Established trees can be seen between Invermay Street and York Park although none are present in the approximate location of the Dutch Elm tree (white arrow) (Source: 'Aerial view of Launceston, Tasmania, looking south', c 1921, QVM:1991:P:1621).

Figure 4: A tree can be seen in approximately the Dutch Elm tree's location in this 1945 aerial image (white arrow), near the early grandstands. (Source: Land Tasmania, 'Aerial Photograph Viewer 2' [website], 17 Feb 1945, Film 007, Frame 762, Run 4, Scale 15,840).

6 Tasmanian Heritage Council, Tasmanian Heritage Register Datasheet, 'York Park Entrance Gates & Invermay Park Northern Stand', THR ID Number 4399.

UNDERSTANDING THE SITE

Statutory Listings and Overview of Significance

Historic Cultural Heritage Act 1995 (TAS)
The Place is not Permanently Registered as State Significant on the Tasmanian Heritage Register.

Tasmanian Planning Scheme - Launceston Local Provisions Schedule
The Place is identified as Locally Significant in LAU-Table C6.1 Local Heritage Places (Ref No. LAU-C6.1.944)[7] with the following Description, and Specific Extent:

> ***Description:*** *Inveresk Precinct (former Launceston Railyards site)*
>
> ***Specific Extent:*** *All of title*

The Place is not included in LAU-Table C6.2 Local Heritage Precincts,

The following tables are not used in this Local Provisions Schedule:[8]

- LAU-Table C6.3 Local Historic Landscape Precincts
- LAU-Table C6.4 Places or Precincts of Archaeological Potential
- LAU-Table C6.5 Significant Trees

There is no Local Historic Heritage Code Datasheet for the Place in the LAU-LPS. A full assessment of the place is beyond the scope of this report.

Non-Statutory Listings

The Site is not included on the Register of the National Estate, (non-statutory archive).[9]

The Tasmanian National Trust no longer maintains a publicly available list of Tasmanian Heritage places.[10] However, the National Trust maintain a register of significant trees. The Dutch Elm tree is not included on the register.[11]

Summary of local Historic Heritage

A full assessment of the local Historic Heritage values and significance of the place is beyond the scope of this report. However, the history of the place outlined above indicates that the Place's local Historic Heritage values and significance will relate to its use as a sport and recreation ground, with strong associations to football and AFL. They are likely to include the demonstration of the evolution of sport and recreation facilities in northern Tasmania.

Recent Images of the Tree

Figure 5: The tree adjacent to the stadium and gate 16 (Source: ERA Planning, provided 23 May 2024).

Figure 6: The tree with the Centre-West Stand / function centre beyond (Source: Adam's Tree Services, 'Tree Report', 05/04/2024, p 9).

7 Launceston Local Provisions Schedule (LAU-LPS), updated 23 May 2024, LAU-Table C6.1 Local Heritage Places.
8 LAU-LPS, LAU – Code Lists, LAU-C6.0 Local Historic Heritage Code.
9 Department of Climate Change, Energy, the Environment and Water (DCCEEW), 'Search the Australian Heritage Database' [website], accessed 05/06/2024
10 Tasmanian National Trust, 'Tasmanian National Trust register', [blog], posted 27 June 2016, accessed 05/06/2024.
11 National Trusts of Australia, 'Register of Significant Trees' [website], 2024.

HERITAGE IMPACT ASSESSMENT

Proposed Works

The proposal is for the removal of an Ulmus x hollandica (Dutch Elm tree, Proposal), located within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248. The tree's removal is considered necessary for the optimal design outcome for the UTAS Stadium redevelopment.

Guidance Documentation

This assessment follows the best practice management framework for historic sites contained in The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013.

Assessment Methodology

The assessment considers the potential for detrimental impacts resulting from the proposal, as well as all mitigation measures proposed, within the context of the *Tasmanian Planning Scheme Local Historic Heritage Code.* Proposed works have been assessed for their impact to the heritage value of the Heritage Place. The Proposal has also been considered against non-statutory guidelines published by Australia ICOMOS. Direct (fabric) and indirect (visual) impacts are both considered in this assessment.

Assessment against the Tasmanian Planning Scheme Local Historic Heritage Code

The following relevant tables include our assessment against the Table(s) C6.6 Development Standards for Local Heritage Places Performance Criteria, specifically LAU-Table-C6.6.10.[12]

C6.6 DEVELOPMENT STANDARDS FOR LOCAL HERITAGE PLACES	
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.*
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;* *(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.*	While the tree has been adjacent to the stadium since the early 1940's it is one of many trees between the stadium and Invermay Road, some of which could have been there from as early as 1893 (see Figure 2). As stated by Adam's Tree services, "this tree is one of many large flowering specimens including Elm, Ash and Cedar in the direct area".[13] If left in situ, it would compromise the Stadium's development. Additionally, Adam's Trees states that: "Severe pruning of the tree would not comply with the Australian pruning standards AS4373-2007. … If major earth works were conducted in this in the area the Tree Protection Zone and possibly structural Root Zone would be compromised. If the stadium extension were to proceed it is my opinion that this tree would need to be removed."[14] As noted above, the local historic heritage significance of the place will likely relate to its use as a sports and recreation ground. The Dutch Elm tree will not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground.

12 TPS-C6.0 Local Historic Heritage Code.
13 Adam's Tree Services, 'Tree Report', 05/04/2024, p 10.
14 Adam's Tree Services, 'Tree Report', 05/04/2024, p 10.

HERITAGE IMPACT ASSESSMENT

Conclusion

The Dutch Elm tree is not significant, as evidenced by its lack of individual listing. The Dutch Elm tree will likely not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground.

It's removal to support the historic, ongoing and significant use of the Stadium as a sport and recreation facility is supportable.

Recommendations

- Consider use of the timber within the stadium project.

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Appendix E Site contamination advice

Environmental Site Assessment
Removal of Elm Tree
UTAS Stadium, Launceston, Tasmania

Report

Prepared for

DEPARTMENT OF STATE GROWTH
LEVEL 3, 4 SALAMANCA PLACE
HOBART TAS 7000

17 June 2024
PROJECT REFERENCE: JN23455
Elgin Associates Pty Ltd
ABN 59123488639

DOCUMENT INFORMATION

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Record of Report Status

Item	Status	Date	Comments:
1 Digital	Draft	13 June 2024	Draft issued to DuoProjects for comments
1 Digital	Final	17 June 2024	Final report issued to DuoProjects

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GLOSSARY

ASC-NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
ASS	Acid Sulfate Soils
bgl	Below Ground Level
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene
CEMP	Construction Environmental Management Plan
CSM	Conceptual Site Model
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
LOR	Limit of Reporting
LNAPL	Light non-aqueous phase liquid
PAH	Polycyclic Aromatic Hydrocarbons
PASS	Potential Acid Sulfate Soils
PCL	Potentially Contaminated Land
PFAS	Per and polyfluorinated alkyl substances
RL	Relative Level
SAQP	Sampling and Quality Analysis Plan
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
N/A	Not Applicable
VOC	Volatile Organic Contaminants

1 INTRODUCTION

1.1 Background

Elgin Associates Pty Ltd (Elgin Associates) was engaged by the Department of State Growth to undertake an environmental site assessment (ESA) for a proposed tree removal at the UTAS Stadium ('the Project'). Removal of the tree is required as part of the upcoming stadium upgrade works.

The UTAS stadium is located in an area identified on the City of Launceston's contaminated land register as potentially contaminated land. Consequently, an ESA is required to address the following clauses of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule*:

- Clause C14.5.1 (Suitability for intended use), which objective is to ensure that potentially contaminated land is suitable for use (recreational).
- Clause C14.6.1 (Excavation), which objective is to ensure that works involving excavation of potentially contaminated land do not adversely impact on human health or the environment.

For the purpose of this ESA, the area of soil excavation for removal of the tree is referred to as the Project Area.

The assessment included a desktop review of potential contamination sources and previous environmental investigations undertaken in the vicinity of the Project Area. Given the small size of the Project Area and availability of existing data, no additional samples were collected for this ESA which was considered to be an appropriate approach in the context of the proposed works.

This ESA report includes a risk assessment for the proposed tree removal works and recommendations for management measures to be implemented during the Project.

1.2 Objectives and scope of works

The overarching objective of the assessment was to address Clauses C14.5.1 and C14.6.1 of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule.* More specifically, the objectives of the ESA were to:

- Assess potential contamination sources within the Project Area;
- Review information from previous investigations undertaken in the vicinity of the tree;
- Undertake a risk assessment of environmental and health risks during excavation based on a Conceptual Site Model; and
- Provide recommendations for management measures required during the tree removal works.

The scope of work was undertaken in reference to relevant environmental legislation, standards and guidance including:

- *Tasmania Environmental Management and Pollution Control Act 1994*;
- *Environmental Management and Pollution Control (Waste Management) Regulations 2020*;
- Information Bulletin No.105 – Classification and Management of Contaminated Soil for Disposal (v3). (EPA 2018).
- *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)* ('ASC-NEPM'); and
- Tasmanian Acid Sulfate Soils Management Guidelines (DPIPWE 2009).

PROJECT DESCRIPTION

2 SITE SETTING

2.1 Site identification, zoning and land use

The Project Area is located at the UTAS Stadium, also referred to as York Park, located within the area of Inveresk Park (refer to the location map in **Appendix A**). The land details are provided in **Table 1,** which includes zoning under the *Launceston Local Provision Schedule*.

Table 1: Site information, zoning and land use

Item	Details
Address	2 Invermay Road, Invermay
Property ID	3583475
Title Reference	180240/2
Owner	Launceston City Council
Zoning	31 Particular Purpose (Inveresk Site)
Land use	Stadium

The North Esk River runs along the eastern Inveresk boundary, approximately 260 m to the east of the Project Area. To the west of the stadium lies Invermay Road and the commercial/industrial precinct of Invermay.

2.2 Project description

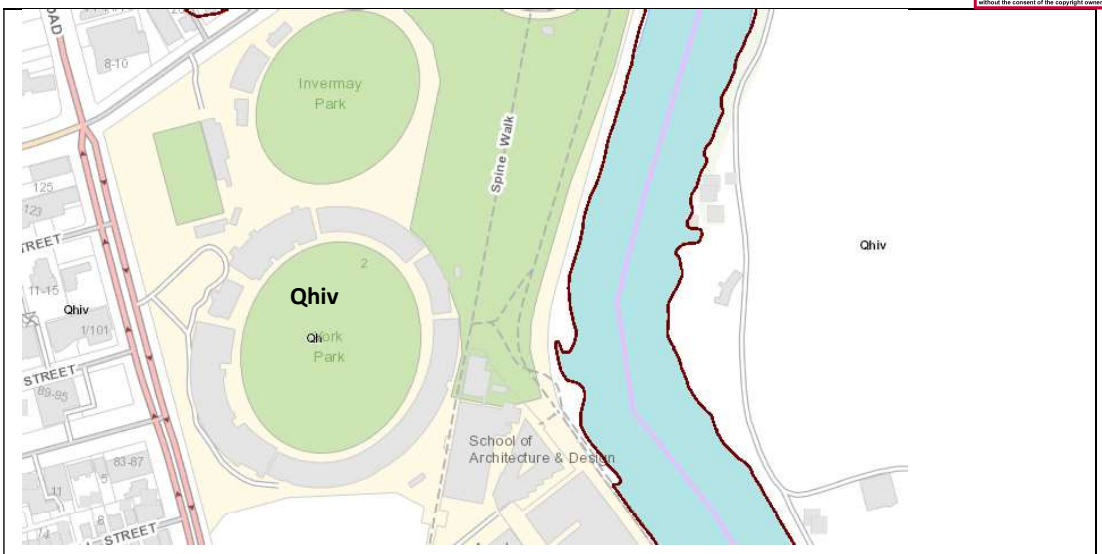
Removal of the tree is required as part of the upcoming stadium upgrade works, for construction of the Centre-West Stand. The tree is an elm tree (Ulmus x hollandica) of 17 m in height with a 27 m spread. Diameter at breast height, measured at 1.4 m, is 1,172 mm (Adam's Tree Services, 2024). Photos of the tree are included in the Tree Report.

The Project Area is estimated to be approximately 600 m^2, consisting of the tree to be removed and its rooting system. It is estimated that removal of the tree will result in soil disturbance to a depth of approximately 1.0 m.

2.3 Geology and topography

According to the 1:25,000 digital geology map of Tasmania, Invermay is underlain by Quaternary sediments of Cenozoic cover sequences from the Upper Pleistocene (**Figure 1**). The geology is described as *'Estuarine deposits of clayey silt, silt, sand and subordinate gravel, supra-estuarine swamp and laterally derived alluvial, deposits, unmapped man-made deposits including silt dredgings; in environments inferred to lie above frequent tidal influence'*.

PROJECT DESCRIPTION



Qhiv - Estuarine deposits of clayey silt, silt, sand and subordinate gravel, supra-estuarine swamp and laterally derived alluvial, deposits, unmapped man-made deposits including silt dredgings; in environments inferred to lie above frequent tidal influence.

Figure 1: Geology Map (source: The List, 2023)

The land is mostly level with an elevation of 0 to 5 meters Australian Height Datum (m AHD).

2.4 Soil landscape and acid sulfate soils

The Australian Soil Resource Information System (ASRIS) indicates that the land is underlain by Hydrosols, i.e. saturated soil conditions for most of the year.

The land is mapped in the ASRIS Atlas of Acid Sulfate Soils (ASS) as being on floodplains and as having a high (70% or above) probability of ASS occurrence (**Figure 2**).

Figure 2: Coastal Acid Sulfate Soils (red = high probability (>70%) (source: LISTmap, 2023)

PROJECT DESCRIPTION

2.5 Surface water and site drainage

The land around the Project Area consists mostly of sealed roads and surfaces (asphalt), with the exception of some landscaped patches of grass and large trees. Surface water from rainfall would primarily enter stormwater drains, with a small portion infiltrating groundwater.

2.6 Hydrogeology and groundwater

The Northeast Tasmania Groundwater Map (2006, Mineral Resources Tasmania 1:250000) indicates that the predominant aquifers within the proposed alignment consist of Porous (Intergranular) of low-moderate prospectivity within Quaternary, alluvium and talus deposits. No ecosystem relying on the surface expression of groundwater was identified at the site or within a 500 m radius.

No registered groundwater extraction bores were identified within 1.5 km of the site.

2.7 Vegetation, flora and fauna

Vegetation in the area is described in the Digital Vegetation Map of Tasmania (TasVeg) as 'agricultural, urban and exotic vegetation'. The elm tree is planted within a landscaped area of grass, surrounded by asphalt. Other non-native trees are present outside the Project Area, the nearest one being approximately 30 m away.

No threatened flora and fauna or species of conservation significance have been reported within the Project Area or in the vicinity.

3 REVIEW OF POTENTIAL CONTAMINATION

Information on the history of the land and surrounding land was obtained from the following sources:

- LISTmap;
- EPA regulated sites and records;
- Council register of potentially contaminated land;
- Old town gas records;
- Publicly available information, including digital maps.

3.1 General records

The area known as York Park was used for landfilling purposes of night soil and other waste materials during European settlement. York Park was subject to an early reclamation project from 1887-1920 and subsequently became the Launceston Showgrounds (Terry & Servant, 2002).

A historic map of the extent of York Park is shown in **Figure 3** below.

Figure 3: The extent of the historic York Park and Railway Yards (source: Trove, 2021 – Launceston Corporation, 1953

As shown in **Figure 3**, the extent of the original York Park was larger than currently present, covering the location of both the current York and Invermay Park. It was bounded by the former railway yards on its eastern and southern sides, Invermay Road on its western side and Forster Street on its northern side.

To the east and south-east of York Park lay the former railway yards. A schematic of the former railway yards and their layout is presented below in **Figure 4**. The history of the former Railway Workshops has been extensively covered elsewhere (SEMF, 1999; Terry & Servant, 2002). Potentially contaminating activities within the railyards included workshops, a foundry, a blacksmith, paint and battery storage and joineries. Of particular relevance to the present investigation, a diesel workshop was located adjacent to York Park along the tramway line (Item 20 in **Figure 4**). The building is now used by UTAS as the School or Architecture and Design.

POTENTIAL SITE CONTAMINATION

The site was redeveloped in the 1990's for the purposes of public facilities and is still currently being redeveloped. As part of these redevelopments, a number of site assessments and subsequent site clean-ups and management programs were undertaken, due to the site-wide contamination of soil and groundwater primarily associated with metals and hydrocarbons.

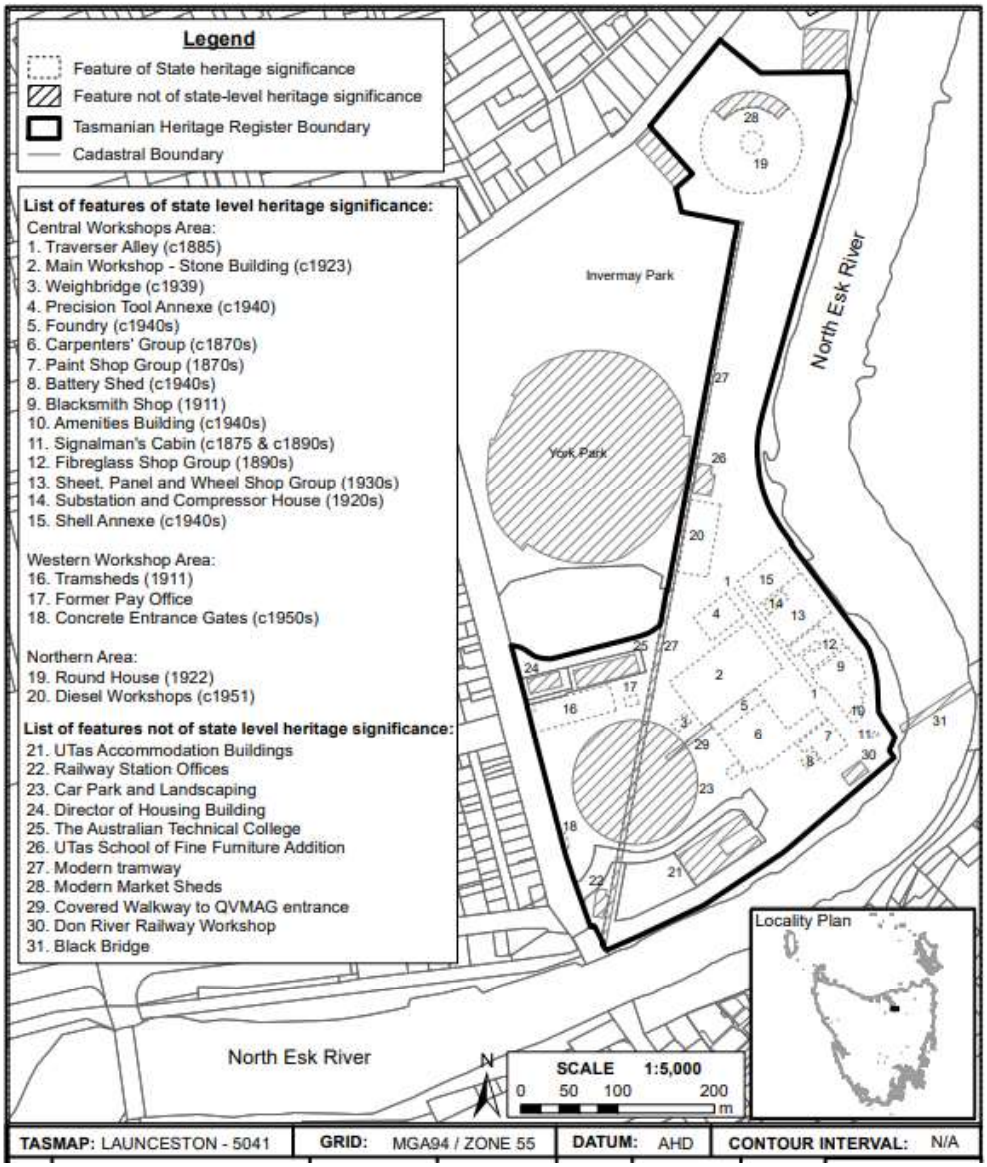


Figure 4: The layout of the former Railway Yards (source: Tasmanian Heritage Register Datasheet 4400)

3.2 City of Launceston records

The entire Inveresk area, including the Site, is listed on Council's register of potentially contaminated land as a former landfill and railyard.

POTENTIAL SITE CONTAMINATION

3.3 EPA regulated sites

The EPA databases indicate that the Site does not host an EPA regulated premise, a contaminated sites notice or registered underground storage tanks.

The following regulated activities are located within 200 m of the Site:

- Active underground petroleum storage tanks are registered at the Shell service station located at 103 Invermay Road, 80 m west of the Project Area. A request for information submitted to the EPA indicated that UPSS infrastructure was decommissioned in 2011. Environmental investigations and remediation works were undertaken under Remediation Notice 8925/1 issued by the EPA in 2013 and revoked in 2014.
- Active underground petroleum storage tanks are registered at the United service station located at 129-139 Invermay Road. Requests for information submitted to the EPA indicated that no monitoring information is available for this site, however, an environmental report identified that dangerous goods were stored in underground tanks at the property between 1949 and 1960 and that an incident in 1999 resulted in the approval to remove contaminated soil in 2000.

3.4 Old town gas pipes

A review of digitised former town gas network maps shows that old town gas pipes are located along Invermay Road and Forster Street.

The old town gas network is shown on the Site Plan in **Appendix A**.

3.5 Heritage

York Park entrance Gates & Invermay Park Northern Stand (west of the North Esk River crossing) and Invermay State School (on Holbrook Street) are listed on the Tasmanian Heritage Register.

3.6 Summary of potential contamination sources

The potential sources of contamination identified in York Park are summarized in **Table 2** and are displayed in **Appendix A**. In addition, acid sulfate soils were identified as having a high likelihood of being present in the Project Area.

Table 2: Potential sources of contamination

Location	Distance to Project Area	Potential sources of contamination	Contaminants of potential concern	Potentially affected media
York Park	0 m	Historical contamination from uncontrolled landfilling	Metals, hydrocarbons, organic and inorganic contaminants, PFAS, landfill gas (methane, carbon dioxide, hydrogen sulfide)	Subsurface soils, groundwater, soil gas
Former railway yards area	Approx. 250 m	Historical contamination from railyard and associated activities (diesel workshop, blacksmith, foundry, paint and battery storage and joineries)	Metals, TRH, BTEX, PAH, phenols	Subsurface soils, groundwater

POTENTIAL SITE CONTAMINATION

Location	Distance to Project Area	Potential sources of contamination	Contaminants of potential concern	Potentially affected media
129-139 Invermay Road	160 m	Historical fuel leaks and spills leading to soil and groundwater impact	Metals, TRH, BTEX, PAHs	Subsurface soils, groundwater
103 Invermay Road	80 m	Potential fuel leakage leading to soil and groundwater impact; site has been remediated	Metals, TRH, BTEX, PAHs	Subsurface soils, groundwater
Old town gas pipes along Invermay Road and Forster Street	65 m	Leakage from old town gas pipes	TRH, phenols, PAHs, cyanide	Subsurface soils, groundwater

TRH: Total Recoverable Hydrocarbons
BTEX: Benzene, toluene, ethylbenzene, xylenes
PAH: Polycyclic Aromatic Hydrocarbons
PFAS: Per and polyfluorinated alkyl substances

3.7 Previous assessments

Previous environmental investigations have been conducted at York Park and Invermay Park (Geoton, 2023; Pitt & Sherry, 2018). A geotechnical investigation was also undertaken in 2024 within one borehole drilled in very close proximity to the subject tree (approximately 20 m), although no environmental sampling was undertaken (Pitt & Sherry, 2024). A summary of findings from these investigations has been provided below:

Subsurface profile:

Geoton (2023) and Pitt&Sherry (2018) identified a dark brown/black layer of clayey waste fill containing foreign inclusions such as fragments of brick, glass, ceramic, metal, plastic and degraded organic matter, which was inferred to represent the remains of the historical landfill. The waste fill ranged in depth from 0.2 m below round level (bgl) to 1.5 m bgl and overlaid natural alluvial sediments.

However, the geotechnical assessment recently undertaken by Pitt&Sherry (2024) near the Project Area did not identify waste fill. The subsurface profile consisted of sub-base gravel under asphalt, overlying clayey estuarine deposits from a depth of 0.4 m bgl.

Soil contamination:

The environmental investigations reported metals, total petroleum hydrocarbons (TPH, TRH) and polycyclic aromatic hydrocarbons (PAH), including benzo(a)pyrene (BaP), in all samples from the waste fill unit. Soils excavated from the fill unit would be likely classify as 'Level 2 – Low-Level Contaminated' according to the Tasmanian EPA Information Bulletin No.105, based on metals, PAH and BaP concentrations.

Contaminant concentrations within the fill unit exceeded the ASC-NEPM health and ecological investigation levels for recreational and open space use in some samples.

Low levels of cyanide and fluoride were also reported in some samples.

POTENTIAL SITE CONTAMINATION

Polychlorinated biphenyls (PCBs), BTEXN, phenols and organochlorine pesticides were reported below the limit of reporting.

Acid sulfate soils:

Alluvial sediments, described as waterlogged dark grey silty clay soils under the fill unit, were not subject to acid sulfate soil testing in any of the referenced investigations. However, these are highly likely to classify as Potential Acid Sulfate Soils (PASS) based on previous investigations undertaken by Elgin in the Invermay area. PASS refers to sulfidic soils which are still in an unoxidized state but would acidify once exposed to air over a period of time.

Alluvial sediments would require ASS management if more than 100T were excavated during removal of the tree. Initial ASS testing would need to be undertaken to calculate an appropriate liming rate.

Groundwater:

Groundwater levels encountered during previous investigations ranged between 0.7 and 1.16 m bgl.

Ground gas:

Landfill gas and volatile organic contaminant (VOC) monitoring was undertaken during drilling as part of the Pitt&Sherry (2018) investigation. Elevated gas concentrations (methane, carbon dioxide and carbon monoxide) commonly associated with landfill gas were detected in all drilled boreholes. The gasses were only detected within unsaturated soils, with no detection in the ambient air. The measured methane concentrations exceeded the subsurface Action Level of 1,000 ppm and some concentrations were within the methane explosive range in air (5 to 15 %).

4 DISCUSSION AND RISK ASSESSMENT

4.1 Uncertainties and Data Gaps

In relation to the assessment, uncertainties or data gaps exist which relate to the following:

- No environmental investigation has been undertaken within the Project Area. The nearest investigation location was only 20 m away (Pitt&Sherry 2024), however no environmental sampling was conducted. The subsurface profile at this location was different from the conditions reported during the other investigations, as no waste fill was reported. Consequently, management of soils during removal of the tree will need to conservatively assume that waste fill (and contamination) may be present.
- Pitt&Sherry (2024) reported alluvial sediments at a shallow depth (0.4 m bgl), however no acid sulfate soils testing was undertaken. Management of soils during removal of the tree will need to conservatively assume that alluvial sediments are classified as PASS.

4.2 Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been developed based on the reviewed information and on the site settings. The assessment is based on potential source-pathway-receptor linkages with regards to human health and the environment.

4.2.1 Contamination sources

Potential contamination sources for York Park have been listed in **Table 2**. The main likely contamination source of contamination within the Project Area is the historical landfill present underneath York Park. Other potential sources listed in Table 2 are unlikely to be realized given the distance to the Project Area and shallow depth of proposed excavation.

The following contaminated media may be encountered during excavation of the tree:

- Soil attached to the tree roots may include contaminated waste fill, which was found during previous investigations in the vicinity to be classified as Level 2 – Low-Level Contaminated;
- Depending on the depth of the root zone, alluvial sediments classified as acid sulfate soils may become exposed;
- Shallow contaminated groundwater may be encountered during excavation of the tree;
- Ground gas (landfill gas and/or VOC) may be liberated during open excavations.

4.2.2 Human and ecological receptors

The following human receptors have been identified for the Project:

- Construction workers involved in removal of the tree or earthworks;
- Stadium employees;
- Stadium users;
- General public along Invermay Road.

The following sensitive ecological receptors have been identified for the proposed works:

- North Esk River, located 280 m to the east.

No threatened flora and fauna or species of conservation significance have been reported within the Project Area or in the vicinity.

DISCUSSION AND RISK ASSESSMENT

4.2.3 Potential exposure and migration pathways

The potential routes by which the identified human and ecological receptors may be exposed to contamination during construction works for the Project would be:

- Inhalation of landfill gasses or volatile organic contaminants during tree removal (construction workers);
- Dermal contact or ingestion of contaminated soils during tree removal and earthworks (construction workers);
- Inhalation of contaminated dust during tree removal and stockpiling (construction workers, site users, general public);
- Run-off of impacted surface and/or groundwater into the Tamar River via stormwater drains during tree removal and stockpiling.

4.3 Risk assessment and management

Based on the results of this investigation, a risk assessment has been undertaken for each of the identified potential receptors, which is presented in **Table 3**.

Table 3: Risk Assessment

Potential Receptor	Potential Exposure Pathway(s)	Contaminant Screening	Risk Evaluation and Management
Construction workers	Dermal contact, ingestion or inhalation of contaminated soils and/or groundwater	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated'.	Soil excavated during tree removal must be managed as potentially contaminated and stockpiled for waste classification testing. Management measures should be implemented during site works to mitigate potential human and environmental risks (refer to Section 5).
Construction workers	Inhalation of landfill gasses and volatile organic contaminants (VOC) during tree removal.	Ground gas, including VOC and landfill gas, was previously measured within York Park.	The potential presence of elevated ground gas is unlikely to pose unacceptable risks to construction workers involved in removal of the tree, on the basis that: • The proposed works are relatively minor in nature and will result in a small area of soil disturbance; • Current ground cover is an unsealed surface with no opportunities for gas accumulation in above ground structures; • Removal of the tree will result in a small open shallow excavation, where any ground gasses or vapours will rapidly dissipate. However, LEL and VOC monitoring should be undertaken during works to ensure unexpected ground conditions will not pose a risk to workers (refer to Section 5).

DISCUSSION AND RISK ASSESSMENT

Potential Receptor	Potential Exposure Pathway(s)	Contaminant Screening	Risk Evaluation and Management
Stadium employees, stadium users, general public (Invermay Road)	Inhalation of contaminated dust during tree removal and stockpiling	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated' and may exceed health investigation levels for recreational open space.	The risks to site and offsite users are likely to be low and acceptable, subject to access restrictions to the area of works and subject to dust mitigation measures being implemented during excavation and stockpiling (refer to Section 5).
North Esk River and aquatic organisms	Run-off or leaching of excavated soils into stormwater drains.	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated' and may exceed ecological screening levels for Public Open Space. Groundwater was found to be shallow onsite, consequently excavated soils may be wet.	Measures should be implemented to prevent run-off of contaminated water and sediment during excavation and stockpiling (refer to Section 5).
North Esk River and aquatic organisms	Acidification of ASS material during stockpiling, resulting in acidic and contaminated run-offs	Soils attached to roots may be classified as acid sulfate soils requiring management.	Soils should be managed as ASS to ensure no acidic run-off will occur. Soils should be assessed for ASS as soon as possible following excavation so that ASS management procedures can be implemented if required. This may include liming treatment, depending on the volume of ASS excavated (if any). Refer to Section 5 for details.

5 CONCLUSIONS AND RECOMMENDED MANAGEMENT MEASURES

This report presents the findings of an environmental site assessment (ESA) undertaken to support the removal of an elm tree within York Park. The ESA was required to address Clause C14.6.1 (Excavation) of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule*, which objective is to ensure that works involving excavation of potentially contaminated land do not adversely impact on human health or the environment. This ESA report only relates to the limited area which might be affected by removal of the elm tree (the Project Area) and does not constitute an assessment of the whole stadium or York Park.

The overall objective of this ESA was to gain information on potential soil and groundwater contamination within the Project Area and assess potential risks to human and ecological receptors from the proposed tree removal.

This ESA consisted of a desktop assessment and a risk assessment. Given the small area of impact and relatively minor nature of the proposed works, no sampling was undertaken, and the risk assessment was based on previous investigations conducted in Invermay Park and York Park.

Potential contamination

The site history review identified that the main potential contamination source was the historical use of the site as a landfill.
The following contaminated media may be encountered during excavation of the tree:

- Soil attached to the tree roots may include contaminated waste fill, which was found during previous investigations in the vicinity to be classified as Level 2 – Low-Level Contaminated, based on metal and hydrocarbon concentrations.
- Depending on the depth of the root zone, alluvial sediments classified as acid sulfate soils may become exposed; acid sulfate soils were identified as having a high probability of occurrence at the site.
- Shallow contaminated groundwater may be encountered during excavation of the tree.
- Ground gas (landfill gas and/or VOC) may be liberated during open excavations.

Risk Assessment

A risk assessment was undertaken for onsite and offsite receptors that may be affected by the proposed works, including site users, workers involved in tree removal and earthworks, the general public and the North Esk River located 80 m to the east. The risk assessment found that management measures were required during the proposed works to mitigate potential health and ecological risks. Refer to Table 3 for details.

Recommended management measures:

The following general mitigation measures will be implemented to ensure exposure of workers, offsite users and the general public to contamination are minimised:

- A suitable work area should be delineated and fenced before commencement of works. Access should be restricted during earthworks and stockpiling.
- All soils excavated during tree removal should be managed as potentially contaminated.
- A laydown area should be set up near the Project Area before commencement of works. The laydown

area should be of a sufficient size to contain all soils that will be removed from the ground during tree removal. Given that groundwater onsite was found to be shallow, excavated soils may be wet. The pad should be constructed on an impervious surface and should be bunded to ensure that no sediment run-off into stormwater drains will occur.

- Standard sediment and erosion control measures should be implemented during site works. All necessary silt fences, cut-off drains and diversion bunds should be installed before commencement of works to prevent soil, gravel and other debris from escaping the site.
- Work practices should be implemented to reduce hazards to workers, such as the use of appropriate Personal Protective Equipment (PPE) such as protective clothing, gloves, eye wear, breathing protection and generic practices for working with hazardous materials.
- LEL and VOC monitoring should be undertaken during works to ensure ground gas will not pose a risk to workers.
- Excavated soils should be stockpiled in the laydown area and tested as soon as possible for waste classification and acid sulfate soils. Sampling should be undertaken as per the requirements outlined below.
- An assessment of the contamination and acid sulfate soil results should be undertaken with reference to the Environmental Management and Pollution Control (Waste Management) Regulations 2020 and the the Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE 2009). Depending on the results, soils may be beneficially reused onsite or disposed offsite and soils may require ASS liming treatment.
- Dust mitigation measures must be implemented during earthworks and stockpiling, such as mist sprays and no works in high winds. Stockpiles should be covered as soon as practicable and remain covered until soil removal.
- An Unexpected Finds Protocol should be implemented during site works (included in **Appendix B**).

The following requirements will apply to sampling and analysis:

- Sampling should be conducted by an appropriately qualified person familiar with this ESA.
- Waste classification should be undertaken in accordance with the Tasmanian EPA Information Bulletin No.105 (IB105). The waste classification level will dictate whether soils can be reused on site or will require landfill disposal.
- Stockpile sampling density will be in accordance with IB105 requirements.
- Acid sulfate soil sampling and testing should be undertaken in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE 2009).
- Samples should be appropriately stored and transported within appropriate timeframes to a NATA accredited laboratory.
- Upon receipt of laboratory results, results should be reviewed by an appropriately qualified person and compared to the criteria outlined in IB105 and the Tasmanian Acid Sulfate Soil Management Guidelines.
- Advice should be communicated to the project manager as soon as practicable for action.

CONCLUSIONS AND RECOMMENDATIONS

Compliance with Potentially Contaminated Land Code:

Compliance with the relevant clauses of the Potentially Contaminated Land Code of the Launceston Local Provision Schedule have been outlined in **Table 4**.

Table 4: Compliance with Potentially Contaminated Land Code

Clause Addressed	Compliance
Use Standards **C14.5.1 (c) P1 Performance Criteria:** For a sensitive use, or a specified use listed in Table C14.1, the land is suitable for the intended use, having regard to: (c) an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes: (i) any specific remediation and protection measures required to be implemented before any use commences; and (ii) a statement that the land will be suitable for the intended use.	An environmental site assessment has been undertaken and is presented herein. The ESA found that contamination may be present in the Project Area that will require management to mitigate human health and environmental risks. Recommended management measures to be implemented have been provided above. Subject to implementation of the above measures, the land will be suitable for the proposed tree removal.
Excavation Standards **C14.6.1 A1 Acceptable Solution:** Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m^3 of site disturbance.	Removal of the tree will involve less than 250m^3 of site disturbance.

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7 LIMITATIONS

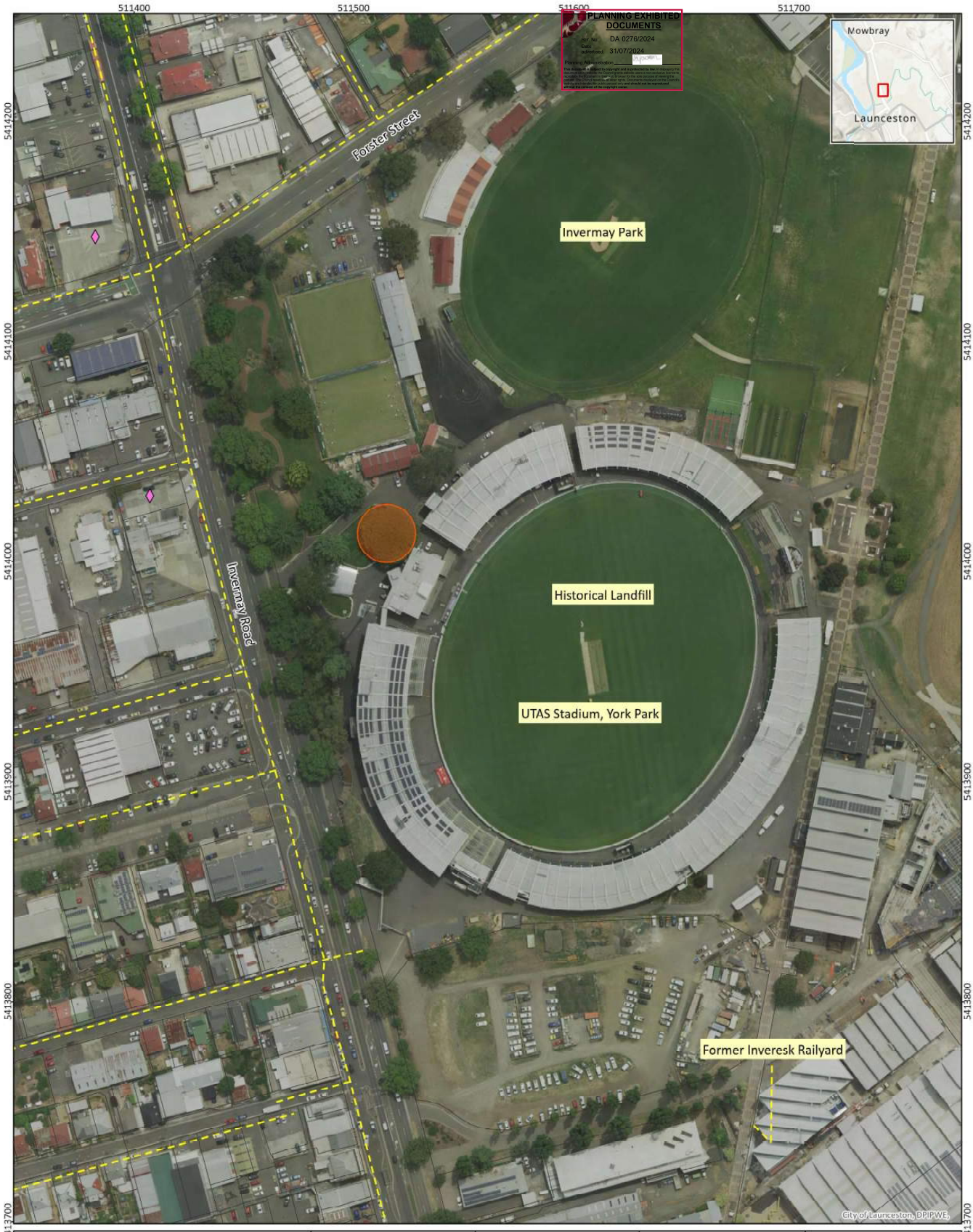
Elgin Associates Pty Ltd has prepared this report for the sole use of Stadiums Tasmania and their contractors, in accordance with the usual care and thoroughness of the consulting profession. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. The methodology adopted and sources of information used by Elgin Associates are outlined in this report. Elgin Associates has made no independent verification of this information beyond the agreed scope of works and Elgin Associates assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to Elgin Associates was false.

This report was prepared in June 2024 and is based on the conditions encountered and information reviewed during that period up to the time of preparation. Elgin Associates disclaims responsibility for any changes that may have occurred after this time. Opinions and recommendations contained in this report are based upon information gained during desktop study and fieldwork and information provided from government authorities' records and other third parties. The information in this report is considered to be accurate at the date of issue and reflects at the site at the dates sampled. This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the fieldwork unless otherwise explicitly stated in a preceding section of this report.

This report should be read in full together with all other reports referenced by this report. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

APPENDIX A

Location Plan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Date advertised: 31/07/2024
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Launceston
Forster Street
Invermay Park
Invermay Road
Historical Landfill
UTAS Stadium, York Park
Former Inveresk Railyard
City of Launceston, DPIPWE,
Legend
Approximate Project Area
Underground Petroleum Storage Systems
Old Town Gas Network
Cadastral Parcels
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Project:
Elm tree removal,
UTAS Stadium, Launceston,
TAS
Client:
Department of State
Growth
Title:
Project location and
potential contamination
sources
Figure 1A
Date: 6 June 2024
Version: Rev A
Size: A3
Job Number: JN23455
Drawn: MU
Approved: SLR
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APPENDIX B

Unexpected Finds Protocol

Unexpected Finds Protocol

Purpose

This protocol has been provided in response to the potential to unexpectedly encounter contaminated soil, water or hazardous materials during excavation activities. This protocol does not apply to contamination already identified during the environmental investigations.

All personnel onsite should be aware of this protocol and receive the appropriate level of training for the tasks being undertaken.

Contaminated Soils

Unexpected finds associated with contaminated soils can include many different types of materials which can be encountered during excavation. The following are signs of contaminated material (but not limited to):

- Odours or detection of gas/vapours with a portable gas detector
- Discolouration or staining
- Fragments of metal, glass, wood or other foreign material
- Fibrous or corrugated sheeting which potentially contains asbestos
- Presence of underground tanks or infrastructure
- Presence of Monosulfidic black oozes.

Contaminated Water (Groundwater or Surface Water)

The following are signs of contaminated water (but not limited to):

- Odours or detection of gas/vapours with a portable gas detector
- Oily sheen or water discoloration.

What to do if unexpected contamination is encountered?

In the event that any unusual soil conditions are encountered or any of the above, the following steps should be implemented:

- Immediately STOP WORK and secure the work area with tape/bunting or temporary fencing.
- Notify the person in charge (site superintendent or MCD environmental supervisor)
- Site environmental representative to arrange for the nominated contaminated land consultant to inspect the unexpected find to determine the appropriate course of action which may include the collection of sample(s) for laboratory analysis to characterise the nature of the contamination and risk, if any, posed to humans and the environment.
- As an interim control measure, the area of unexpected find should be barricaded and works in the area to cease until the laboratory results are received.
- Upon receipt and review of laboratory results, an appropriate action for managing the unexpected find will be provided. This should include the classification of soil for appropriate disposal, if required.

Appendix F Arborist report

Adam's TREE SERVICES

Tree Report

York Park, Invermay.
Launceston, Tasmania.
05/04/2024

ABN. 98164269005 email: trees@ats.trade phone: 0439 016 422 www.adamstreeservices.com.au

QTRA Registered User

Adam's TREE SERVICES

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2. Restrictions
3. Limitations
4. Methodology of Inspection
5. Date and Whether of Inspection
6. Equipment used on Inspection
7. Findings
8. Comments
9. Tree Images
10. Statement

Adam's TREE SERVICES

1. Terms of Reference

Adam's Tree Services has been contracted by Populous to carry out a tree report on a stand-alone Elm tree at York Park (alternatively known as UTAS Stadium).
Populous are the lead consultant in the proposed replacement of the nearby function centre connected to the stadium.

2. Restrictions

No part of this report is to be copied without the consent of Samuel Gavlik, Manager of Adam's Tree Services.

3. Limitations

A PiCUS sonic tomograph was not deemed necessary for this report.

No soil or plant material was removed from site.

4. Methodology of Inspection

A visual ground base inspection was carried out by Samuel Gavlik, Cert III Arb, QTRA (Quantified Tree Risk Assessment) Standard & Advanced user, TRAQ (Tree Risk Assessment Qualification).

5. Date and Weather of Inspection

Inspection conducted on the Tuesday 19th of March 2024. The weather was warm and overcast with a consistent breeze present.

Adam's TREE SERVICES

6. Equipment used on Inspection

An iPhone 12 was used to gather digital images and record general notes.

A tape measurer was used to record the DBH, *Diameter at Breast Height*.

An industry recognised 'Suunito' clinometer was used to record the Height.

An industry recognised 'Thorex 710' mallet was used to detect tonal differences in the trunk wood.

7. Findings

Tree Particulars

Address:	York Park, Invermay Rd, Launceston.
Location:	In extended grass land, surrounded by curbing and road base. North side of UTAS Stadium adjacent to function centre.
Genus & Species:	*Ulmus x hollandica*
Height:	17m
Spread:	27m
Stability-	
Basal region:	Very good
Mid region:	Good to very good
Top region:	Good
Vitality:	Good in lower canopy Good in mid canopy Good to fair in upper canopy
Structure:	Single trunk to 2m, large spreading canopy
Shape:	Spreading
Stage:	Mature
Estimated Agee:	70-80 years
DBH:	1172mm *(Diameter at Breast Height, measured at 1.4m)*

Adam's TREE SERVICES

8. Comments

Flared rooting around circumference of trunk with no sign of heaving.
Some exposed roots visible in drip line of canopy consistent with size and age of tree.

No wildlife viewed, but what appeared to be possum fur observed on trunk.
Minimal insect damage visible on leaf.

Epicormic growth present throughout canopy.

Past arboriculture works in canopy, including large trunk wound at 1.5m and additional wounds in lower to mid canopy.
Some discharge visible in various wounds.

Small amount of deadwood present, consistent with age and species.
Even canopy foliage with partially sparse upper canopy particularly in central leader.

Minor earth disturbance with a stall near trunk and on nearby ground.

Adam's TREE SERVICES

9. Tree Images

Adam's TREE SERVICES

10. Statement

This Elm tree is a healthy specimen which shows signs of care being taken and is subsequently it is in good shape.

The size and spread of this tree creates ample shade and green space in the area.
The tree is however, one of many large flowering specimens including Elm, Ash and Cedar in the direct area along with and other significant trees on the site.

If major earth works were conducted in this in the area the TPZ (Tree Protection Zone) and possibly SRZ (structural Root Zone) would be compromised.

- TPZ is a combination of the root area and crow area requiring protection.
- SRZ is the zone relates to protection of the tree's vital roots for structural stability only, not the zone relating to the tree's vigour and long-term vitality.

The tree is near the stadium and would require severe pruning or complete removal, which would not comply with the Australian pruning standards AS4373-2007, to erect the proposed building.

If the stadium expansion were to proceed it is my opinion that this tree would need to be removed.

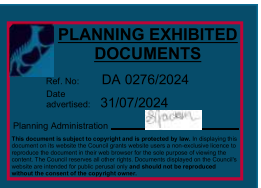
I recommended that suitable replacement specimen/s are planted.

It is my opinion that the Elm should be replaced from a selection of tree varieties like Elm, Oak, Tulip, Cedar or even Natives could be a viable option.
If these suggestions are not chosen there are countless other trees of a significant nature that are perhaps better fits in line with the City of Launceston 'Urban Greening Strategy' or maybe preferred plantings that could be selected by City of Launceston.

I, Samuel Gavlik, have compiled this report to best of my knowledge & without biased views or financial gain which contributed to the findings or any recommendations of this report.

ABN. 98164269005 email: trees@ats.trade phone: 0439 016 422 www.adamstreeservices.com.au

QTRA Registered User



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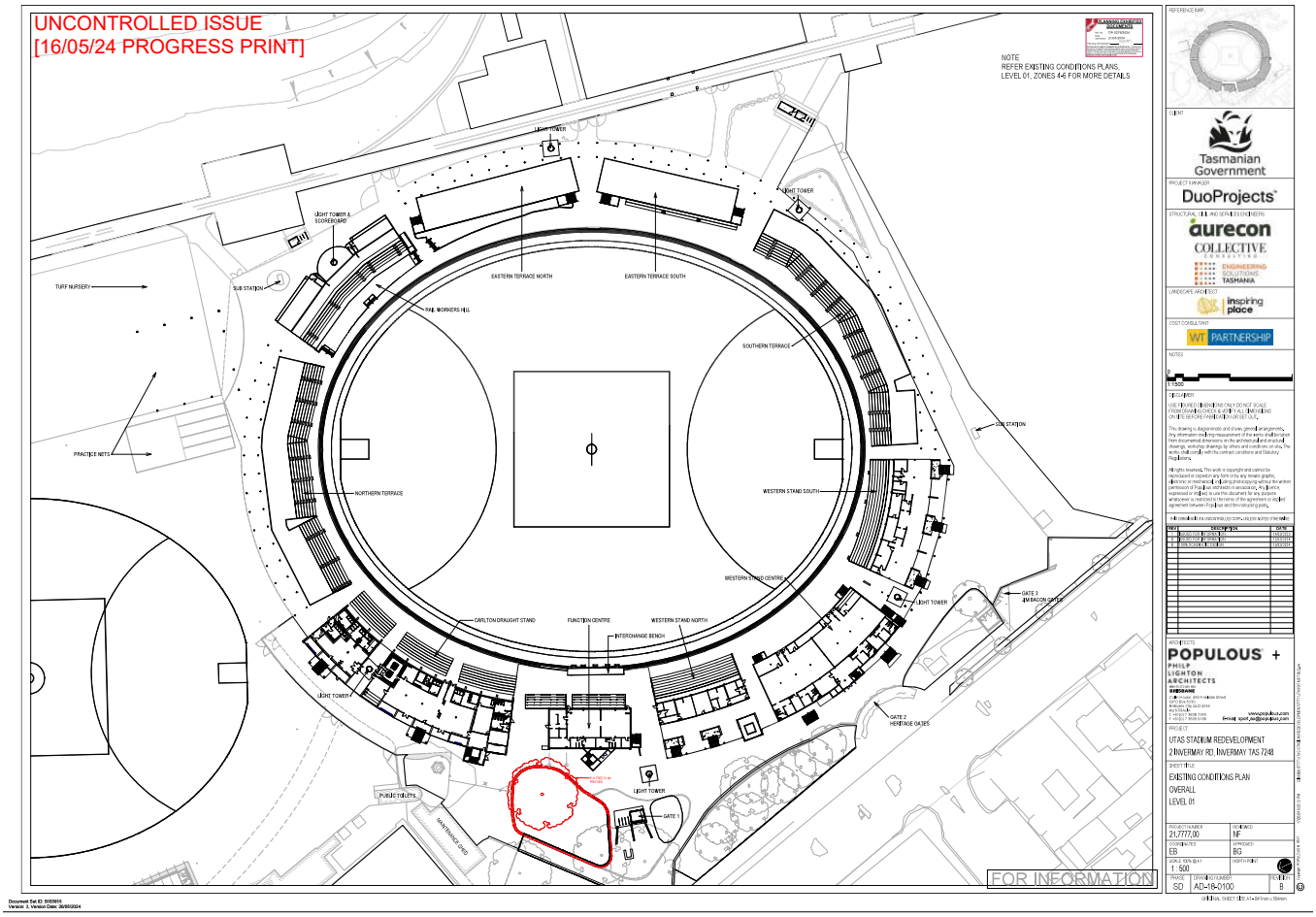
enquiries@eraplanning.com.au
eraplanning.com.au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HALL WORKERS HILL
SOUTHERN TERRACE
PRACTICE NETS
NORTHERN TERRACE
WESTERN STAND SOUTH
WESTERN STAND CENTRE
CARLTON DRAUGHT STAND
FUNCTION CENTRE
INTERCHANGE BENCH
WESTERN STAND NORTH
GATE 3
JIM BACON GATES
GATE 2
HERITAGE GATES
GATE 1
PUBLIC TOILETS
MAINTENANCE SHED
Tasmanian Government
DuoProjects
aurecon
COLLECTIVE
ENGINEERING SOLUTIONS TASMANIA
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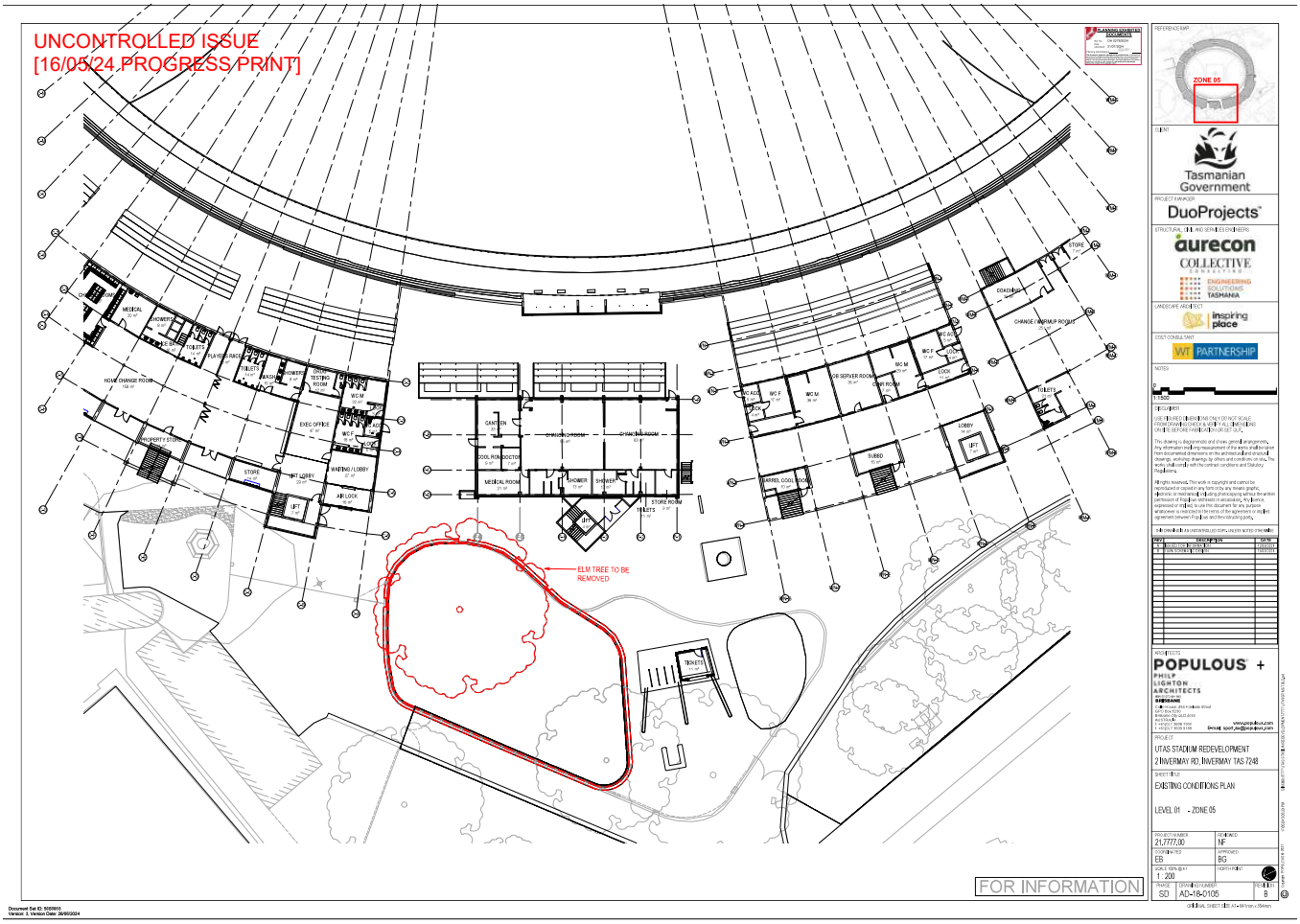
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ZONE 05
Tasmanian Government
DuoProjects
aurecon
COLLECTIVE
inspiring place
WT PARTNERSHIP
POPULOUS +
PHILIP LIGHTON ARCHITECTS
UTAS STADIUM REDEVELOPMENT
2 INVERMAY RD, INVERMAY TAS 7248
EXISTING CONDITIONS PLAN
LEVEL 01 - ZONE 05
1 : 200
AD-16-D105

Adam's TREE SERVICES

Tree Report

York Park, Invermay.
Launceston, Tasmania.
05/04/2024

ABN. 98164269005 email: trees@ats.trade phone: 0439 016 422 www.adamstreeservices.com.au

QTRA Registered User

Adam's TREE SERVICES

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1. Terms of reference
2. Restrictions
3. Limitations
4. Methodology of Inspection
5. Date and Whether of Inspection
6. Equipment used on Inspection
7. Findings
8. Comments
9. Tree Images
10. Statement

Adam's TREE SERVICES

1. Terms of Reference

Adam's Tree Services has been contracted by Populous to carry out a tree report on a stand-alone Elm tree at York Park (alternatively known as UTAS Stadium).
Populous are the lead consultant in the proposed replacement of the nearby function centre connected to the stadium.

2. Restrictions

No part of this report is to be copied without the consent of Samuel Gavlik, Manager of Adam's Tree Services.

3. Limitations

A PiCUS sonic tomograph was not deemed necessary for this report.

No soil or plant material was removed from site.

4. Methodology of Inspection

A visual ground base inspection was carried out by Samuel Gavlik, Cert III Arb, QTRA (Quantified Tree Risk Assessment) Standard & Advanced user, TRAQ (Tree Risk Assessment Qualification).

5. Date and Weather of Inspection

Inspection conducted on the Tuesday 19th of March 2024. The weather was warm and overcast with a consistent breeze present.

Adam's TREE SERVICES

6. Equipment used on Inspection

An iPhone 12 was used to gather digital images and record general notes.

A tape measurer was used to record the DBH, *Diameter at Breast Height*.

An industry recognised 'Suunito' clinometer was used to record the Height.

An industry recognised 'Thorex 710' mallet was used to detect tonal differences in the trunk wood.

7. Findings

Tree Particulars

Address:	York Park, Invermay Rd, Launceston.
Location:	In extended grass land, surrounded by curbing and road base. North side of UTAS Stadium adjacent to function centre.
Genus & Species:	*Ulmus x hollandica*
Height:	17m
Spread:	27m
Stability-	
Basal region:	Very good
Mid region:	Good to very good
Top region:	Good
Vitality:	Good in lower canopy Good in mid canopy Good to fair in upper canopy
Structure:	Single trunk to 2m, large spreading canopy
Shape:	Spreading
Stage:	Mature
Estimated Agee:	70-80 years
DBH:	1172mm *(Diameter at Breast Height, measured at 1.4m)*

Adam's TREE SERVICES

8. Comments

Flared rooting around circumference of trunk with no sign of heaving.
Some exposed roots visible in drip line of canopy consistent with size and age of tree.

No wildlife viewed, but what appeared to be possum fur observed on trunk.
Minimal insect damage visible on leaf.

Epicormic growth present throughout canopy.

Past arboriculture works in canopy, including large trunk wound at 1.5m and additional wounds in lower to mid canopy.
Some discharge visible in various wounds.

Small amount of deadwood present, consistent with age and species.
Even canopy foliage with partially sparse upper canopy particularly in central leader.

Minor earth disturbance with a stall near trunk and on nearby ground.

Adam's TREE SERVICES

9. Tree Images

Adam's TREE SERVICES

10. Statement

This Elm tree is a healthy specimen which shows signs of care being taken and is subsequently it is in good shape.

The size and spread of this tree creates ample shade and green space in the area.
The tree is however, one of many large flowering specimens including Elm, Ash and Cedar in the direct area along with and other significant trees on the site.

If major earth works were conducted in this in the area the TPZ (Tree Protection Zone) and possibly SRZ (structural Root Zone) would be compromised.

- TPZ is a combination of the root area and crow area requiring protection.
- SRZ is the zone relates to protection of the tree's vital roots for structural stability only, not the zone relating to the tree's vigour and long-term vitality.

The tree is near the stadium and would require severe pruning or complete removal, which would not comply with the Australian pruning standards AS4373-2007, to erect the proposed building.

If the stadium expansion were to proceed it is my opinion that this tree would need to be removed.

I recommended that suitable replacement specimen/s are planted.

It is my opinion that the Elm should be replaced from a selection of tree varieties like Elm, Oak, Tulip, Cedar or even Natives could be a viable option.
If these suggestions are not chosen there are countless other trees of a significant nature that are perhaps better fits in line with the City of Launceston 'Urban Greening Strategy' or maybe preferred plantings that could be selected by City of Launceston.

I, Samuel Gavlik, have compiled this report to best of my knowledge & without biased views or financial gain which contributed to the findings or any recommendations of this report.

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PURCELL

UTAS STADIUM REDEVELOPMENT PROJECT

PROPOSED DUTCH ELM TREE REMOVAL

2 INVERMAY ROAD, INVERMAY, TAS

HERITAGE IMPACT ASSESSMENT

JUNE 2024

Author	Date	Revision	By	Checked
PURCELL	06/06/2024	Draft for client comment	LM	LBS
	24/06/2024	Final	LM	LBS

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HERITAGE IMPACT ASSESSMENT

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Acknowledgement of Country

Purcell acknowledge the Traditional Custodians of Country throughout Australia and pay our respects to Elders past, present, and emerging. We respectfully acknowledge and pay respect to the Palawa people of lutruwita/Tasmania, and to the traditional and original owners, and continuing custodians, of country, the Stoney Creek Nation, comprising at least three clans, the Tyerenotepanner; Panninher and Lettermairrener.

INTRODUCTION

Background

The Tasmanian Government and the Australian Government are jointly funding a $130 million upgrade of UTAS Stadium in Launceston. The redevelopment project will focus on two key streams, being:

- Essential upgrades and rectification items that are required to maintain stadium operations. These include improving accessibility and compliance at the venue.
- Venue improvement items that will enhance the experience for spectators, amenity improvements, increased commercial opportunities, and sporting team and other operational usage of the stadium.

The Tasmanian Department of State Growth is leading the project. The Department of State Growth have appointed Populous and Philp Lighton Architects to develop a design for the project, and Duo Projects to manage the project. ERA Planning and Environment have been appointed by the Department of State Growth to advise on, and obtain, any relevant planning approvals associated with the UTAS Stadium redevelopment.

ERA Planning & Environment commissioned Purcell to prepare this Heritage Impact Assessment (HIA) to accompany a Development Application for the proposed removal of an Ulmus x hollandica (Dutch Elm tree, Proposal), located within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248.

The Place is not registered in the Tasmanian Heritage Register (THR).[1] The Place is identified as Locally Significant in LAU-Table C6.1 Local Heritage Places (Ref No. LAU-C6.1.944)[2] of the Tasmanian Planning Scheme - Launceston Local Provisions Schedule (LAU-LPS). There is no Local Historic Heritage Code Datasheet for the place in the LAU-LPS. The Place is not included in LAU-Table C6.2 Local Heritage Precincts.

LAU-Table C6.3 Local Historic Landscape Precincts, LAU-Table C6.4 Places or Precincts of Archaeological Potential, and LAU-Table C6.5 Significant Trees, are not used in the Launceston Local Provisions Schedule.

The following documentation details the Proposal assessed in this HIA:

Linda Mott, (Senior Heritage Consultant) of Purcell has prepared this report with review by Lucy Burke-Smith, (Associate Partner).

Limitations

This HIA is based on the current statutory heritage, and development, controls, and non-statutory guidelines, applicable to the local heritage listed Place at 2 Invermay Road, Invermay, TAS 7248. Desk-based research, and client-provided information to date, form the basis of this report, no new archival research was undertaken. It does not consider the proposed works' responsiveness to the wider provisions of the *Tasmanian Planning Scheme - State Planning Provisions*, beyond that of the performance criteria relevant to the scope of works as outlined in *C6.0 Local Historic Heritage Code*.[3]

This report does not consider potential heritage impacts of the Proposal, including, without limitation, to sub-surface, archaeological, movable, or indigenous heritage.

Terminology

The conservation terminology used in this report is of a specific nature and is defined within The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013, (the Burra Charter).

References

This HIA references the following documents:

- The Launceston Local Provisions Schedule (LAU-LPS 2015)
- Adam's Tree Services, 'Tree Report', York Park, Invermay, Launceston Tasmania, for Philp Lighton Architects, 05/04/2024.

1 Tasmanian Heritage Council (THC), Tasmanian Heritage Register (THR) Datasheet, THR ID 1697, as accessed through ListMap.
2 Launceston Local Provisions Schedule (LAU-LPS), updated 23 May 2024, LAU-Table C6.1 Local Heritage Places.
3 Tasmanian Planning Scheme (TPS) State Planning Provisions, effective DATE, C6.0 Local Historic Heritage Code.

UNDERSTANDING THE SITE

Location

The Dutch Elm tree is located on the north side of the UTAS Stadium, adjacent to the Centre-West Stand / function centre, within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248 (part of Certificate of Title 180240/2)

Figure 1: Aerial view, the tree circled, the approximate Place boundary outlined in blue (Source: ERA Planning, provided 23 May 2024).

Description

The Tree is an Ulmus x hollandica (Dutch Elm tree), approximately 17 tall with a canopy spread of approximately 27m. It is a healthy specimen and is in overall good condition. The Tree's diameter at breast height (measured at 1.4m) is 1172mm. It is a mature tree estimated to be 70-80 years old.[4] This means it would have been planted between 1944 and 1954. An aerial image from February 1945 shows a tree in this location (see Figure 4). The size and spread of this tree creates ample shade and green space in the area. The tree is however, one of many large flowering specimens including Elm, Ash and Cedar in the direct area.[5]

History

In the early years, the swampy marshland surrounding the North Esk River near Launceston was a Government Reserve which was leased for grazing. The Launceston Volunteer Artillery used the area as a rifle range, and from 1874 the Tasmanian Pastoral and Agricultural Association leased the area for shows. The low lying swamp was also considered a perfect dumping ground for the city's waste. In 1881, the area was handed over to the Launceston City Council to be developed into a park for the purposes of 'recreation, health and enjoyment'. Thirty acres were drained and sown with oats to recoup some of the costs involved, and the chosen plan was by architect Leslie Corrie. The new 'Inveresk Park' included groves, shrubberies, avenues, carriage drives, footpaths and two grassed ovals for athletic sports and exercise. It was complete by the end of 1886 and two cricket games were played, however the area was still too waterlogged for football in the winter. It was renamed 'York Park' in 1901.

Waste disposal was used in the reclamation of land for the park, and at least parts of the area were still being used for waste disposal and cattle grazing well after the turn of the century.

In 1919 a competition was held for plans laying out new sports grounds at York Park which were to include a cricket and football ground, two full-sized tennis courts, a bowling green, cycling track, dressing rooms and accommodation for spectators. The chosen design was by the Superintendent of Reserves who had submitted his plans under a pseudonym, and the new ground was opened on New Year's Day, 1921. In 1923, another new grandstand, 'The Northern Stand', was erected in addition to the existing stand, and provided seating for 545 people. It appears the stand was complete and fully roofed by 1925. The first game played on the oval was between Launceston and City, with approximately 3000 turning out to watch.

4 Adam's Tree Services, 'Tree Report', York Park, Invermay, Launceston Tasmania, for Philp Lighton Architects, 05/04/2024, p 4.
5 Adam's Tree Services, 'Tree Report', 05/04/2024, p 9.

UNDERSTANDING THE SITE

Later that year 9441 spectators came to watch the first North versus South game. York Park became the home of the Launceston Football Club.

In April 1948, the new grandstand and entrance gates were designed by the City Architect, Mr Wallace Longstaff Clennett. Work began on the grandstand in 1950 and according to contemporary newspaper accounts, it was complete by 1952. Construction began on the entrance gates several years later, in 1958. For many, York Park was their sole reason to visit the city and hopefully, their first impressions would now be influenced by the attractive new modernist Entrance Gates, which were completed in 1959.

In the 1960s another 'building spree' began at York Park with the erection of an additional Brutalist style grandstand also designed by Clennett. The design of the new Grandstand drew much attention at the time and the structure became an iconic image of York Park. Another stand was erected in the 1970s. The Northern Stand was upgraded in 1985.

Over the years York Park hosted the National Soccer League, the National Highland Dancing Championships, a World Cup Rugby Game, local cricket and football matches, and even concerts by Elton John and Ike and Tina Turner. The site constantly evolved in order to meet the sporting needs of the northern Tasmanian community, and in 2000, York Park was re-developed yet again with the aim of attracting a more elite level of sporting clientele, namely, the Australian Football League (AFL).

Approximately 6.4 million dollars were spent upgrading the facilities, including a new undercover grandstand with capacity for over 5000. Ongoing re-development to meet the demands of elite level sport since this time has included the demolition and replacement of the 1964 Brutalist Grandstand in 2004, and the relocation of the original Northern Stand to the adjacent oval at Invermay Park in 2009. York Park was re-named Aurora Stadium. It is the Tasmanian home of the Hawthorn Football Club.[6]

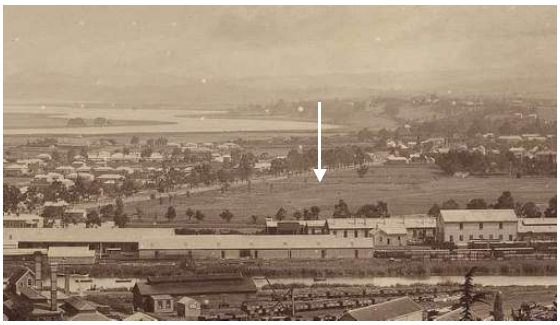

Figure 2: The Launceston Railway Yards (foreground across the Tamar River) with the future site of the Stadium indicated (white arrow) (Source: Northern Tasmanian Camera Club, 'Launceston from Victoria Square', July 1893, TAHO, AUTAS001139592448).

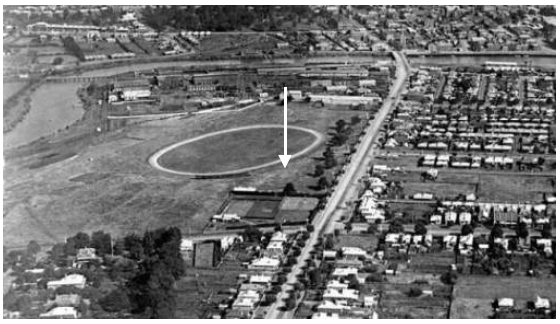

Figure 3: Established trees can be seen between Invermay Street and York Park although none are present in the approximate location of the Dutch Elm tree (white arrow) (Source: 'Aerial view of Launceston, Tasmania, looking south', c 1921, QVM:1991:P:1621).

Figure 4: A tree can be seen in approximately the Dutch Elm tree's location in this 1945 aerial image (white arrow), near the early grandstands. (Source: Land Tasmania, 'Aerial Photograph Viewer 2' [website], 17 Feb 1945, Film 007, Frame 762, Run 4, Scale 15,840).

6 Tasmanian Heritage Council, Tasmanian Heritage Register Datasheet, 'York Park Entrance Gates & Invermay Park Northern Stand', THR ID Number 4399.

UNDERSTANDING THE SITE

Statutory Listings and Overview of Significance

Historic Cultural Heritage Act 1995 (TAS)
The Place is not Permanently Registered as State Significant on the Tasmanian Heritage Register.

Tasmanian Planning Scheme - Launceston Local Provisions Schedule
The Place is identified as Locally Significant in LAU-Table C6.1 Local Heritage Places (Ref No. LAU-C6.1.944)[7] with the following Description, and Specific Extent:

> ***Description:*** *Inveresk Precinct (former Launceston Railyards site)*
>
> ***Specific Extent:*** *All of title*

The Place is not included in LAU-Table C6.2 Local Heritage Precincts,

The following tables are not used in this Local Provisions Schedule:[8]

- LAU-Table C6.3 Local Historic Landscape Precincts
- LAU-Table C6.4 Places or Precincts of Archaeological Potential
- LAU-Table C6.5 Significant Trees

There is no Local Historic Heritage Code Datasheet for the Place in the LAU-LPS. A full assessment of the place is beyond the scope of this report.

Non-Statutory Listings

The Site is not included on the Register of the National Estate, (non-statutory archive).[9]

The Tasmanian National Trust no longer maintains a publicly available list of Tasmanian Heritage places.[10] However, the National Trust maintain a register of significant trees. The Dutch Elm tree is not included on the register.[11]

Summary of local Historic Heritage

A full assessment of the local Historic Heritage values and significance of the place is beyond the scope of this report. However, the history of the place outlined above indicates that the Place's local Historic Heritage values and significance will relate to its use as a sport and recreation ground, with strong associations to football and AFL. They are likely to include the demonstration of the evolution of sport and recreation facilities in northern Tasmania.

Recent Images of the Tree

Figure 5: The tree adjacent to the stadium and gate 16 (Source: ERA Planning, provided 23 May 2024).

Figure 6: The tree with the Centre-West Stand / function centre beyond (Source: Adam's Tree Services, 'Tree Report', 05/04/2024, p 9).

7 Launceston Local Provisions Schedule (LAU-LPS), updated 23 May 2024, LAU-Table C6.1 Local Heritage Places.
8 LAU-LPS, LAU – Code Lists, LAU-C6.0 Local Historic Heritage Code.
9 Department of Climate Change, Energy, the Environment and Water (DCCEEW), 'Search the Australian Heritage Database' [website], accessed 05/06/2024
10 Tasmanian National Trust, 'Tasmanian National Trust register', [blog], posted 27 June 2016, accessed 05/06/2024.
11 National Trusts of Australia, 'Register of Significant Trees' [website], 2024.

HERITAGE IMPACT ASSESSMENT

Proposed Works

The proposal is for the removal of an Ulmus x hollandica (Dutch Elm tree, Proposal), located within the 'Inveresk Precinct' (Place), at 2 Invermay Road, Invermay, TAS 7248. The tree's removal is considered necessary for the optimal design outcome for the UTAS Stadium redevelopment.

Guidance Documentation

This assessment follows the best practice management framework for historic sites contained in The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013.

Assessment Methodology

The assessment considers the potential for detrimental impacts resulting from the proposal, as well as all mitigation measures proposed, within the context of the *Tasmanian Planning Scheme Local Historic Heritage Code.* Proposed works have been assessed for their impact to the heritage value of the Heritage Place. The Proposal has also been considered against non-statutory guidelines published by Australia ICOMOS. Direct (fabric) and indirect (visual) impacts are both considered in this assessment.

Assessment against the Tasmanian Planning Scheme Local Historic Heritage Code

The following relevant tables include our assessment against the Table(s) C6.6 Development Standards for Local Heritage Places Performance Criteria, specifically LAU-Table-C6.6.10.[12]

C6.6 DEVELOPMENT STANDARDS FOR LOCAL HERITAGE PLACES	
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.*
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;* *(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.*	While the tree has been adjacent to the stadium since the early 1940's it is one of many trees between the stadium and Invermay Road, some of which could have been there from as early as 1893 (see Figure 2). As stated by Adam's Tree services, "this tree is one of many large flowering specimens including Elm, Ash and Cedar in the direct area".[13] If left in situ, it would compromise the Stadium's development. Additionally, Adam's Trees states that: "Severe pruning of the tree would not comply with the Australian pruning standards AS4373-2007. … If major earth works were conducted in this in the area the Tree Protection Zone and possibly structural Root Zone would be compromised. If the stadium extension were to proceed it is my opinion that this tree would need to be removed."[14] As noted above, the local historic heritage significance of the place will likely relate to its use as a sports and recreation ground. The Dutch Elm tree will not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground.

12 TPS-C6.0 Local Historic Heritage Code.
13 Adam's Tree Services, 'Tree Report', 05/04/2024, p 10.
14 Adam's Tree Services, 'Tree Report', 05/04/2024, p 10.

HERITAGE IMPACT ASSESSMENT

Conclusion

The Dutch Elm tree is not significant, as evidenced by its lack of individual listing. The Dutch Elm tree will likely not contribute to the local historic heritage significance of the UTAS Stadium's use as a sports and recreation ground.

It's removal to support the historic, ongoing and significant use of the Stadium as a sport and recreation facility is supportable.

Recommendations

- Consider use of the timber within the stadium project.

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Environmental Site Assessment
Removal of Elm Tree
UTAS Stadium, Launceston, Tasmania

Report

Prepared for

DEPARTMENT OF STATE GROWTH
LEVEL 3, 4 SALAMANCA PLACE
HOBART TAS 7000

17 June 2024
PROJECT REFERENCE: JN23455
Elgin Associates Pty Ltd
ABN 59123488639

DOCUMENT INFORMATION

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Record of Report Status

Item	Status	Date	Comments:
1 Digital	Draft	13 June 2024	Draft issued to DuoProjects for comments
1 Digital	Final	17 June 2024	Final report issued to DuoProjects

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Appendix A Location Map

Appendix B Unexpected Finds Protocol

GLOSSARY

ASC-NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999, amended 2013
ASS	Acid Sulfate Soils
bgl	Below Ground Level
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene
CEMP	Construction Environmental Management Plan
CSM	Conceptual Site Model
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
LOR	Limit of Reporting
LNAPL	Light non-aqueous phase liquid
PAH	Polycyclic Aromatic Hydrocarbons
PASS	Potential Acid Sulfate Soils
PCL	Potentially Contaminated Land
PFAS	Per and polyfluorinated alkyl substances
RL	Relative Level
SAQP	Sampling and Quality Analysis Plan
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
N/A	Not Applicable
VOC	Volatile Organic Contaminants

1 INTRODUCTION

1.1 Background

Elgin Associates Pty Ltd (Elgin Associates) was engaged by the Department of State Growth to undertake an environmental site assessment (ESA) for a proposed tree removal at the UTAS Stadium ('the Project'). Removal of the tree is required as part of the upcoming stadium upgrade works.

The UTAS stadium is located in an area identified on the City of Launceston's contaminated land register as potentially contaminated land. Consequently, an ESA is required to address the following clauses of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule*:

- Clause C14.5.1 (Suitability for intended use), which objective is to ensure that potentially contaminated land is suitable for use (recreational).
- Clause C14.6.1 (Excavation), which objective is to ensure that works involving excavation of potentially contaminated land do not adversely impact on human health or the environment.

For the purpose of this ESA, the area of soil excavation for removal of the tree is referred to as the Project Area.

The assessment included a desktop review of potential contamination sources and previous environmental investigations undertaken in the vicinity of the Project Area. Given the small size of the Project Area and availability of existing data, no additional samples were collected for this ESA which was considered to be an appropriate approach in the context of the proposed works.

This ESA report includes a risk assessment for the proposed tree removal works and recommendations for management measures to be implemented during the Project.

1.2 Objectives and scope of works

The overarching objective of the assessment was to address Clauses C14.5.1 and C14.6.1 of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule.* More specifically, the objectives of the ESA were to:

- Assess potential contamination sources within the Project Area;
- Review information from previous investigations undertaken in the vicinity of the tree;
- Undertake a risk assessment of environmental and health risks during excavation based on a Conceptual Site Model; and
- Provide recommendations for management measures required during the tree removal works.

The scope of work was undertaken in reference to relevant environmental legislation, standards and guidance including:

- *Tasmania Environmental Management and Pollution Control Act 1994*;
- *Environmental Management and Pollution Control (Waste Management) Regulations 2020*;
- Information Bulletin No.105 – Classification and Management of Contaminated Soil for Disposal (v3). (EPA 2018).
- *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)* ('ASC-NEPM'); and
- Tasmanian Acid Sulfate Soils Management Guidelines (DPIPWE 2009).

PROJECT DESCRIPTION

2 SITE SETTING

2.1 Site identification, zoning and land use

The Project Area is located at the UTAS Stadium, also referred to as York Park, located within the area of Inveresk Park (refer to the location map in **Appendix A**). The land details are provided in **Table 1,** which includes zoning under the *Launceston Local Provision Schedule*.

Table 1: Site information, zoning and land use

Item	Details
Address	2 Invermay Road, Invermay
Property ID	3583475
Title Reference	180240/2
Owner	Launceston City Council
Zoning	31 Particular Purpose (Inveresk Site)
Land use	Stadium

The North Esk River runs along the eastern Inveresk boundary, approximately 260 m to the east of the Project Area. To the west of the stadium lies Invermay Road and the commercial/industrial precinct of Invermay.

2.2 Project description

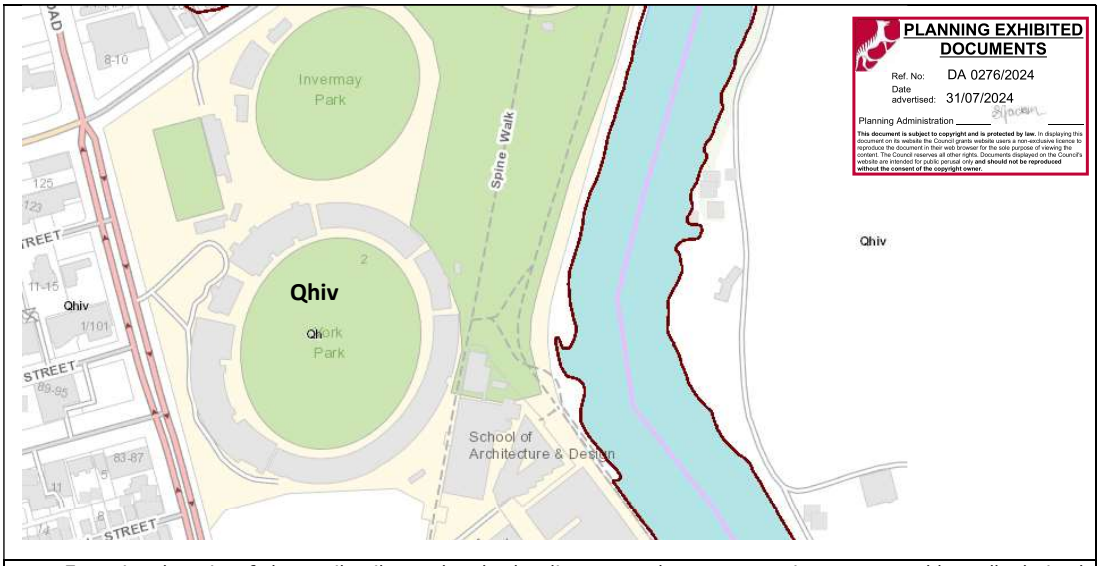
Removal of the tree is required as part of the upcoming stadium upgrade works, for construction of the Centre-West Stand. The tree is an elm tree (Ulmus x hollandica) of 17 m in height with a 27 m spread. Diameter at breast height, measured at 1.4 m, is 1,172 mm (Adam's Tree Services, 2024). Photos of the tree are included in the Tree Report.

The Project Area is estimated to be approximately 600 m^2, consisting of the tree to be removed and its rooting system. It is estimated that removal of the tree will result in soil disturbance to a depth of approximately 1.0 m.

2.3 Geology and topography

According to the 1:25,000 digital geology map of Tasmania, Invermay is underlain by Quaternary sediments of Cenozoic cover sequences from the Upper Pleistocene (**Figure 1**). The geology is described as *'Estuarine deposits of clayey silt, silt, sand and subordinate gravel, supra-estuarine swamp and laterally derived alluvial, deposits, unmapped man-made deposits including silt dredgings; in environments inferred to lie above frequent tidal influence'*.

PROJECT DESCRIPTION



Qhiv - Estuarine deposits of clayey silt, silt, sand and subordinate gravel, supra-estuarine swamp and laterally derived alluvial, deposits, unmapped man-made deposits including silt dredgings; in environments inferred to lie above frequent tidal influence.

Figure 1: Geology Map (source: The List, 2023)

The land is mostly level with an elevation of 0 to 5 meters Australian Height Datum (m AHD).

2.4 Soil landscape and acid sulfate soils

The Australian Soil Resource Information System (ASRIS) indicates that the land is underlain by Hydrosols, i.e. saturated soil conditions for most of the year.

The land is mapped in the ASRIS Atlas of Acid Sulfate Soils (ASS) as being on floodplains and as having a high (70% or above) probability of ASS occurrence (**Figure 2**).

Figure 2: Coastal Acid Sulfate Soils (red = high probability (>70%) (source: LISTmap, 2023)

PROJECT DESCRIPTION

2.5 Surface water and site drainage

The land around the Project Area consists mostly of sealed roads and surfaces (asphalt), with the exception of some landscaped patches of grass and large trees. Surface water from rainfall would primarily enter stormwater drains, with a small portion infiltrating groundwater.

2.6 Hydrogeology and groundwater

The Northeast Tasmania Groundwater Map (2006, Mineral Resources Tasmania 1:250000) indicates that the predominant aquifers within the proposed alignment consist of Porous (Intergranular) of low-moderate prospectivity within Quaternary, alluvium and talus deposits. No ecosystem relying on the surface expression of groundwater was identified at the site or within a 500 m radius.

No registered groundwater extraction bores were identified within 1.5 km of the site.

2.7 Vegetation, flora and fauna

Vegetation in the area is described in the Digital Vegetation Map of Tasmania (TasVeg) as 'agricultural, urban and exotic vegetation'. The elm tree is planted within a landscaped area of grass, surrounded by asphalt. Other non-native trees are present outside the Project Area, the nearest one being approximately 30 m away.

No threatened flora and fauna or species of conservation significance have been reported within the Project Area or in the vicinity.

3 REVIEW OF POTENTIAL CONTAMINATION

Information on the history of the land and surrounding land was obtained from the following sources:

- LISTmap;
- EPA regulated sites and records;
- Council register of potentially contaminated land;
- Old town gas records;
- Publicly available information, including digital maps.

3.1 General records

The area known as York Park was used for landfilling purposes of night soil and other waste materials during European settlement. York Park was subject to an early reclamation project from 1887-1920 and subsequently became the Launceston Showgrounds (Terry & Servant, 2002).

A historic map of the extent of York Park is shown in **Figure 3** below.

Figure 3: The extent of the historic York Park and Railway Yards (source: Trove, 2021 – Launceston Corporation, 1953

As shown in **Figure 3**, the extent of the original York Park was larger than currently present, covering the location of both the current York and Invermay Park. It was bounded by the former railway yards on its eastern and southern sides, Invermay Road on its western side and Forster Street on its northern side.

To the east and south-east of York Park lay the former railway yards. A schematic of the former railway yards and their layout is presented below in **Figure 4**. The history of the former Railway Workshops has been extensively covered elsewhere (SEMF, 1999; Terry & Servant, 2002). Potentially contaminating activities within the railyards included workshops, a foundry, a blacksmith, paint and battery storage and joineries. Of particular relevance to the present investigation, a diesel workshop was located adjacent to York Park along the tramway line (Item 20 in **Figure 4**). The building is now used by UTAS as the School or Architecture and Design.

POTENTIAL SITE CONTAMINATION

The site was redeveloped in the 1990's for the purposes of public facilities and is still currently being redeveloped. As part of these redevelopments, a number of site assessments and subsequent site clean-ups and management programs were undertaken, due to the site-wide contamination of soil and groundwater primarily associated with metals and hydrocarbons.

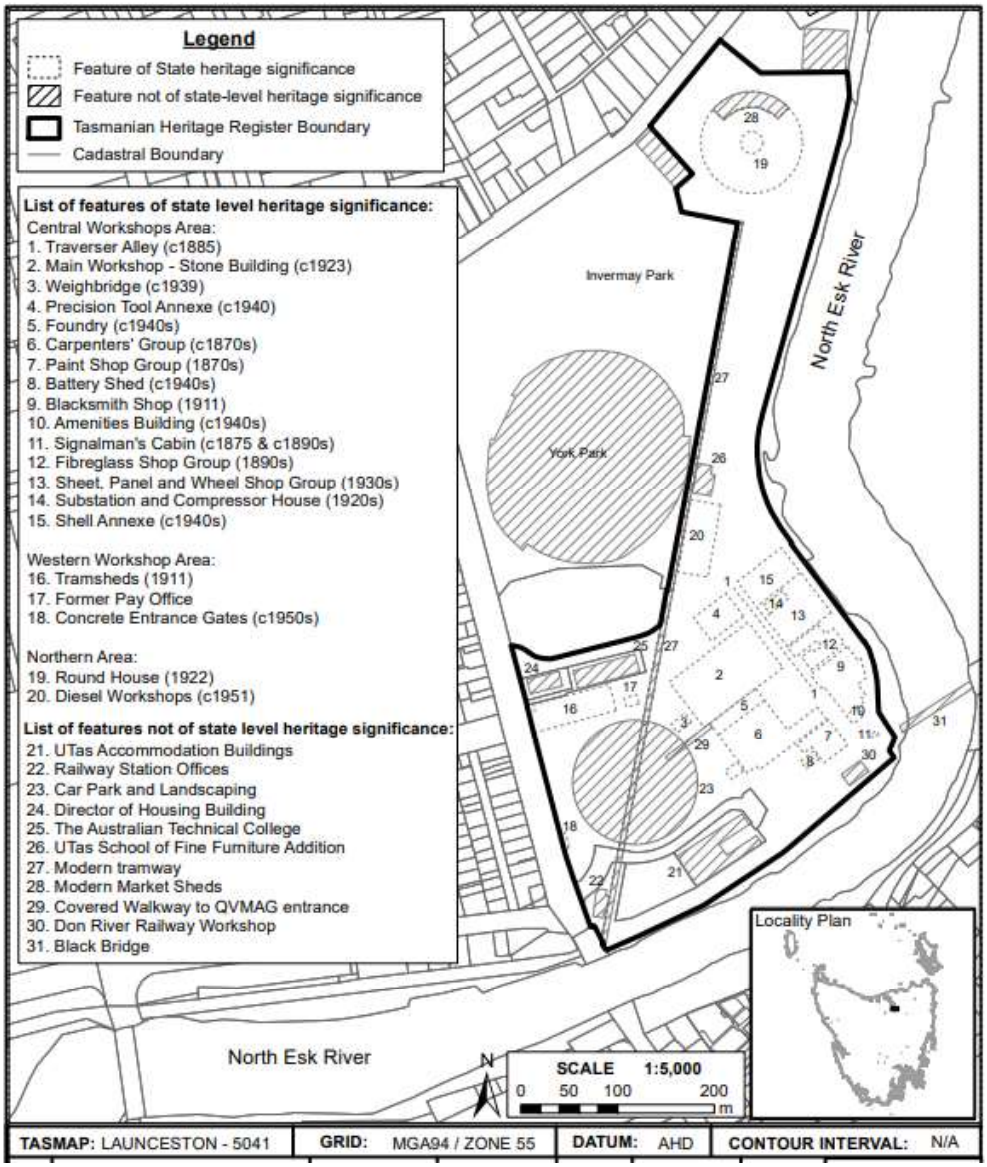


Figure 4: The layout of the former Railway Yards (source: Tasmanian Heritage Register Datasheet 4400)

3.2 City of Launceston records

The entire Inveresk area, including the Site, is listed on Council's register of potentially contaminated land as a former landfill and railyard.

POTENTIAL SITE CONTAMINATION

3.3 EPA regulated sites

The EPA databases indicate that the Site does not host an EPA regulated premise, a contaminated sites notice or registered underground storage tanks.

The following regulated activities are located within 200 m of the Site:

- Active underground petroleum storage tanks are registered at the Shell service station located at 103 Invermay Road, 80 m west of the Project Area. A request for information submitted to the EPA indicated that UPSS infrastructure was decommissioned in 2011. Environmental investigations and remediation works were undertaken under Remediation Notice 8925/1 issued by the EPA in 2013 and revoked in 2014.
- Active underground petroleum storage tanks are registered at the United service station located at 129-139 Invermay Road. Requests for information submitted to the EPA indicated that no monitoring information is available for this site, however, an environmental report identified that dangerous goods were stored in underground tanks at the property between 1949 and 1960 and that an incident in 1999 resulted in the approval to remove contaminated soil in 2000.

3.4 Old town gas pipes

A review of digitised former town gas network maps shows that old town gas pipes are located along Invermay Road and Forster Street.

The old town gas network is shown on the Site Plan in **Appendix A**.

3.5 Heritage

York Park entrance Gates & Invermay Park Northern Stand (west of the North Esk River crossing) and Invermay State School (on Holbrook Street) are listed on the Tasmanian Heritage Register.

3.6 Summary of potential contamination sources

The potential sources of contamination identified in York Park are summarized in **Table 2** and are displayed in **Appendix A**. In addition, acid sulfate soils were identified as having a high likelihood of being present in the Project Area.

Table 2: Potential sources of contamination

Location	Distance to Project Area	Potential sources of contamination	Contaminants of potential concern	Potentially affected media
York Park	0 m	Historical contamination from uncontrolled landfilling	Metals, hydrocarbons, organic and inorganic contaminants, PFAS, landfill gas (methane, carbon dioxide, hydrogen sulfide)	Subsurface soils, groundwater, soil gas
Former railway yards area	Approx. 250 m	Historical contamination from railyard and associated activities (diesel workshop, blacksmith, foundry, paint and battery storage and joineries)	Metals, TRH, BTEX, PAH, phenols	Subsurface soils, groundwater

POTENTIAL SITE CONTAMINATION

Location	Distance to Project Area	Potential sources of contamination	Contaminants of potential concern	Potentially affected media
129-139 Invermay Road	160 m	Historical fuel leaks and spills leading to soil and groundwater impact	Metals, TRH, BTEX, PAHs	Subsurface soils, groundwater
103 Invermay Road	80 m	Potential fuel leakage leading to soil and groundwater impact; site has been remediated	Metals, TRH, BTEX, PAHs	Subsurface soils, groundwater
Old town gas pipes along Invermay Road and Forster Street	65 m	Leakage from old town gas pipes	TRH, phenols, PAHs, cyanide	Subsurface soils, groundwater

TRH: Total Recoverable Hydrocarbons
BTEX: Benzene, toluene, ethylbenzene, xylenes
PAH: Polycyclic Aromatic Hydrocarbons
PFAS: Per and polyfluorinated alkyl substances

3.7 Previous assessments

Previous environmental investigations have been conducted at York Park and Invermay Park (Geoton, 2023; Pitt & Sherry, 2018). A geotechnical investigation was also undertaken in 2024 within one borehole drilled in very close proximity to the subject tree (approximately 20 m), although no environmental sampling was undertaken (Pitt & Sherry, 2024). A summary of findings from these investigations has been provided below:

Subsurface profile:

Geoton (2023) and Pitt&Sherry (2018) identified a dark brown/black layer of clayey waste fill containing foreign inclusions such as fragments of brick, glass, ceramic, metal, plastic and degraded organic matter, which was inferred to represent the remains of the historical landfill. The waste fill ranged in depth from 0.2 m below round level (bgl) to 1.5 m bgl and overlaid natural alluvial sediments.

However, the geotechnical assessment recently undertaken by Pitt&Sherry (2024) near the Project Area did not identify waste fill. The subsurface profile consisted of sub-base gravel under asphalt, overlying clayey estuarine deposits from a depth of 0.4 m bgl.

Soil contamination:

The environmental investigations reported metals, total petroleum hydrocarbons (TPH, TRH) and polycyclic aromatic hydrocarbons (PAH), including benzo(a)pyrene (BaP), in all samples from the waste fill unit. Soils excavated from the fill unit would be likely classify as 'Level 2 – Low-Level Contaminated' according to the Tasmanian EPA Information Bulletin No.105, based on metals, PAH and BaP concentrations.

Contaminant concentrations within the fill unit exceeded the ASC-NEPM health and ecological investigation levels for recreational and open space use in some samples.

Low levels of cyanide and fluoride were also reported in some samples.

POTENTIAL SITE CONTAMINATION

Polychlorinated biphenyls (PCBs), BTEXN, phenols and organochlorine pesticides were reported below the limit of reporting.

Acid sulfate soils:

Alluvial sediments, described as waterlogged dark grey silty clay soils under the fill unit, were not subject to acid sulfate soil testing in any of the referenced investigations. However, these are highly likely to classify as Potential Acid Sulfate Soils (PASS) based on previous investigations undertaken by Elgin in the Invermay area. PASS refers to sulfidic soils which are still in an unoxidized state but would acidify once exposed to air over a period of time.

Alluvial sediments would require ASS management if more than 100T were excavated during removal of the tree. Initial ASS testing would need to be undertaken to calculate an appropriate liming rate.

Groundwater:

Groundwater levels encountered during previous investigations ranged between 0.7 and 1.16 m bgl.

Ground gas:

Landfill gas and volatile organic contaminant (VOC) monitoring was undertaken during drilling as part of the Pitt&Sherry (2018) investigation. Elevated gas concentrations (methane, carbon dioxide and carbon monoxide) commonly associated with landfill gas were detected in all drilled boreholes. The gasses were only detected within unsaturated soils, with no detection in the ambient air. The measured methane concentrations exceeded the subsurface Action Level of 1,000 ppm and some concentrations were within the methane explosive range in air (5 to 15 %).

4 DISCUSSION AND RISK ASSESSMENT

4.1 Uncertainties and Data Gaps

In relation to the assessment, uncertainties or data gaps exist which relate to the following:

- No environmental investigation has been undertaken within the Project Area. The nearest investigation location was only 20 m away (Pitt&Sherry 2024), however no environmental sampling was conducted. The subsurface profile at this location was different from the conditions reported during the other investigations, as no waste fill was reported. Consequently, management of soils during removal of the tree will need to conservatively assume that waste fill (and contamination) may be present.
- Pitt&Sherry (2024) reported alluvial sediments at a shallow depth (0.4 m bgl), however no acid sulfate soils testing was undertaken. Management of soils during removal of the tree will need to conservatively assume that alluvial sediments are classified as PASS.

4.2 Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been developed based on the reviewed information and on the site settings. The assessment is based on potential source-pathway-receptor linkages with regards to human health and the environment.

4.2.1 Contamination sources

Potential contamination sources for York Park have been listed in **Table 2**. The main likely contamination source of contamination within the Project Area is the historical landfill present underneath York Park. Other potential sources listed in Table 2 are unlikely to be realized given the distance to the Project Area and shallow depth of proposed excavation.

The following contaminated media may be encountered during excavation of the tree:

- Soil attached to the tree roots may include contaminated waste fill, which was found during previous investigations in the vicinity to be classified as Level 2 – Low-Level Contaminated;
- Depending on the depth of the root zone, alluvial sediments classified as acid sulfate soils may become exposed;
- Shallow contaminated groundwater may be encountered during excavation of the tree;
- Ground gas (landfill gas and/or VOC) may be liberated during open excavations.

4.2.2 Human and ecological receptors

The following human receptors have been identified for the Project:

- Construction workers involved in removal of the tree or earthworks;
- Stadium employees;
- Stadium users;
- General public along Invermay Road.

The following sensitive ecological receptors have been identified for the proposed works:

- North Esk River, located 280 m to the east.

No threatened flora and fauna or species of conservation significance have been reported within the Project Area or in the vicinity.

DISCUSSION AND RISK ASSESSMENT

4.2.3 Potential exposure and migration pathways

The potential routes by which the identified human and ecological receptors may be exposed to contamination during construction works for the Project would be:

- Inhalation of landfill gasses or volatile organic contaminants during tree removal (construction workers);
- Dermal contact or ingestion of contaminated soils during tree removal and earthworks (construction workers);
- Inhalation of contaminated dust during tree removal and stockpiling (construction workers, site users, general public);
- Run-off of impacted surface and/or groundwater into the Tamar River via stormwater drains during tree removal and stockpiling.

4.3 Risk assessment and management

Based on the results of this investigation, a risk assessment has been undertaken for each of the identified potential receptors, which is presented in **Table 3**.

Table 3: Risk Assessment

Potential Receptor	Potential Exposure Pathway(s)	Contaminant Screening	Risk Evaluation and Management
Construction workers	Dermal contact, ingestion or inhalation of contaminated soils and/or groundwater	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated'.	Soil excavated during tree removal must be managed as potentially contaminated and stockpiled for waste classification testing. Management measures should be implemented during site works to mitigate potential human and environmental risks (refer to Section 5).
Construction workers	Inhalation of landfill gasses and volatile organic contaminants (VOC) during tree removal.	Ground gas, including VOC and landfill gas, was previously measured within York Park.	The potential presence of elevated ground gas is unlikely to pose unacceptable risks to construction workers involved in removal of the tree, on the basis that: • The proposed works are relatively minor in nature and will result in a small area of soil disturbance; • Current ground cover is an unsealed surface with no opportunities for gas accumulation in above ground structures; • Removal of the tree will result in a small open shallow excavation, where any ground gasses or vapours will rapidly dissipate. However, LEL and VOC monitoring should be undertaken during works to ensure unexpected ground conditions will not pose a risk to workers (refer to Section 5).

DISCUSSION AND RISK ASSESSMENT

Potential Receptor	Potential Exposure Pathway(s)	Contaminant Screening	Risk Evaluation and Management
Stadium employees, stadium users, general public (Invermay Road)	Inhalation of contaminated dust during tree removal and stockpiling	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated' and may exceed health investigation levels for recreational open space.	The risks to site and offsite users are likely to be low and acceptable, subject to access restrictions to the area of works and subject to dust mitigation measures being implemented during excavation and stockpiling (refer to Section 5).
North Esk River and aquatic organisms	Run-off or leaching of excavated soils into stormwater drains.	Soil attached to the roots may contain contaminants that would classify the soil as 'Level 2 – Low Level Contaminated' and may exceed ecological screening levels for Public Open Space. Groundwater was found to be shallow onsite, consequently excavated soils may be wet.	Measures should be implemented to prevent run-off of contaminated water and sediment during excavation and stockpiling (refer to Section 5).
North Esk River and aquatic organisms	Acidification of ASS material during stockpiling, resulting in acidic and contaminated run-offs	Soils attached to roots may be classified as acid sulfate soils requiring management.	Soils should be managed as ASS to ensure no acidic run-off will occur. Soils should be assessed for ASS as soon as possible following excavation so that ASS management procedures can be implemented if required. This may include liming treatment, depending on the volume of ASS excavated (if any). Refer to Section 5 for details.

5 CONCLUSIONS AND RECOMMENDED MANAGEMENT MEASURES

This report presents the findings of an environmental site assessment (ESA) undertaken to support the removal of an elm tree within York Park. The ESA was required to address Clause C14.6.1 (Excavation) of the Potentially Contaminated Land Code of the *Launceston Local Provision Schedule*, which objective is to ensure that works involving excavation of potentially contaminated land do not adversely impact on human health or the environment. This ESA report only relates to the limited area which might be affected by removal of the elm tree (the Project Area) and does not constitute an assessment of the whole stadium or York Park.

The overall objective of this ESA was to gain information on potential soil and groundwater contamination within the Project Area and assess potential risks to human and ecological receptors from the proposed tree removal.

This ESA consisted of a desktop assessment and a risk assessment. Given the small area of impact and relatively minor nature of the proposed works, no sampling was undertaken, and the risk assessment was based on previous investigations conducted in Invermay Park and York Park.

Potential contamination

The site history review identified that the main potential contamination source was the historical use of the site as a landfill.
The following contaminated media may be encountered during excavation of the tree:

- Soil attached to the tree roots may include contaminated waste fill, which was found during previous investigations in the vicinity to be classified as Level 2 – Low-Level Contaminated, based on metal and hydrocarbon concentrations.
- Depending on the depth of the root zone, alluvial sediments classified as acid sulfate soils may become exposed; acid sulfate soils were identified as having a high probability of occurrence at the site.
- Shallow contaminated groundwater may be encountered during excavation of the tree.
- Ground gas (landfill gas and/or VOC) may be liberated during open excavations.

Risk Assessment

A risk assessment was undertaken for onsite and offsite receptors that may be affected by the proposed works, including site users, workers involved in tree removal and earthworks, the general public and the North Esk River located 80 m to the east. The risk assessment found that management measures were required during the proposed works to mitigate potential health and ecological risks. Refer to Table 3 for details.

Recommended management measures:

The following general mitigation measures will be implemented to ensure exposure of workers, offsite users and the general public to contamination are minimised:

- A suitable work area should be delineated and fenced before commencement of works. Access should be restricted during earthworks and stockpiling.
- All soils excavated during tree removal should be managed as potentially contaminated.
- A laydown area should be set up near the Project Area before commencement of works. The laydown

area should be of a sufficient size to contain all soils that will be removed from the ground during tree removal. Given that groundwater onsite was found to be shallow, excavated soils may be wet. The pad should be constructed on an impervious surface and should be bunded to ensure that no sediment run-off into stormwater drains will occur.

- Standard sediment and erosion control measures should be implemented during site works. All necessary silt fences, cut-off drains and diversion bunds should be installed before commencement of works to prevent soil, gravel and other debris from escaping the site.
- Work practices should be implemented to reduce hazards to workers, such as the use of appropriate Personal Protective Equipment (PPE) such as protective clothing, gloves, eye wear, breathing protection and generic practices for working with hazardous materials.
- LEL and VOC monitoring should be undertaken during works to ensure ground gas will not pose a risk to workers.
- Excavated soils should be stockpiled in the laydown area and tested as soon as possible for waste classification and acid sulfate soils. Sampling should be undertaken as per the requirements outlined below.
- An assessment of the contamination and acid sulfate soil results should be undertaken with reference to the Environmental Management and Pollution Control (Waste Management) Regulations 2020 and the the Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE 2009). Depending on the results, soils may be beneficially reused onsite or disposed offsite and soils may require ASS liming treatment.
- Dust mitigation measures must be implemented during earthworks and stockpiling, such as mist sprays and no works in high winds. Stockpiles should be covered as soon as practicable and remain covered until soil removal.
- An Unexpected Finds Protocol should be implemented during site works (included in **Appendix B**).

The following requirements will apply to sampling and analysis:

- Sampling should be conducted by an appropriately qualified person familiar with this ESA.
- Waste classification should be undertaken in accordance with the Tasmanian EPA Information Bulletin No.105 (IB105). The waste classification level will dictate whether soils can be reused on site or will require landfill disposal.
- Stockpile sampling density will be in accordance with IB105 requirements.
- Acid sulfate soil sampling and testing should be undertaken in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines (DPIPWE 2009).
- Samples should be appropriately stored and transported within appropriate timeframes to a NATA accredited laboratory.
- Upon receipt of laboratory results, results should be reviewed by an appropriately qualified person and compared to the criteria outlined in IB105 and the Tasmanian Acid Sulfate Soil Management Guidelines.
- Advice should be communicated to the project manager as soon as practicable for action.

CONCLUSIONS AND RECOMMENDATIONS

Compliance with Potentially Contaminated Land Code:

Compliance with the relevant clauses of the Potentially Contaminated Land Code of the Launceston Local Provision Schedule have been outlined in **Table 4**.

Table 4: Compliance with Potentially Contaminated Land Code

Clause Addressed	Compliance
Use Standards **C14.5.1 (c) P1 Performance Criteria:** For a sensitive use, or a specified use listed in Table C14.1, the land is suitable for the intended use, having regard to: (c) an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes: (i) any specific remediation and protection measures required to be implemented before any use commences; and (ii) a statement that the land will be suitable for the intended use.	An environmental site assessment has been undertaken and is presented herein. The ESA found that contamination may be present in the Project Area that will require management to mitigate human health and environmental risks. Recommended management measures to be implemented have been provided above. Subject to implementation of the above measures, the land will be suitable for the proposed tree removal.
Excavation Standards **C14.6.1 A1 Acceptable Solution:** Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m^3 of site disturbance.	Removal of the tree will involve less than 250m^3 of site disturbance.

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7 LIMITATIONS

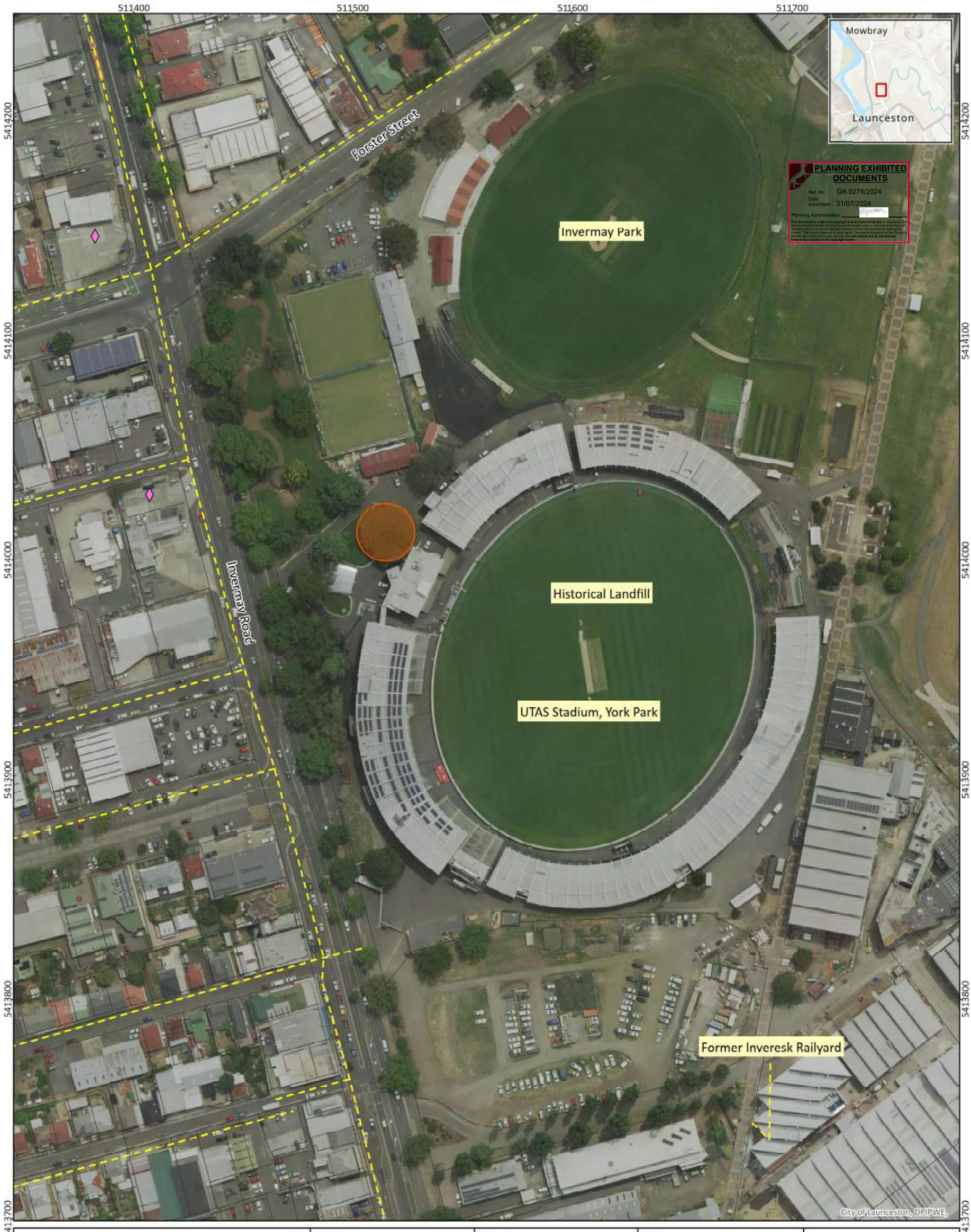
Elgin Associates Pty Ltd has prepared this report for the sole use of Stadiums Tasmania and their contractors, in accordance with the usual care and thoroughness of the consulting profession. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. The methodology adopted and sources of information used by Elgin Associates are outlined in this report. Elgin Associates has made no independent verification of this information beyond the agreed scope of works and Elgin Associates assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to Elgin Associates was false.

This report was prepared in June 2024 and is based on the conditions encountered and information reviewed during that period up to the time of preparation. Elgin Associates disclaims responsibility for any changes that may have occurred after this time. Opinions and recommendations contained in this report are based upon information gained during desktop study and fieldwork and information provided from government authorities' records and other third parties. The information in this report is considered to be accurate at the date of issue and reflects at the site at the dates sampled. This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the fieldwork unless otherwise explicitly stated in a preceding section of this report.

This report should be read in full together with all other reports referenced by this report. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

APPENDIX A

Location Plan



APPENDIX B

Unexpected Finds Protocol

Unexpected Finds Protocol

Purpose

This protocol has been provided in response to the potential to unexpectedly encounter contaminated soil, water or hazardous materials during excavation activities. This protocol does not apply to contamination already identified during the environmental investigations.

All personnel onsite should be aware of this protocol and receive the appropriate level of training for the tasks being undertaken.

Contaminated Soils

Unexpected finds associated with contaminated soils can include many different types of materials which can be encountered during excavation. The following are signs of contaminated material (but not limited to):

- Odours or detection of gas/vapours with a portable gas detector
- Discolouration or staining
- Fragments of metal, glass, wood or other foreign material
- Fibrous or corrugated sheeting which potentially contains asbestos
- Presence of underground tanks or infrastructure
- Presence of Monosulfidic black oozes.

Contaminated Water (Groundwater or Surface Water)

The following are signs of contaminated water (but not limited to):

- Odours or detection of gas/vapours with a portable gas detector
- Oily sheen or water discoloration.

What to do if unexpected contamination is encountered?

In the event that any unusual soil conditions are encountered or any of the above, the following steps should be implemented:

- Immediately STOP WORK and secure the work area with tape/bunting or temporary fencing.
- Notify the person in charge (site superintendent or MCD environmental supervisor)
- Site environmental representative to arrange for the nominated contaminated land consultant to inspect the unexpected find to determine the appropriate course of action which may include the collection of sample(s) for laboratory analysis to characterise the nature of the contamination and risk, if any, posed to humans and the environment.
- As an interim control measure, the area of unexpected find should be barricaded and works in the area to cease until the laboratory results are received.
- Upon receipt and review of laboratory results, an appropriate action for managing the unexpected find will be provided. This should include the classification of soil for appropriate disposal, if required.

MAYORAL REPORT

Adelaide & Local Government Housing Summit

12-17 AUGUST 2024

Visit with Fiona and Acting CEO at CAWRA recovery

Fiona commenced with an introduction and shared she had 3 decades experience in this industry.

Adrian Ralph was also in attendance.

The site for this facility was chosen due to it being central and accessible, via Grand Junction Road.

Whilst there were a number of MERF facilities available, they are subject to fires due to the nature of the business and this one was created to give confidence for curb side rubbish to the three municipalities who were instrumental in getting this going.

Coinciding with the commencement of this project was Covid, which brought extra challenges with getting the necessary specialists in.

Visy is the operator of this plant and have a 7-year contract.

Fiona and her team were invited to visit the MERF site in WA just 6 weeks after they had had a fire - it was a very sobering visit and included speaking with foremen who were on shift at the time of the fire and didn't know if their team would all survive etc.

There were huge learnings from this visit. In fact, wise MERF operators learn from each such challenges encountered, aware that fire is a constant challenge in this industry.

A water canon was added to installation following this visit.

On learning that it was nameless, Mayor Garwood offered to provide some name options, which delighted Fiona.

This site was commissioned on 21 September and processes 45,000 tonnes.

The processing of Soft plastics was raised and Fiona noted that Sue Barden from Port Macquarie was the contact at our only Australian site.

CAWRA presently employs 4 staff and VISY have several teams totalling ~ 35 people.

To effectively operate a site like this, it has to be value driving the outcome. Choose a commodity that has some value and partner with someone who wants and will process that component for you. They use VISY who utilise the carboard and paper aspect to make their profit. The remainder of the facility is not financially profitable, but necessary and from a community mindset has a significant value.

It was recommended to build such an operation on the largest possible site and plan for storage to be available in a way that can be kept firesafe. Ensure there are rows, that are offset, so that air-funnel is not provided by boxy storage methods.

Suggested contacts within the industry who could provide good assistance were suggested as:

- Daniel Dunn. NORMA - MERF experience
- Danny Gallaher
- Daniel Waddington.

There are numerous facilities that are new or being built, so Fiona felt that here was a good level of current knowledge with building such sites.

20 tonnes per hour is possible through this facility - down to 18 during winter when the waste tends to come in slightly damp. This site is currently operated with 1 ½ teams but should a calamity happen at another facility, CAWRA could ramp up and run 3 teams to seriously up the intake. 'This would be uncomfortable' was Fiona's take, but they could make it work until either repairs were done, or an alternative option found.

Fiona expressed an interest in a visit to Tasmania to view what City of Launceston had or offer suggestions for future waste management.

Her Majejsty's Theatre Visit

Nathan met us and explained his long tenure with the Theatre which preceded by his father - manifesting a vast collection of knowledge and love for the space.

An upgrade had recently been undertaken at the Theatre and when asked what the key learnings were from this exercise, he said:

- A loading dock with good truck access is vital.
- Remember it is not just the customer experience that is important. Those coming to put on the show must believe that your theatre works well.
- Traffic management near the theatre.
- Backstage storage (you can never have enough). With their upgrade, they believed that they were doing it well, but now also require external storage.

When commencing the plans for the upgrade, a decision was made to heavily involve the precinct traders. That proved to be a great decision and resulted in them all having a will to make it work.

They also engaged in lots of political lobbying. The Premier at the time was also their Arts Minister. Supporting information was collated for clear presentation including detail like the numbers of people who travelled for musicals, what the locals (traders) wanted) and who some of the 'movers and shakers' were that were prepared to invest their own money in making sure the theatre and precinct would work for all users.

There had been an upgrade to the theatre earlier when the facade and Pitt Street wall was all that was left - they had literally scooped out the inside.

Another important consideration is future proofing. The stage does have a rope system and lighting which is now all very accessible. But there was talk about whether an automated system should have been used for future use. There pros and cons and the ropes remained. However, the walkways through the lighting were a great asset.

Seating - the chosen item was a Hadley seat, which is Australian made, very comfortable and generous with its spacing. Both Mayor and CEO commented that our seating was a real achillies heel at the Princess Theatre and something that was a high priority to improve.

Central Market

Following a walk through Central Market, we were met by Fabienne Reilly, General Manager.

She explained much of the process for managing a space like this - 400m^2.

The Ground floor is Council owned and the tenancies are 100% occupied within the rules provided i.e. must operate the hours provided.

Food and Beveridge providers are usually successful and happy tenants with a good RTI.

Fabienne shared the brochure for the new market plans and was asked why do people choose to invest in this space?

The lure had been taken by a Gov tenant ✅ which was a real boon.

The Central Market is No. 1 on the visitors to Adelaide list and that keeps the traders engaged and happy.

The point of difference is the visitor experience! They ensure that all their advertising lets the visitors know that there is good carparking available within a 3 minute walk, or that you can access the market by catching this bus etc.

The Chair of the Market Board is on an 8 year consultancy.

All the leased sites are subject to 3 yearly valuations.

As part of setting up the new part of the market, Fabienne said that community groups had been their best advocates. Consult with them, share the dream and bring them along.

Worthwhile resources suggested were:

- Market Cities Network, "The first international forum for markets of all kinds and the people committed to their success." Market Cities Network (American based, but several Australian markets on there too)
- The second reference is another Market that – to Fabienne's view – is achieving great balance and success: Welcome to South Melbourne Market | South Melbourne Market.

Waste management is very well handled on site at Central Market with nothing going to landfill.

City of Salisbury

We were met by the Mayor and CEO of City of Salisbury at their new precinct which was opened in 2019.

Mayor Gillian and CEO, John Harry were very happy to chat through the process of getting the building done which was completed at a cost of $42 mill. There are members of the community who don't really like change, but they come to understand that this is the reality of life.

The new building is very open to the community with a welcoming concierge always in attendance to assist the 150,000 residents, many of whom are generational residents.

Meetings are not conducted in small rooms, but rather in various parts of the library.

They have also included a Small Business Advisory Unit which helps to skill those interested. This is utilised mainly by young people and women.

They also actively work with industry in a development and attraction manner e.g. Tech park or other investment portfolios.

They have concerns about the next generation not being skilled due to the lack of large companies like Holden to employ and teach those skills.

But their population continues to grow, and they are needing to provide extra homes and extra jobs. More people are interested in inner city living the civic space is working well for music events. Council committed to the investment of their new building and the effects are flowing through with more people utilising the space.

To cover all the wide spectrum of social demographics, many types of housing are required, and Council is working to provide private / affordable / retirement / rent to buy options.

Council is also heavily involved in providing social well being for low or no income families. Salisbury overall is a very blended community and that brings positives.

Like many areas, they are on a growth cycle which includes Haigs Chocolates building a bespoke extended space and Bickfords running a very successful plant. This was very well planned with them having capacity make many products on one line - smart investment.

We commented that we had driven through Mawson Lakes on our way to visit and their comments in hindsight were sought.

They would ensure that infrastructure deeds locked away, to clearly define who's paying for what. At the start of the project, the State Gov was partnering - labor signed and liberals threw out! So the overall message was - deal direct with private sector without gov reliance, wherever possible and just use the Government provided guidelines.

The Pelligra Group were recommended as a good investment partner, particularly when hotels are involved.

Mawson Lakes is about to build a new crown hotel.

Council has:

- Involved local gov members help wherever possible (although their priorities may be different to local gov). Sometimes a hearing may be all the Mayor gets, but its worth a try. Gross health agenda has huge gaps with no real sense of wellbeing.
- 6 parcels of land set aside for vulnerable women.
- Strategic property develop unit in place for 10 years - to turn into housing with a % affordable housing. They are working heavily to make sure of wrap around services by providing 0 cost of land for non profit group. Other services can come because this is not core council business.
- Learned that it can't just be rent collection- nothing improves.
- Community planners in library / also librarian ♡.
- One level of intervention to triage gently (any challenging / homeless / drug impacted guests will be appropriately managed and they have ability to rehome people).
- We have an ability to rehome them.
- 42% multicultural population.

Regarding social issues that come from local youth, there is some support from local Mayors, but LGA not much support.

Government is to write policy to help deal with councillor abuse, but with the LGA being so powerless, it feels designed to fail. Maybe it should go to ALGA? It's all a bit frustrating.

Media is a great asset to have on side and through them Council need to promote, promote, promote and then some.

Mayor Gillian shared their challenges with some ugly protestor scenes and how that experience had really helped their team of Councillors become cohesive.

They had found it hard to get a General Manager in social development that integrates and develop good outcomes. Education was needed from both sides.

The Mayor's primary focus was how do we bring in more $ for benefit of community. They currently have $5 mill debt. Funding had been achieved through strategic land sales.

Their recent major project had been a Pool for $32 mill delivered on time and within budget. 5ha space from which the community needs 2, so it was annexed off. The benefits were explained to the community and support was received.

Grants can have their challenges as they have you tied to outcomes!

They have some under-utilised land around, but this was not high risk in John's view.

Met with:

Dr Heather Holmes-Ross, Mayor of City of Mitcham

Anne Monceaux, Mayor of Burnside

CEO for City of Burnside

Lord Mayor of Adelaide, Dr Jane Lomax-Smith AM

Being the oldest council in Australia and boasting 3 female Lord Mayors, Dr Jane was pleased to share a little of their history and provide a tour of the chambers.

She was interest to hear of our QVMAG and sited experience where a museum had successfully had it's café and shop run by friends of the museum group. 20% of the total income came from these. She did suggest that mentoring for such a group can have significant benefits.

It was suggested that the Archi website is a valuable asset. Always remember that well-presented sustainable / heritage grants make you ahead of the queue

A very detailed Survey of their buildings had been conducted by University Honours students as part of their final year. This was double win with some experience and income for them (so they didn't have to work all night in a bar to get through Uni); and provided Council with a skilled and willing pool of employees. Council ended up with a very detailed report of what properties had vacancies upstairs along with suggestions to propose to owners of what could be done to change this and how access could be granted within the heritage code.

Tony Harrison, CEO of Marion

Tony provided a summary of their municipality, which is long and narrow, bounded ½ by ocean and includes both mountainous and flat lands. Council presently has no debt and a $55,000 slush fund. A nice position to be in and one that good management has enabled them to keep the lowest rates in South Australia.

There is still quite a lot of inter-generational inequity but working to combat that through a forensic study 2 years asking all the questions. We imagined our municipality as having no borders, so if there was a playground just 2 streets over the border, that area was considered to have been catered for.

Marion is using a predictive management style gained from this and other intelligence delivered and kept current. By putting data collection technology in place, informed decisions can be made and backed.

This date is also invaluable for Performance reviews. A monthly gathering of all 16 Managers gives a chance to review how and why the performance is as it is.

The systems they use are digital - sales force and CRM, plus a live tree management system which Customer Service can link into whilst on a call.

We were invited to follow up with Paul and Mark in IT for further details.

Performance review is conducted monthly during a 2 hr meeting:

- Business intelligence Unit formed and provided feedback also.
- Customer feedback at end of CRM gives a real customer view of how the service was.
- Benchmarks self-determined and reviewed after 6 months.
- This is followed by a 1 hour chaired by different manager.

This has achieved:

- Real accountability - brand of organisation.
- People and culture review.
- Budget updates.
- Delivery of service.
- Procurement for City of Marion is done in conjunction with 2 other Councils. A 3-council coalition gives much better buying power. An external organisation also conductions internal audits across all three (currently KPMG) and this helps to share learnings. E,g, Port Adelaide turf management. City of Marion have now bought the same mower.
- The Auditor has been in place for 7 years and is being currently reviewed with a new 5-year plan.
- Waste management is dealt with by Onkaparinga MERF.
- No debt and size and scale is good for City of Marion presently. A decision will need to be made about whether they wish to continue with prudent management and take advantage of good previous management.
- The CEO likes to rotate General Managers and also the lower level of Management. The Manager's role is to manage and not necessarily know the area expertly, so this helps with it being One brand - One team.
- 10-year Strategic Plan
- We don't take responsibility for state issues - homelessness

What about public safety?

- Environmental design for public safety is back again.
- CCTV is constantly expanding.
- Fully integrated and SAPOL has access to all.
- Face and number plate recognition being delicately followed up.
- We keep it integrated to keep SAPOL interested and build a relationship.
- We keep a Zero tolerance with rapid response to all graffiti private or otherwise. The Council has a Tactical and Reactive team - tactical gathering evidence. This was a learning from Policing, but Don't leave it for 3 days.

- Cat management has been helped by bylaws and now last year only 76 cats were collected for the whole municipality.
- 12 community safety officers deal with community enquiries.
- $200,000 per year - pay R.S.P.C.A..
- Council have gone with Lean Sigma Review which is a 6-week course.
- 80 staff have been trained and are now Yellow Belts. They get in and get on! This helps with multi-disciplinary teams.

- Senior executive exchange - worked well in NZ Christchurch for 3 months. Council paid for accommodation and car for visiting Executive, whilst each Council continued the wage for their own staff member. The key ask was for Gems of Strategy or initiatives to bring back and initiative, either as a trial or pilot scheme.

- Tony offered to provide an Organisational chart and mentoring support to Sam.
- A closer Look at their digital set up to be undertaken.
- GM Interchange to be considered.

MT BARKER COUNCIL

CEO, Andrew Stuart welcomed us and gave a summary.

Mt Barker has grown quickly necessitating the Council being organised to put infrastructure into place trying to keep up.

The federal planning scheme overlay had pros and cons, details of which would be shared during the day.

Andrew has had 23 years as CEO and during this time has faced all challenges needed.

Mt Barker has grown from 23,000 - 70,000 but are not the fastest growing municipal area in Australia.

With 1,300ha farmland rezoned for housing, infrastructure was urgently needed.

Mt Barker had a good local ally in Rebekah Sharkie MP who as an independent Federal Member held the balance of power previously but missed out at 3 levels in the elections 2 years ago. This forced them to look to partnering to help growth through the corporate world.

In their experience, being a little less reliant on public purse adds complexity but also provided the communities with what they wanted now.

Shell Harbour in NSW was certainly worth a visit, Andrew suggested, to see how they do commercial projects soooo well. The CEO has total delegation by Council to coordinate these.

Our municipality is made up of many communities and many different ideals but all face similar risk of natural disasters- fire etc.

Cr Harry Seager (Acting Mayor) shared that he had been a Councillor from Callington but was what he termed an Accidental Mayor. His background included - Landcare, conservancy and mining.

He began as a Councillor 10 years ago and, in that time, has seen an inordinate change in the number of planning staff due to growth.

Sometimes it feels like the community doesn't really understand where it's going.

Due to the level of growth, we can't spend energy or money on a lot of other things.

Supporting Barndorff Academy and Arts is an important historical part of the municipality.

One project that we are particularly proud of is the building of our large aquatic centre. This has been over 10 years in the planning and construction started 3 months ago. Until last week it was a large hole in ground but is now starting to rise. Completion is expected by July next year and includes a therapy pool and gym with windows absorbing the amazing views. This project is being managed by a local company.

Sam - Launceston CEO

Stated the purpose is the visit was to share learnings, hear of projects undertaken and know what went right? Went wrong? And why?

Mayor Garwood

Shared the Tasmanian experience in voting, including the first compulsory election. He also explained the current meeting process - to be reviewed monthly/fortnightly.

Launceston is a city seeking to learn what is our identity. We are city interested in heritage, culture and designated as a City of gastronomy.

We don't wish to sit idle - to be a rates / roads / rubbish only corporation. Social leadership is not traditionally our core business but it is what we are being asked for.

Andrew - Mt Barker CEO responded … community is often our greatest critics. Over recent years, mental health and other social negativities have belted our communities. Self harm management is something that local government find themselves needing to deal with.

Andy Humphreys - Mt Barker Council

Commenced 16 years ago and now the team leader of development

2010 saw huge changes in zoning overlays lead by the then Federal Government. Unfortunately, the initially approved funding for supporting roads and infrastructure were subsequently withdrawn and Council has been playing catch up since.

With these changes a large consortium of developers moved immediately. Planning had initially been told there were only 2000 new lots to be made available, but this massive change required huge changes in strategy.

The municipality covers Mt Barker obviously but also 16 other townships.

14 years in - 23% through process of approved subdivisions

Mostly flat land has been taken as it is easier for development. However, some of the more recent developments have seen the inclusion of well-designed retaining walls.

He has dealt with about 20 developers who are all different. It is in his view important to realise that developer behaviour changes as end of financial year approaches for developers. To ensure the process goes smoothly, understand who you are working with. What is their driver?

Positive and nurtured partnerships help with master planning.

Mt Barker was given blanket rezoning by the State Government which presented challenges.

An important learning - we should have gone in harder at the start around road needs. Because we didn't, council was left to have to purchase at local rate land for community. That should have never happened.

With these developments there are basically 2 buckets of money - the gov and council.

$2,780 per lot developed is a recreation and community fee. That funds community centre etc.

There have been up to 100 development stages happening at any given time.

- The Mt Barker Council Growth Development Team now includes engineering staff - big win.
- 2016 - team of 7 who act as Project Manager. They regularly check quality and delivery in accordance with plan.
- Most new subdivisions are a large house on a really small block … hence the community need for urban trails etc.
- From a planning perspective we acknowledge you may not have a park by your door - but there is a trail near you so you can get to it.
- Walking and cycling are the highest use activities in our open spaces.

- We train to deal with friction between concept plan and what really ends up. To the community, that is a Council issue.
- For some developers it works better to deliver in kind works rather than pay the fee e.g. one developer delivered 2 tennis courts which their suburb love.
- Through liaison with the Department of Education we have learned that they are pleased to have passive security through public using ovals out of hours. These partnerships can be helpful for all.
- The role of government is to incentivise.
- Why Mount Barker? For growth. Freeway and tunnel through hill 25 years ago.
- Developers are always the first cabs off the rank.
- Protestors were challenging lack of engagement.
- Understand infrastructure needed to maintain some control. Some country road have been effectively turned into trails. Try to stage development in an orderly manner.
- Build a rapport and then when they are told 'no', they don't run up the tree!

Maddie Walker - Mgr. Planning Strategy

Dogs breakfast of action plans when she started. Has been reorganised.

Community Plan because only 19% believed Council had a vision. MARYKT were engaged to assist in the development of a new Strategic Plan.

- The new plan is 5 pillars and 28 objectives.
- Vision to be most liveable [See meaning in Australian urban observatory].
- 5 pillars - environment / people / place / economy / leadership.
- High level document- that points to how it will happen through strategy document.
- Community feedback in this manner is easier.

The challenge was that a classroom of children was arriving every second month. There is a larger % of private education. It needed analysis to find the gaps and these were stated mainly as skate, BMX and indoor facilities, soccer and grass athletics tracks.

They have established school agreements for ongoing maintenance commitments.

Where demand is coming from is the % contribution to start facility - capped at 50%.

Advocacy plan for $7 b worth of projects. Some were not projects that council would deliver but advocate for. (E.g. school)

Organised to take advantage of grants etc and know who to get funds from. They learned to be organised to be sure to get a good slice of the pie.

A Council organised trip to Penrith showed the value of being set up.

Whilst touring the town, it was noted that Council had instigated developer signage - all pay $2,000 for 5 years on the sign. With it being a Council owned object, they therefore manage it, keep it looking neat, everyone knows where to find the information and no rubbish signs are erected.

Council did successfully facilitate a youth market in the library. Stall holders must be under 15 and they currently have 45 stalls. It turned out to be such a popular annual event, that some who wanted to be involved had to be turned away. At this rate they expect the first market holders to bring their children back!

Housing Summit Reception

With so many similarities – Launceston and Adelaide, Lord Mayor Dr Jane Lomax-Smith hosted the Local Government Housing Summit reception in the beautiful Adelaide Town Hall dining room.

With a personal welcome in the Lord Mayor's opening address, the night presented itself with an incredible opportunity to meet, greet and converse with Local Government attendees, ahead of the Summit.

Among the attendees it was great to see a significant Tassie cohort including LGAT CEO, Dion Lester, Mayor Blomeley and Mayor Fuller.

Local Government Housing Summit

1. Fill out comments with the running order and add in CEO and GM notes.

To a full room of captive Local Government reps, the Adelaide Lord Mayor once again stated her thoughts "housing used to be a place to park your car and raise a family. Now it's a place to park your wealth and raise your capital investment. Housing has become an asset class, not a basic human right."

With 30 – 40% increases to building costs since 2019 now stabilising, the biggest factor now is trained and skilled people in trades. A focus shift can be called upon by Local Governments to extradite trade VISAs and further incentivise upskilling to fill the training gaps.

This is not a sector failure but a policy failure. There must continue to be subsidised planning costs and further created opportunities for social/affordable housing.

City of Launceston has been successful in these initiatives with the St Leonards strategic planning grant and with the recent NoM endorsement around Housing Australia Future Fund (HAFF), but also be aware of infrastructure challenges around infill.

As also seen at the Canberra ALGA conference, there were more examples of Councils stepping in, purchasing land and developing housing to sell off below market value as well as innovative models like 3D printing and utilising advancements in technology to create great community outcomes.

Questions were asked around – What is a house? And why do planning restrictions dictate a minimum size for housing? Can we not be more creative and think outside of the box when it comes to housing density solutions? Plus, we have a skilled worker shortage where countries like China have a workload shortage. How can Australia work more with other parts of the world to facilitate collaborative results.

A take away from a Panel Discussion was how do we do thing differently in respect to addressing housing stock, noting that 10 years ago it cost $1.10 per brick for a brick veneer home of which today now costs $3.40? This then led to a discussion around different styles of construction o reduce build costs and contractor and material availability. For example, 3D printing or prefab homes imported from overseas.

A final statement that resonated was that Local Government isn't about purely building houses but building communities.

Adelaide Oval

Leading the nation, the way in which Adelaide Oval has been able to innovate a sporting experience and a luxury hotel experience is truly inspiring.

The stadium has the ability to fully support and utilise its unique position and isolate these experiences. The Oval Hotel provides accommodation that is designed to be uninfluenced by the sporting ground and patrons.

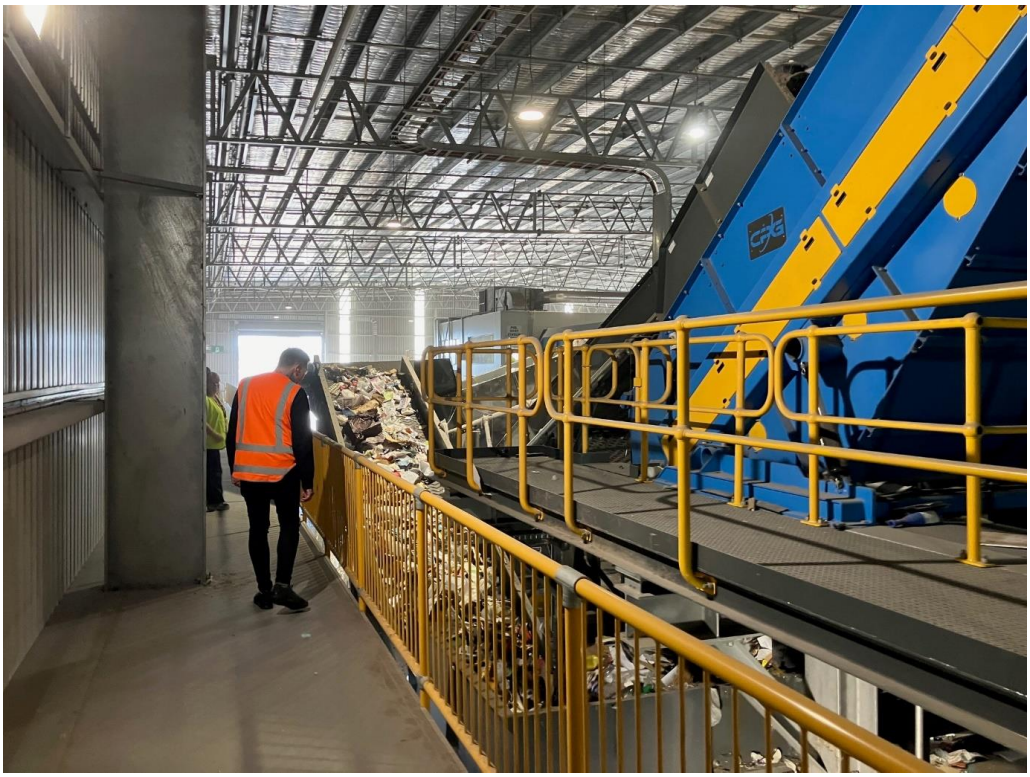
Adelaide Oval CEO, Nick Addison was very generous with his time as we privately explored the stadium. Being Showdown game day – Port Adelaide v Adelaide and 53,500 punters in tow, the city and ground was a-buzz. With the facility being in full function mode, we were able to see exactly the inner workings of the venue.

From our time exploring the Adelaide Oval, there were great observations and conversations around versatile function and corporate box spaces with the ability to

service and adapt to different numbers and styles, ground maintenance and how there are opportunities to expand these services outside of Adelaide Oval, ensuring that there is enough space for storage – especially as the venue grows in uses, the way in which there has been a great marriage between the build heritage and new contemporary build as well as the how the 100 year old trees have been retained and become a part of the areas character and identity – even to the point where new trees are being planted to ensure the canopy remains as time goes on.

Whilst Adelaide Oval is larger in size and more significantly advanced than that of UTAS, it is evident that there are a large degree of similarities between the two facilities.

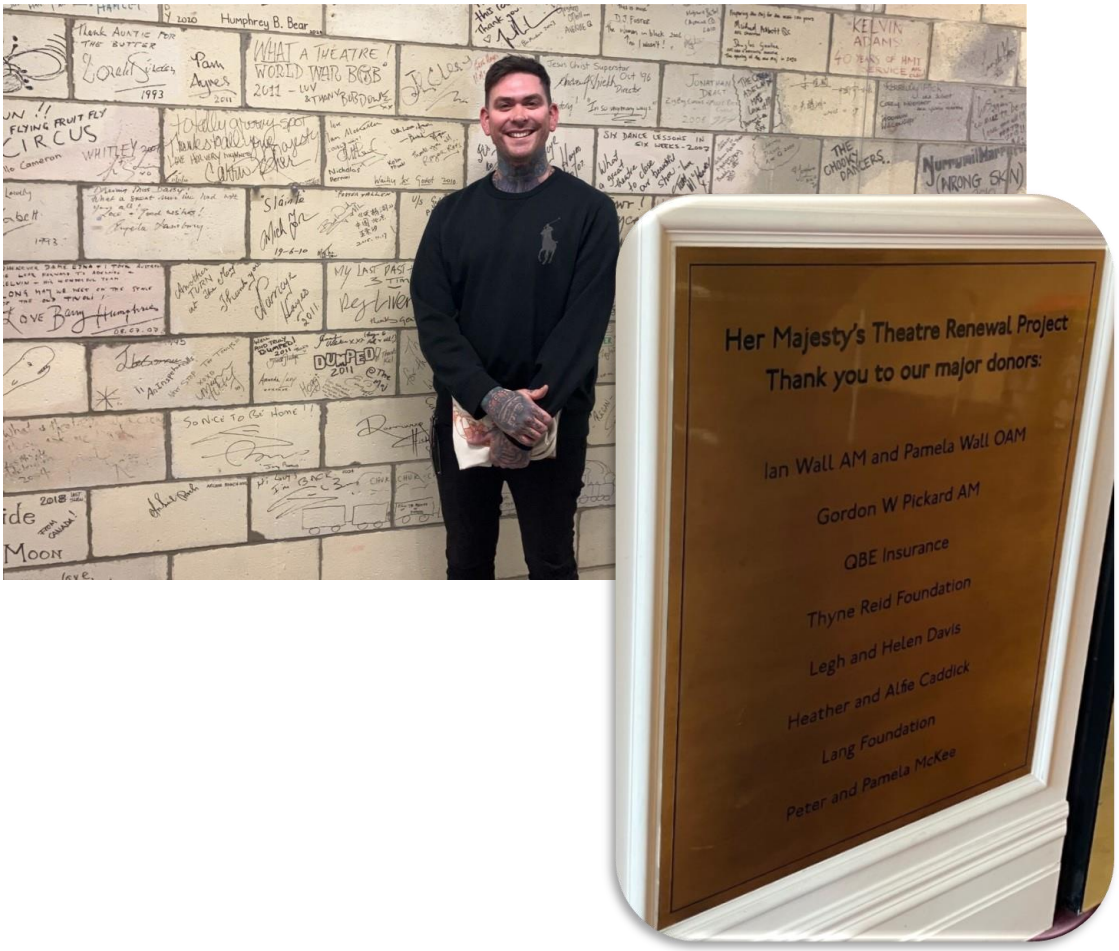
CAWRA Visit



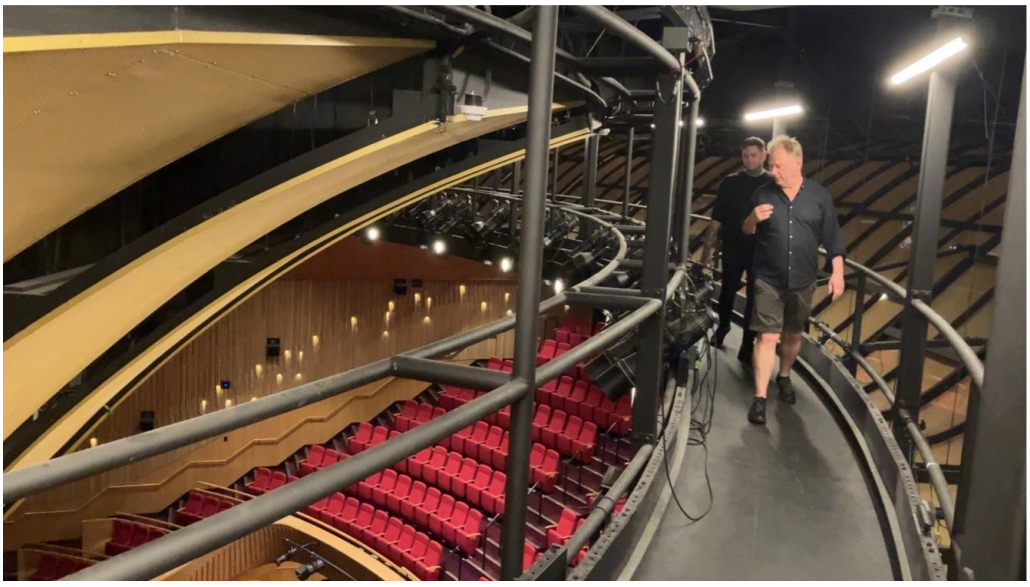
Mayor Boan - City of Port Adelaide Enfield

Her Majesty's Theatre


3
1984


Humphrey B. Bear
Her Majesty's Theatre Renewal Project
Thank you to our major donors:
Ian Wall AM and Pamela Wall OAM
Gordon W Pickard AM
QBE Insurance
Thyne Reid Foundation
Legh and Helen Davis
Heather and Alfie Caddick
Lang Foundation
Peter and Pamela McKee


This brick column is part of the original western wall of the Tivoli Theatre, completed in 1913
← Door 3
↑ Doors 1, 2 & 4
→ Way Out
FOURTEEN
STATE THEATRE



Fabienne Reilly, GM - Central Market

City of Salisbury

Mayor Gillian, City of Salisbury


LAUNCESTON
a sense of place
Salisbury
City Centre

Mayor Anne, City of Burnside & Mayor Dr Heather Holmes-Ross, City of Mitcham

Lord Mayor Dr Jane Lomax-Smith AM, City of Adelaide

Mount Barker District Council Visit


NO
SMOKING

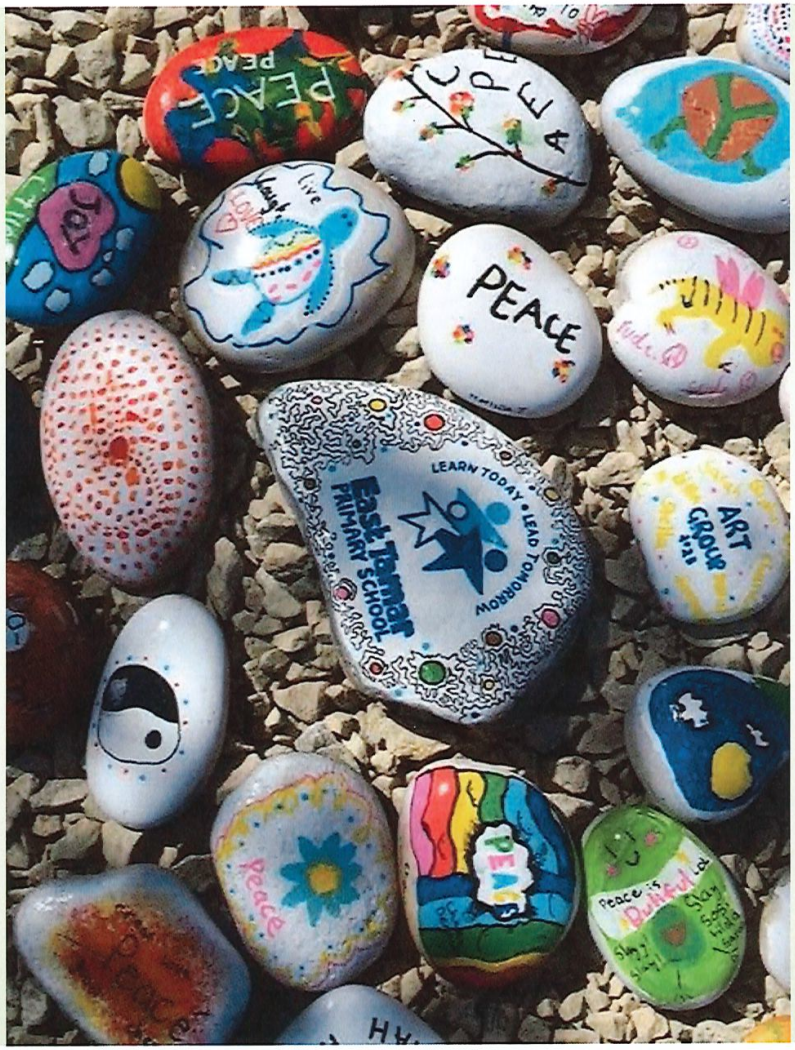

MOUNT BARKER
DISTRICT COUNCIL


NATIONAL
LOCAL
GOVERNMENT
HOUSING
SUMMIT
lga.

Nick Addison, Adelaide Oval

Launch event in Mowbray

Peace Poles and
Garden
Northern Suburbs
Community
Centre



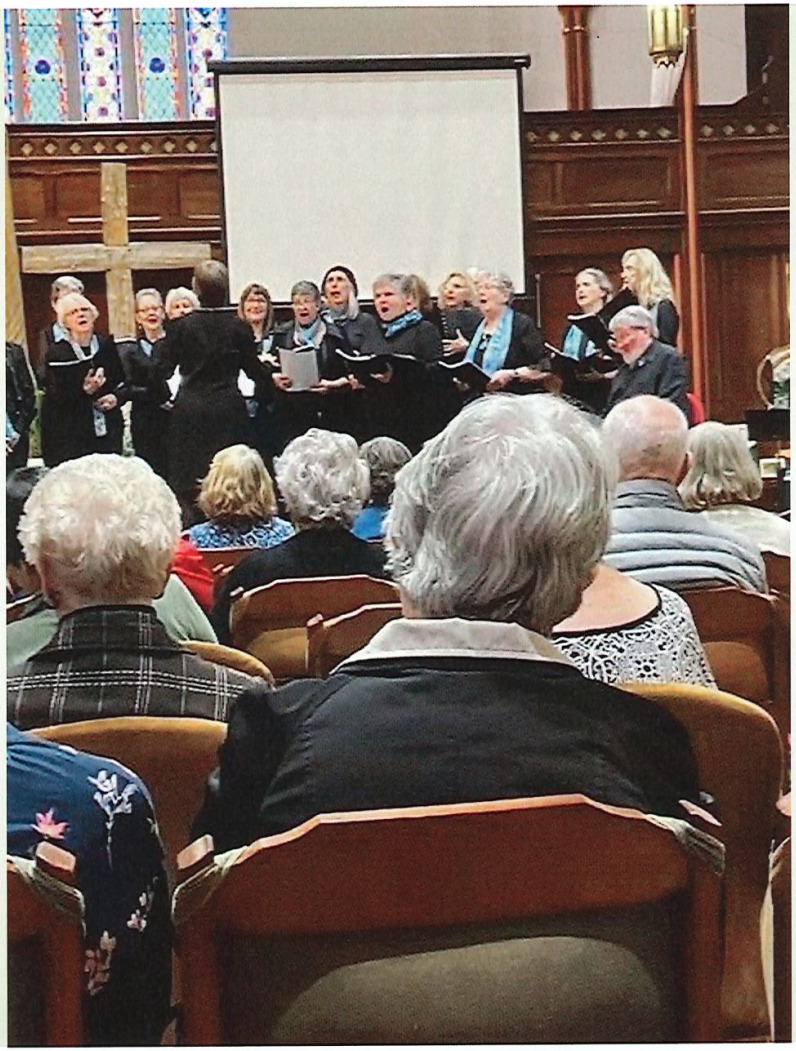
Blossom ing Bonds: A pen pal project

Peace Through Piecing: The Peaceful practice of piecing patchwork

Thought Leadership event; The Power of Festival

Paws for Peace
Walk

Our People: Their Stories with John Kamara



Sing for Peace
Community
Choirs

Cuppa with a Copper

Students' peace walk to return

OUR PEOPLE

Declan Durrant

OVER 250 students will march along the Tamar River this week to show why peace and human rights matter to everyday Australians.

The annual Schools Walk for Peace and Human Rights will return this year on Tuesday, September 19, and has invited the public to join alongside Launceston's young human rights defenders and build a "better future".

Part of the Tamar Valley Peace Festival, the walk will welcome community organisations and local, state and federal politicians from across the political spectrum to take part.

The Federal Member for Bass, Bridget Archer - who will officially open the walk - will join the students alongside Senator Tammy Tyrrell, members of the Tasmanian parliament, Launceston city councillors and representatives from the Tasmanian Greens.

Year 12 student Kuba Meikle, from Launceston College, was involved in last year's Peace Walk and will emcee this year's event.

"This year it's going to be far bigger with schools, community groups, members of parliament and the public attending," Kuba said.

"I'm so excited about the theme of 'pathways to peace' and the chance to empower youth."

Launceston students will once again march for peace. Picture by Phillip Biggs

I'm passionate about human rights and enjoyed speaking last year at the event on climate justice.

Sam Amos

Students like Kuba will speak about the importance of the right to an education, the right to health care, refugee rights, indigenous rights, food security and climate justice in promoting world peace at the event.

The Peace Walk is run jointly with Launceston College's Amnesty group and Amnesty International Australia.

It hopes to urge Australia - which is the only liberal democracy without a Human Rights Act - to introduce such an act.

Organisations including Yes23, Reconciliation Tasmania, Extinction Rebellion, the Tasmanian Wilderness Society, Women's Friendship Group and Connected Women will also attend to support the event.

Exeter High School grade nine student Sam Amos - who spoke at last year's event - said this year he would be speaking about the right to healthcare.

"I'm passionate about human rights and enjoyed speaking last year at the event on climate justice," Sam said.

"This year I'm going to talk about the right to health care. It's such a wonderful opportunity to unite the Launceston community through a focus on social justice and peace."

From 12.30pm onwards the students will be chalking up the levy banks with peace slogans, listening to music performed by students and taiko drummers.

The official Peace Walk begins at Royal Park waterfront at 1.30pm on Tuesday, September 19.

It will finish at Riverbend Park at 2pm.

Tasmania's median rent increase biggest in the country

The median residential rent in Tasmania has increased by almost 50 per cent during the past five years, the state's tenancy union has said. The Tenants Union of Tasmania earlier this month made a submission to a Senate committee which is holding an inquiry into the country's rental crisis. It highlighted data from the state's rental deposit authority which showed the state's median weekly rent had increased by 48 per cent over the past five years - the highest out of all Australian jurisdictions. The next highest median rental increase was 29 per cent in Western Australia. The union's principal solicitor Ben Bartl said unaffordable rents had in turn placed significant strain on the state's social housing sector. He said the wait list over the past decade had increased by 66 per cent, from 2465 applicants in June 2014 to 4598 applicants in June 2023. "Over the same time frame, the average wait time for social housing has increased from 35 weeks to 93 weeks," Mr Bartl said. He said about 6 per cent of housing in Australia was social housing in 1991, but now it was less than 4 per cent. Mr Bartl recommended to the committee that all levels of government committed to building 25,000 social housing properties each year. TasCOSS in its submission made the same recommendation. It said this would achieve a longer term target of 10 per cent of total housing stock.

2 THE EXAMINER Wednesday September 20, 2023 examiner.com

NEWS

Chance to make a difference

Hamish Geale

A SEA of colour marched through Seaport on Tuesday as 350 students and community group members spoke out for human rights.

Seven schools helped write messages in chalk on the Royal Park levee before setting off for the annual Schools Walk for Peace and Human Rights.

Launceston College Amnesty group co-ordinator Gill Pitt said it was exciting to see the next generation wanting to make a difference.

'We think it's a wonderful unifying event bringing all sectors of the community together to stand up for human rights,' Ms Pitt said.

'I'm really proud of our youth.

"They want positive change, they want climate action, they want human rights action, action on refugees,they want rights for indigenous people."

Ms Pitt said Australia was the only liberal democracy without a human rights act.

"Most people in Australia didn't know we didn't have one," she said.

Kuba Meikle and Launceston College Amnesty group co-ordinator Gillian Pitt lead the march. Picture by Rod Thompson

"A federal human rights act is going to protect the marginalised people - it's something we can use to protect people from all marginalised sections of our population."

Part of the Tamar Valley Peace Festival, the event began with live music and a series of six young speakers.

The cavalcade walked through to Riverbend Park carrying banners and posters.

Labor MP Michelle O'Byrne said the event was evidence that young people were positively engaging with the future and the place they live.

WHAT DOES PEACE MEAN TO YOU?

Zoe Uko, Riverside High School: "Loving each other and loving the planet."

Lachlan Woodley, Launceston Grammar School: "Equality for everyone and freedom for everyone."

Charlotte Oates-Pryc, Scotch Oakburn College: "Peace is such a big concept - it's really hard to nail down into one definition. "I think it's that freedom ... and the basic human rights for all people to have [access] to health and safety. It's the basic acknowledgement that we're all equal and we're all humans."

Risdon inmate charged with attempted murder

Police have charged a 28-year-old man with attempted murder following an incident at Risdon Prison on Saturday.

Police were called in relation to an alleged assault about 6.15pm after a male prisoner was allegedly injured by another prisoner.

The victim was taken to the Royal Hobart Hospital with non-life threatening injuries.

The man is expected to appear before the Hobart Magistrates Court today.

OzLotto

Draw 1544

Winning numbers: 23, 35, 33, 45, 36, 32, 14

Supplementaries: 20, 30, 12.

Division 1: Jackpotted.

Division 2: $73,115.85.

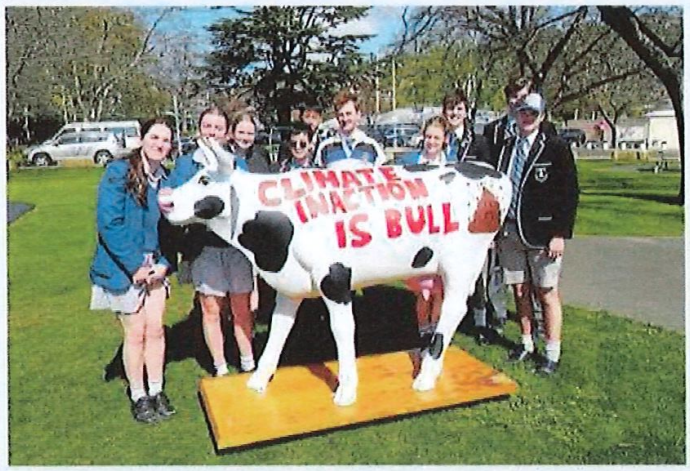
Division 3: $6,400.70.

Division 4: $419.35.

Division 5: $57.65.

Division 6: $28.00.

Division 7: $17.00.



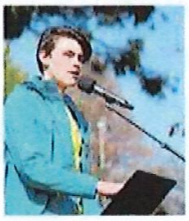
Students from Launceston Grammar School with their climate cow.

Kings Meadows high school student Amir Reza Rahmi addresses the gathering.

Schools walk for peace and human rights

A SEA of colour marched through Seaport on Tuesday as 350 students and community group members spoke out for human rights.
Seven schools helped write messages in chalk on the Royal Park levee before setting off for the walk.
Pictures by ROD THOMPSON

Scotch Oakburn student Charlotte Oates Prior pens a sentiment close to her heart.



MC and student voice, Kuba Melkie from LC.

James White, William Pree and Airik Bailey from Queechy High.

The Taiko drummers managed to drown out the wind.

Kuba Melkie and LC College Amnesty group coordinator Gillian Pitt lead the march to Riverbend Park.

Charlotte Oates Pryor of Scotch Oakburn speaks in front of the recently chalked levee wall.

Riverside High student Zoe Uko passionately at work.

Extinction Rebellion fight stubbornly for climate awareness in the face of an unfriendly wind.

Tayla Brown, Olivia Wadey, Ciara Williams, Jessica Butler and Lakeesha Geale, representing Exeter High School with a universal message

4 THE EXAMINER Thursday September 14, 2023 examiner.com

NEWS

Peace Festival a chance to build community connections

Declan Durrant

THE Tamar Valley Peace Festival returned this week with the first event of its 2023 calendar of activities which hope to "build peace in the community through connection".

A colourful display pop-up parade organised signalled the official opening of the annual festival which runs from September 14 to 23.

Adorned in vibrant ponchos and carrying garden-style parasols and twinkling bells, the parade organised as part of Interweave Arts' Remade - a sustainable and wearable art project - strutted Mowbray in style.

The paraders were joined by peace doves perched on the windowsills at schools and businesses around Launceston to kickstart the festival's offering of over 20 upcoming activities.

The Tamar Valley Peace Festival launched with a pop-up parade in Mowbray on Wednesday. Picture by Paul Scambler

Donna Bain, chair of the Tamar Community Peace Trust - who organises the annual festival - said this year's theme was connecting.

"Sharing is a pathway to peace, that's why this year is all about individuals and communities coming together to create more peaceful places to share," Ms Bain said.

"With this year's theme, we're following in the footsteps of our founder, Jean Hearn, who wanted the community to find its own voice for peace."

The festival calendar will include free activities like cycling and walking, gatherings over food and drink, exhibitions and talks and performances, as well as guest speaker events from Rhoda Roberts, AO, a leader in the Australian arts and festival community, and John Kamara, Tasmanian Australian of the Year.

Ms Roberts will be part of a panel at a free, ticketed event on Thursday, September 21, at the Earl Arts Centre to talk about the power of festivals to bring about social change, while Mr Kamara will visit a dozen schools in northern Tasmania to talk to young people about his story and "how they might find their own voice for peace".

"This is the strength of the Peace Festival: organised by communities for communities," Ms Bain said.

"That's what peace is all about isn't it? Getting to know each other, making friends - and the doves look fantastic!"

The Tamar Valley Peace Festival runs from September 17 to 23.

[redacted]xaminer.com.au

Friday September 22, 2023 THE EXAMINER 3

NEWS

REMARKABLE JOURNEY Sharing his story as part of the Tamar Valley Peace Festival

John's inspirational 'homecoming'

OUR PEOPLE

Hamish Geale

THERE was something a bit special about John Kamara's visit to Ravenswood Heights Primary School.

About 20 years after he started a new life in Tasmania, away from war-torn Sierra Leone, the Tasmanian Australian of the Year made a special trip to his former hometown.

This was Mr Kamara's only primary school visit on a long list of engagements for the Tamar Valley Peace Festival.

"It's like a homecoming for me," he said.

Mr Kamara was primary school-aged - about eight or nine - when he and his brother-in-law were captured by rebels.

They escaped and eventually found their way to a refugee camp in Ghana, where they stayed for about four or five years.

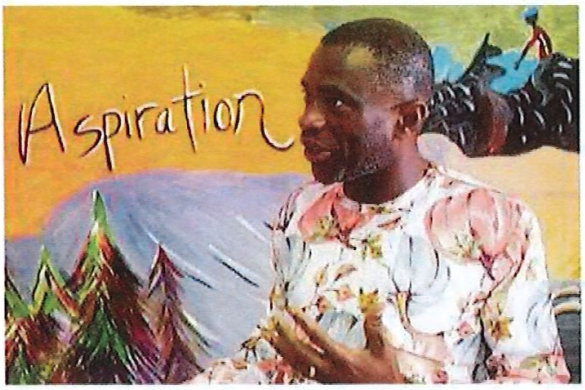
Aged 10, he migrated to Tasmania and began adjusting to life in a very different setting.

"Survival for me was no longer running away from guns and weapons - survival was about settling in a new environment and a new culture that was so different," he said.

"There was a bit of culture shock for me when I came to Tasmania.

"It was very cold at first - I had to run [back] into the plane again when I got off the plane.

"I didn't know how to catch the bus, I didn't know how to go the supermarket and obviously I couldn't speak the Australian English - or the Tasmanian English."



John Kamara is speaking across Northern Tasmania as part of the 2023 Tamar Valley Peace Festival. Picture by Rod Thompson

I had a pretty shocking start. But I didn't let that define who I am.

There were other challenges too.

"When I came first I was told to go back to where I came from, I had eggs thrown at me. I had a pretty shocking start.

"But I didn't let that [define] who I am - I used that to create my identity and to make change in the community."

GETTING STUCK IN

Mr Kamara began looking for ways to contribute to the community.

He found avenues to volunteer, helping migrants and young people by "giving what I have in me".

He volunteered with music in aged care homes, and worked with ESL teachers and social workers in schools.

Two decades on, his contributions as a practice leader, social worker and humanitarian worker are such that he was named 2023 Tasmanian Australian of the Year.

Speaking to the Ravenswood Primary gym on Tuesday, Mr Kamara encouraged students to look for ways to be kind one another.

"Let's make a conscious decision to contribute to society in a positive way and give back to your community," he said.

"No matter what you're going through or what the circumstance is now, you have a choice to make to create change in the world.

"There's so much going on in the world - lot of conflict a lot of wars, a lot of poverty, anger ... I could have chosen to be an angry boy because of my trauma, but I don't let that hold me back.

"Tasmania and Australia has given me so much - I would never have imagined I would be Tasmanian Australian of the Year as a refugee and with the experience and trauma I've gone through."

FAMILY

Mr Kamara lives in Hobart with his wife and four children.

He met his wife Mavis in his early teens, and they were engaged before he left for Australia.

They married in Ghana after he had completed his mandatory four-year stint in Tasmania.

"[We] met in the refugee camp in Ghana - that's a blessing in disguise," he said.

"She's not a refugee - but I was given an opportunity to go and study in one of the local schools in Ghana and that's where [we] met.

"I was in a refugee camp but I'd walk miles away to the village schools ... she was going to the school there."

Their children are aged 12, 10, seven and 16 months.

"We've been blessed that my kids have had a better education than I had and they call themselves Australians now."

The Tamar Valley Peace Festival concludes on September 23.

Christmas is early with $35k giveaway

YOUR favourite local newspaper will help deliver readers a $35,000 giveaway in the lead-up to Christmas.

A sack-load of potential shopping is up for grabs in The Best Christmas Ever promotion.

Readers will be checking their secret code words - probably even checking them twice - for a chance to treat themselves or their families to The Best Christmas Ever.

Buy the paper and enter online for multiple chances to share in this lucrative, randomly drawn competition to help you out this holiday period.

Five lucky winners will each get $5000 in prepaid Mastercard gift cards to spend on guilt-free food, the latest fashion, new tech, or even a holiday - whatever jingles your bell!

But that's not all. Another 20 readers will win a $500 gift card.

Each day from tomorrow until October 15, this paper will publish a new code word somewhere in its pages.

The more editions you buy, the more chances you have of winning.

That's right, Christmas is coming early this year. Like it? Yule love it!

To be in the running, simply purchase the paper from your local stockist between September 23 and October 15.

Digital subscribers can also access the online version of Today's Paper.

Winners will be contacted by phone and in writing within two business days with instructions on how to claim their prizes.

Go to our website for all the terms and conditions.

'Couch potatoes': Pooches celebrated at peace walk

Stephanie Dalton

THEY may have been bred for sprinting, but these athletic hounds are more comfortable curled up on the couch - except when it's time for walkies.

Greyhounds, whippets, lurchers, sighthounds, and their owners left their comfy beds to converge at Riverbend Park on Sunday, September 24, for the RSPCA's Paws for Peace walk.

The event, which is part of the Tamar Valley Peace Festival, invited greyhound owners and their pooches to go on a leashed walk to raise awareness of the breed and support the uptake in adoptions.

The walk was just one of hundreds happening across the globe on the same day.

Greyhound owner and advocate Jennifer Firth said the walk was a great way to promote the breed, who had traditionally been viewed only as racing dogs.

Pets are so important in people's lives. They're one of the ways people get peace and contentment.

"They're couch potatoes - not as hyperactive as you might think," she said.

"I tell all my friends to get a greyhound because they're just so placid.

"They're so great with children and so great with other dogs. They're just great companion dogs."

Greyhound lover Lorraine Trenouth said she never planned to adopt a larger breed, such as a greyhound, but after meeting Miss Vivien, she fell in love.

"We had always had Italian Greyhounds, which are quite a bit smaller," Ms Trenouth said. "But after our Italian Greyhound died, we saw her advertised and went to just have a look.

"When we got there, she came right up to us with a ball and just popped it down in front of me, and I thought, 'She's the one for me'."

Tamar Valley Peace Festival chair Donna Bain said the walk was a great opportunity to advocate for the safety of all pets.

"Pets are so important in people's lives. They're one of the ways people get peace and contentment," Ms Bain said.

"So keeping them safe and well is really important.

"And I think the rehabilitation of greyhounds from racing into pets is just a lovely story. It is great to see them enjoying life in retirement and spending time with family."

Jennifer Firth and Prim of Launceston at Riverbend Park. Picture by Paul Scambler

Lorraine and Dave Trenouth with Miss Vivienne of Legana at Riverbend Park. Picture by Paul Scambler

12 THE EXAMINER Friday September 01, 2023 examiner.com.au

NEWS

MARK IT IN THE CALENDAR Time to dust off the festival clothing from the cupboard

Spring into September festivals

Molly Appleton

SPRING is in the air, and festival organisers are pouncing on the possibility of warmer weather with a stack of events pencilled in for September.

An array of festivals are on offer, from jazz to film and arts. Here's our pick of the bunch ready to mark into your calendar.

Breath of Fresh Air Film Festival

Date: September 1-3

Tasmania's premier film festival has a jam-packed program of movies and experiences for its second "place-based" outing. It will be screening its program of movies across several Launceston destinations across three days. There is expected to be 11 feature films, eight classics, five sessions of more than 50 animations and over 20 Tassie and Australian shorts. The organisers have promised to have "everything for everyone".

Locations: The Plough Inn, Village Cinemas, Arnone Theatre, QVMAG, Peppers Silos Hotel, Royal Oak Hotel, dAda mUse Museum

Tickets: available online at breath-of-fresh-air.com.au/this-years-films/

Singfest

Date: September 12

Two evenings of choral celebration will bring together hundreds of students from across Northern Tasmania. The first day will include Exeter, Glen Dhu, Invermay, Hagley, St Anthonys and Launceston, Preparatory Primary schools. While the second day will involve East Launceston, Riverside, Longford, Launceston Christian School, St Thomas Mores, Summerdale and Trevallyn Primary Schools.

Location: Launceston Conference Centre (Door of Hope)

Tickets: $10 each and can be purchased online at trybooking.com/eventlist/singfest

Longford Jazz Festival

Dates: September 15-17

The Longford Jazz Festival will be celebrating a decade of bringing impromptu sessions, parades and more to the community. The program includes a cameo performance by Dan Sultzberger and his Southern Sidesteppers, a New Orleans Parade Band on the Sunday morning. While there will also be as mix-n-match bands where musicians get together throughout the weekend and work through popular jazz numbers.

Location: Longford

Tickets: Available online at Eventbrite, ranging in prices from $15 to $60 for different sessions

Tamar Valley Peace Festival

Date: September 17-21

Spreading a theme of connecting and sharing - pathways to peace, the festival will encourage communities to come together and exchange thoughts and acts demonstrating kindness, peace and understanding. Two inspiring community leaders will be presenting during the festival, Rhonda Roberts and John Kamara. There will be an array of events throughout the month, with the program amping up between the September 17-23.

Location: Several locations across the Tamar.

Tickets: Free entry to community events

Launceston students marched from Royal Park to Riverbend Park to speak up on environmental, women's and LGBTQIA+ rights as part of the Tamar Valley Peace Festival in 2022. Picture by Phillip Biggs

Big Heat is Junction Arts Festival's collision with Tasmanian Wrestling Championships. Picture by Nick Hanson

Junction Arts Festival

Dates: 20 September - 24

A truly Tasmanian music line-up, surreal Salvador Dali-inspired parties and Championship Wrestling are just a few events from this year's stacked Junction Arts Festival program. The program will show off a kaleidoscope of arts, culture and musical experiences, junction coincides with the spring equinox and is encouraging festival-goers to shake off those winter blues.

Locations: Venues range from Sawtooth ARI, Du Cane Brewing, dAda mUse and the festival's hub and home, Prince's Square.

Tickets: For tickets and list of events visit junction-artsfestival.com.au

Police scanners go dark in Tasmania

Joe Colbrook

POLICE scanners will now go dark as Tasmania Police transitions to a new, encrypted radio communication system.

Minister for Police, Fire and Emergency Management Felix Ellis said it was a historic day as police officers signed off on the old radio network for the final time on August 30.

"The police scanner is dead," Mr Ellis said.

"Our people will be far more safe when they're out about protecting the Tasmanian community.

"For all those people that listen in to the police scanner, it's time to get a life or a Netflix subscription."

Police officers will now use the Tasmanian Government Radio Network (TasGRN), which is encrypted, offers better audio quality and transmitters include features like GPS tracking and duress buttons.

Mr Ellis said with more than 100 broadcast towers dotted across the state, the new network's coverage was a "quantum leap".

He said the $163 million radio network would ensure information about the public and police officers would be kept safe from eavesdroppers.

"It prevents access of sensitive information," Mr Ellis said.

"Whether that's the public's details, or our operational police officers when they're out in the field.

"The encryption service that it delivers will be particularly important to protect police as they go about what is often sensitive and, and potentially dangerous at work as well."

Launceston Lively

Local Info

Tamar Valley Peace Fest 2023: Uniting for Peace

In a world where hate and division often dominate the headlines, the Tamar Valley Peace Festival returns in 2023 with a lineup of events to promote a resounding message of hope and unity.

The theme for 2023 'Connecting and Sharing - pathways to peace', encourages communities to collaborate, connect and share through the exchange of thoughts, experiences and acts demonstrating kindness, peace and understanding.

This year, the festival presents two inspiring community leaders.

Rhoda Roberts, AO is a celebrated and multi-disciplined Indigenous arts practitioner, heading this years' public 'Thought Leadership' event at Theatre North with guest panellists.

Secondary schools have the privilege of meeting and talking with John Kamara, recipient of Tasmania's Australian of the Year. Escaping war- Request Details 1 of 2 torn Sierra Leone 19 years ago, John is now an active advocate for peace, encouraging conversations about relationships and activities between diverse groups, promoting understanding and appreciation of each other.

The driving force of the Peace Festival is the local community who combine to present events exploring, leadership, connectivity, and creativity through a diverse range of activities.

From empowerment through speech, visual arts, community peace gardens, the RSPCA's "Paws for Peace", peace walks, sharing of food and gardening, and crafting workshops. There is an activity for you, whatever your interests.

Free entry to community events.

For more information visit the **Tamar Valley Peace Festival on Facebook** or visit the website at **tamarcommunitypeace.org.au**

22 NEWS

Hobart Mercury | Friday September 22, 2023

Fuming over funding snub

Big hART says government has reneged on promise of support

Alex Treacy

The co-founder of a powerhouse Tasmanian social change organisation that helps disadvantaged areas by teaching transferable artistic skills says he has been blindsided by what he labelled a broken funding promise by the state government.

Big hART's chief executive Scott Rankin, who founded the organisation in Burnie in 1992, said he was informed last week by Arts Minister Elise Archer that its Watershed project in Wynyard would not be funded past October.

Big hART co-founder Scott Rankin.

Mr Rankin said he had previously been led to believe by Youth Minister Roger Jaensch the project was fully funded for three years at $250,000 per annum, not the one year it ultimately received.

"If this was happening in the corporate world and a business that was delivering for the government was suddenly given three weeks' notice, they would end up in the courts," he said.

Mr Rankin said Watershed had been a runaway success hosting 360 workshops, talks, performances and events, and welcoming 26,000 people and participants to the space.

"We have young people who've had no previous employment, very few work skills, being employed and paid and mentored in how to engage economically and socially in the real world," he said.

Mr Rankin said Big hART was told at least three times the multi-year funding was guaranteed. "We would have rejected one-year funding and Roger [Jaensch] knows that. Ethically, we would not have taken it [and risked] damaging young people," Mr Rankin said.

"You've got to have consistency or you're going to do harm."

Mr Rankin said he was "sure" Mr Jaensch would be "very embarrassed," having made representations to Big hART only to be steamrolled by bean counters within the government.

Mr Rankin said Watershed faced imminent closure unless alternative sources of funding were found.

In a statement, Ms Archer strongly disputed that a three-year funding deal had ever been discussed.

"On 27 June 2022, Big hART was advised by letter that they were approved for one-off funding of $250,000 for the 2023-24 financial year, noting that any further requests for funding will be considered in the context of normal budget processes," she said.

"On 8 September 2023, Big hART were advised that they were not successful in the 2023-24 Community Consultation Budget development process.

"Funding was not discontinued."

She noted that the state government will provide more than $12m worth of arts and cultural funding in FY 2023-24, and that Big hART is the recipient of a range of funding streams, including federal grant money.

Speaking in the Legislative Council last week, Murchison MLC Ruth Forrest said the decision to not provide the additional funding Big hART believed it was promised was "mystifying and disappointing".

alex.treacy@news.com.au

Unveiling the peace poles at Alanvale's Northern Tasmanian Community Centre are Rotary District Governor Mike Patten (left), Rotary Club of Tamar Sunrise's Rodney Spinks and Lesley Dare, Launceston Mayor Matthew Garwood and Deputy Mayor Hugh McKenzie. Picture: Supplied

Celebrating peace poles

Alex Treacy

Rotary Tasmania is on a mission to erect 100 "peace poles" throughout the state by the end of 2024, coinciding with the service organisation's centenary of activity in the island state.

Rotary moved four poles closer to their goal this week, with the Rotary Club of Tamar Sunrise unveiling three peace poles at Alanvale's Northern Suburbs Community Centre on Monday, and the Rotary Club of West Tamar unveiling a fourth at Beaconsfield Primary School on Thursday.

The Alanvale poles, painted with the message, "May peace prevail on Earth", written in 20 global languages, reflecting the multicultural melting pot that is Launceston's north, were unveiled alongside a Reflection Garden of Peace in the centre's foregrounds.

The peace garden features a mosaic depicting the hands of friendship of the migrant women who make up the Connected Women Tasmania program, and painted rocks put in place by local students from schools including East Tamar, Invermay and Mowbray Heights primary schools.

Rodney Spinks, the Tamar Sunrise club's immediate past president, said there had already been more than 20 poles erected throughout the state.

Both events at Alanvale and Beaconsfield were held as part of the ongoing annual Tamar Valley Peace Festival, which concludes at the end of September.

2 THE EXAMINER Tuesday October 03, 2023 examiner.com

NEWS

Community ownership of Campbell Town pool encouraged

Charmaine Manuel

NORTHERN Midlands councillors have indicated their support for the installation of a new Campbell Town swimming pool committee, two years after the group disbanded.

Community ownership of the pool was discussed in Northern Midlands Council's September meeting with a foreshadowed motion to hold a public meeting to discuss a new pool committee.

The Campbell Town pool committee was disbanded in May 2021 and the council took over operations including managing lifeguards, maintenance and cleaning.

During the Campbell Town local district forum last year, some residents were concerned that the pool did not draw the same numbers of people as when it was run by a committee.

They expressed interest in reviving the pool committee and asked for a community meeting last year.

In the agenda report, the council officer said that the request for a community meeting is not necessary at this stage as the council has addressed the issues raised by the community.

However, councillors formulated a foreshadowed motion to hold a community meeting to discuss or seek interest in creating a new Campbell Town Swimming Pool management committee.

Councillor Richard Goss said the council "ought to have the door open".

"If a group come forward and they want to reinstate the Campbell Town swimming pool committee, I think we should support that," he said. "I do think local community assets are run better by local community people in the long term."

CUPPA WITH A COPPER Part of the Tamar Valley Peace Festival

Peace event fosters warm relations

Joe Colbrook

LAUNCESTON residents and local law enforcement had the chance to meet on friendly terms, as the Tamar Valley Peace Festival wound down for another year.

Tasmania Police was well-represented, with Northern District commander Kate Chambers, Sergeant Dale Cook and First Class Constable Skye Thompson dropping by for a 'Cuppa with a Copper'.

Commander Chambers said the nature of policing had transformed over time, and the role of officers went beyond keeping the peace through law enforcement.

'Policing has changed significantly over the years,' she said.

"Over time our role has become far more one of engaging the community and building community confidence. We've gone from law enforcement to facilitating and connecting services, to provide better holistic support to communities."

Sergeant Cook said events like Cuppa with a Copper were important to fostering tolerance, as it allowed police officers and community members to engage and understand one another.

He said a lack of tolerance and understanding was often a detriment to peace.

"A lot of times conflict occurs in a community because of a lack of tolerance, and that generally comes out of a lack of understanding of each other," Sergeant Cook said.

"Most of us have got no idea what it's like to grow up in a household full of family violence, for example.

"The community tends to judge those people for the behaviours that come out of those circumstances, when sometimes the behaviour is a communication or sign of the struggles, or the situation they're in."

Tamar Community Peace Trust chairperson Donna Bain said it was great to return to Sweetbrew – a long-standing supporter of the event – and foster connections between the community and police.

"Police are an integral part of our community life," she said.

"We want the community to see that in a positive way, and also for the police just to connect the community in a way that isn't adversarial."

Sergeant Dale Cook speaks with Tamar Community Peace Trust chairperson Donna Bain. Picture by Joe Colbrook

> **A lot of times conflict occurs in a community because of a lack of tolerance, and that generally comes out of a lack of understanding of each other.**
>
> **Sergeant Dale Cook**

Truck rollover on Bass Highway

A section of the Bass Highway was closed for several hours yesterday after a log truck rolled over. The crash at Westbury was reported by Tasmania Police about 3.50am. No injuries were reported, although the crash blocked the road to Launceston-bound traffic. Eastbound traffic was diverted to the Meander Valley Highway at Westbury while crews worked to clear the road.

Flinders Island fire

A bushfire near West End Road, Pine Scrub, and Leeka communities on Flinders Island prompted an emergency evacuation warning yesterday afternoon. Tasmania Fire Service and Parks and Wildlife Service were on scene, with conditions expected to worsen.

OzLotto

Draw 4326.
Winning numbers: 14, 40, 6, 31, 43, 18. Supplementaries: 29, 25.
Division 1: Not won.
Division 2: $11,210.30.
Division 3: $501.40.
Division 4: $30.05.
Division 5: $16.10.
Division 6: $12.50.

7Tasmania news 2/10/2023:

https://www.youtube.com/watch?v=4r3SeyGIzWQ&list=PLuf_9ERrUHeCwQPev2Tt_jaWTp9yUCxml

Statement of Commitment to the Safety of Children and Young People

All children and young people have the right to feel and be safe.

Keeping children and young people safe is everyone's responsibility.

At the City of Launceston, we will continuously improve the way we engage with, and care for, children and young people. Children and young people want to be heard and to be believed. They have opinions and perspectives about their safety, which must be respected, and they must be empowered to voice them.

At the City of Launceston, we are responsible for the safety and wellbeing of children and young people that we engage with. We have a responsibility to recognise the signs of harm to children and young people and a legal and moral obligation to respond appropriately and in a timely manner.

We recognise that some children face additional risk of harm. Children and young people have the right to be respected, feel safe and be protected from harm, irrespective of their gender, race, sexual orientation, ability, or cultural, religious, economic, and family circumstances.

We will establish and maintain an administrative and governance framework ~~which~~that serves to promote the safety and wellbeing of all children and young people; to empower them and to prevent harm to them. Where harm has been caused by us, we will take responsibility for that harm and act to ensure that it does not continue and is not repeated.

We will create an environment where children and young people feel safe and are safe, have their voices heard and are involved in the decisions that affect their lives.

Signature Mayor & Councillors

Signature CEO

Statement of Commitment to the Safety of Children and Young People - Children's Version

Our promises to you…

Respect…

We will treat everyone equally no matter where they are from or who they are. We will make sure everyone feels included and welcome.

Inform…

We will give you information about your physical, emotional and online safety, and what to do if you feel unsafe.

Give you a voice…

We will make sure there are lots of ways for you to have a say and be involved.

Help…

We will listen and act on what you tell us. We will help you with your hopes and dreams as well as your worries and fears.

Trust…

You can trust that we will care about your needs and feelings and will support you. We will continue to get better at what we do.

Safety…

We will make our place happy and comfortable for you.

(from the Human Rights Commission - Child Safe Organisations website)

PRINCESS THEATRE

PRESENTATION TO COUNCIL

57 Brisbane St, Launceston TAS 7250

July 2024

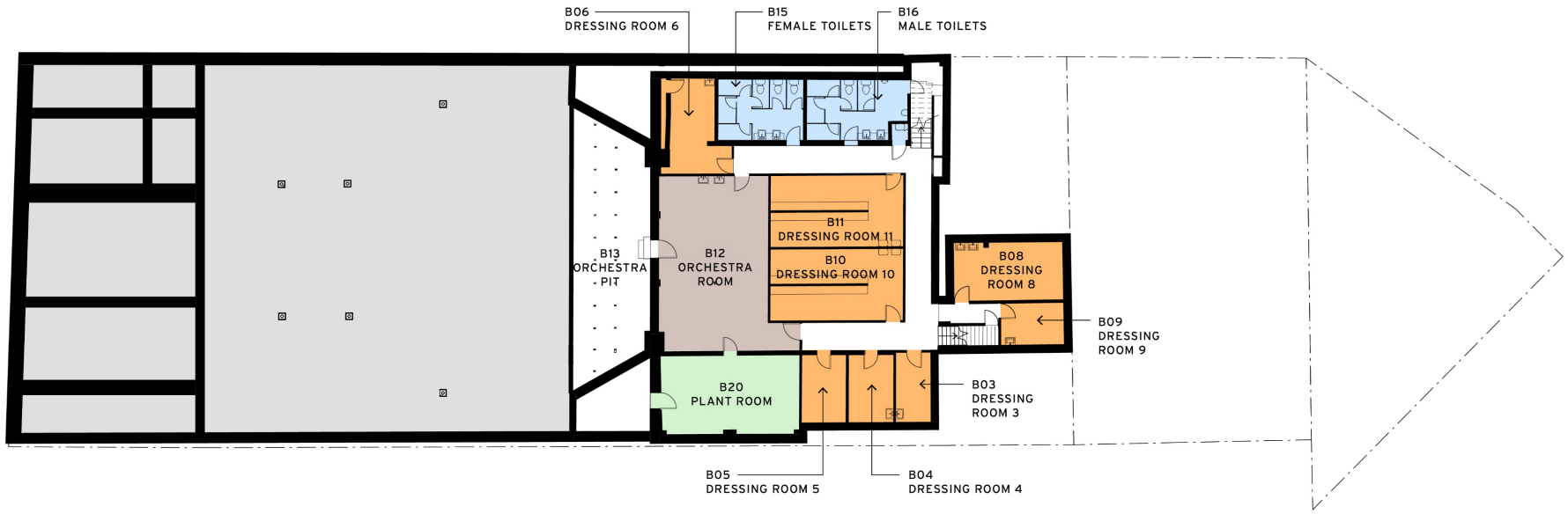
Prepared by

LOVELL CHEN

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002

Prepared for

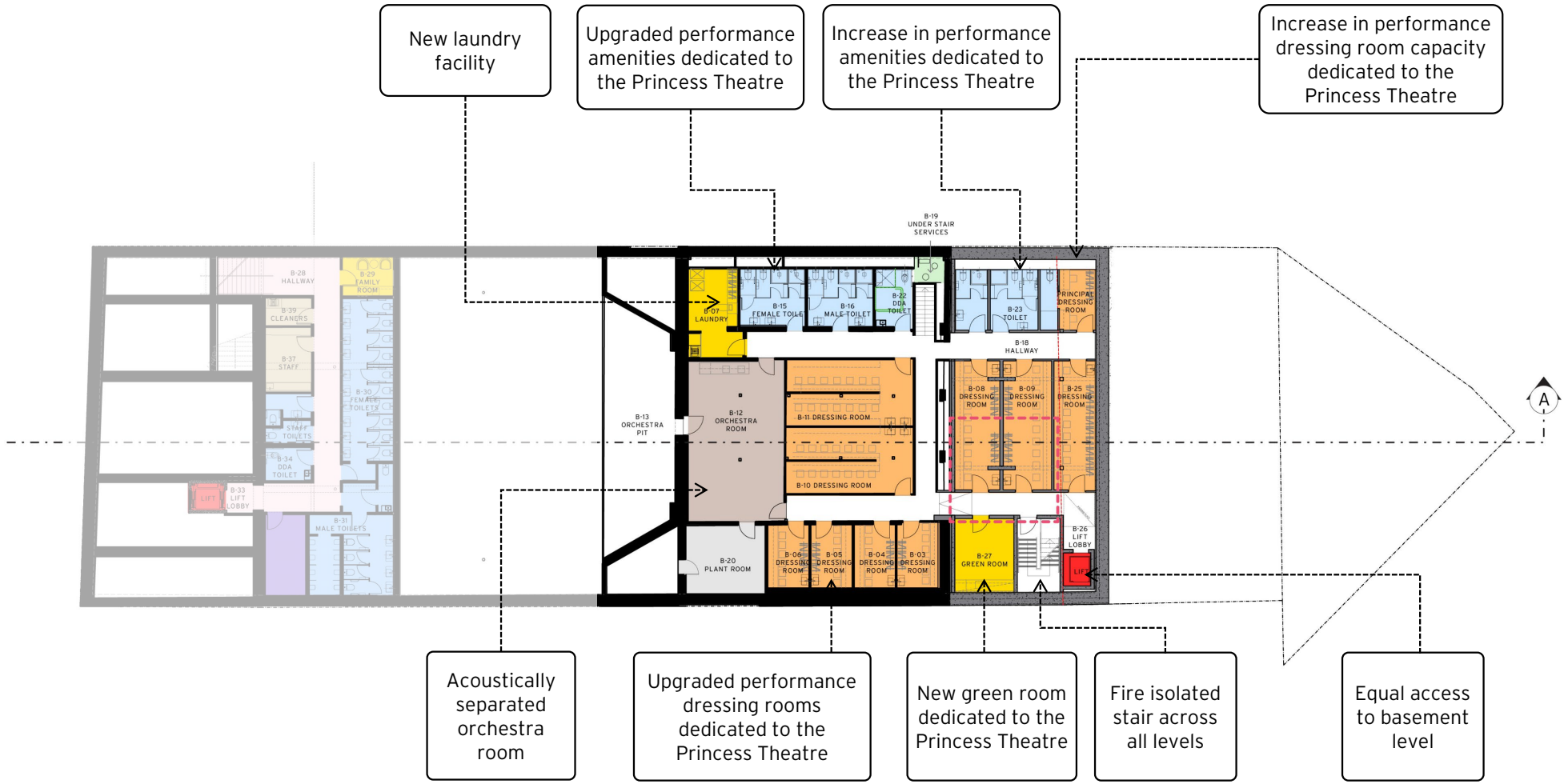
City of LAUNCESTON



EXISTING ISSUES

Back of House

- Dressing room require “updates and reconfiguration”. Current capacities issues put pressure on the available space.
- The orchestra room is currently used as an overflow for dressing rooms and storage facilities.
- No accessible (DDA) toilet for performers/Back of House staff.
- No equal access to basement level.
- No green room or communal backstage space.
- No laundry provided.


New laundry facility
Upgraded performance amenities dedicated to the Princess Theatre
Increase in performance amenities dedicated to the Princess Theatre
Increase in performance dressing room capacity dedicated to the Princess Theatre
B-19 UNDER STAIR SERVICES
B-07 LAUNDRY
B-15 FEMALE TOILET
B-16 MALE TOILET
B-22 DDA TOILET
B-23 TOILET
PRINCIPAL DRESSING ROOM
B-18 HALLWAY
B-08 DRESSING ROOM
B-09 DRESSING ROOM
B-25 DRESSING ROOM
B-11 DRESSING ROOM
B-10 DRESSING ROOM
B-13 ORCHESTRA PIT
B-12 ORCHESTRA ROOM
B-20 PLANT ROOM
B-06 DRESSING ROOM
B-05 DRESSING ROOM
B-04 DRESSING ROOM
B-03 DRESSING ROOM
B-27 GREEN ROOM
B-26 LIFT LOBBY
LIFT
B-28 HALLWAY
B-29 FAMILY ROOM
B-39 CLEANERS
B-37 STAFF
B-30 FEMALE TOILETS
STAFF TOILETS
B-34 DDA TOILET
B-33 LIFT LOBBY
B-31 MALE TOILETS
A
Acoustically separated orchestra room
Upgraded performance dressing rooms dedicated to the Princess Theatre
New green room dedicated to the Princess Theatre
Fire isolated stair across all levels
Equal access to basement level

EXISTING PLAN **GROUND FLOOR**

LOVELL CHEN

EXISTING ISSUES

Front of House

- Existing fixtures and fittings are “tired and unloved” as per client’s brief/patron feedback.
- No equal access across different levels of the foyer.
- Platform lift takes patrons between entry lobby and stalls.
- Kiosk is underutilised.
- The entry lobby is minimal and provides the only on-grade/equal access entrance.
- Public interface currently provided via a TV screen in the ticket office.

Front of House

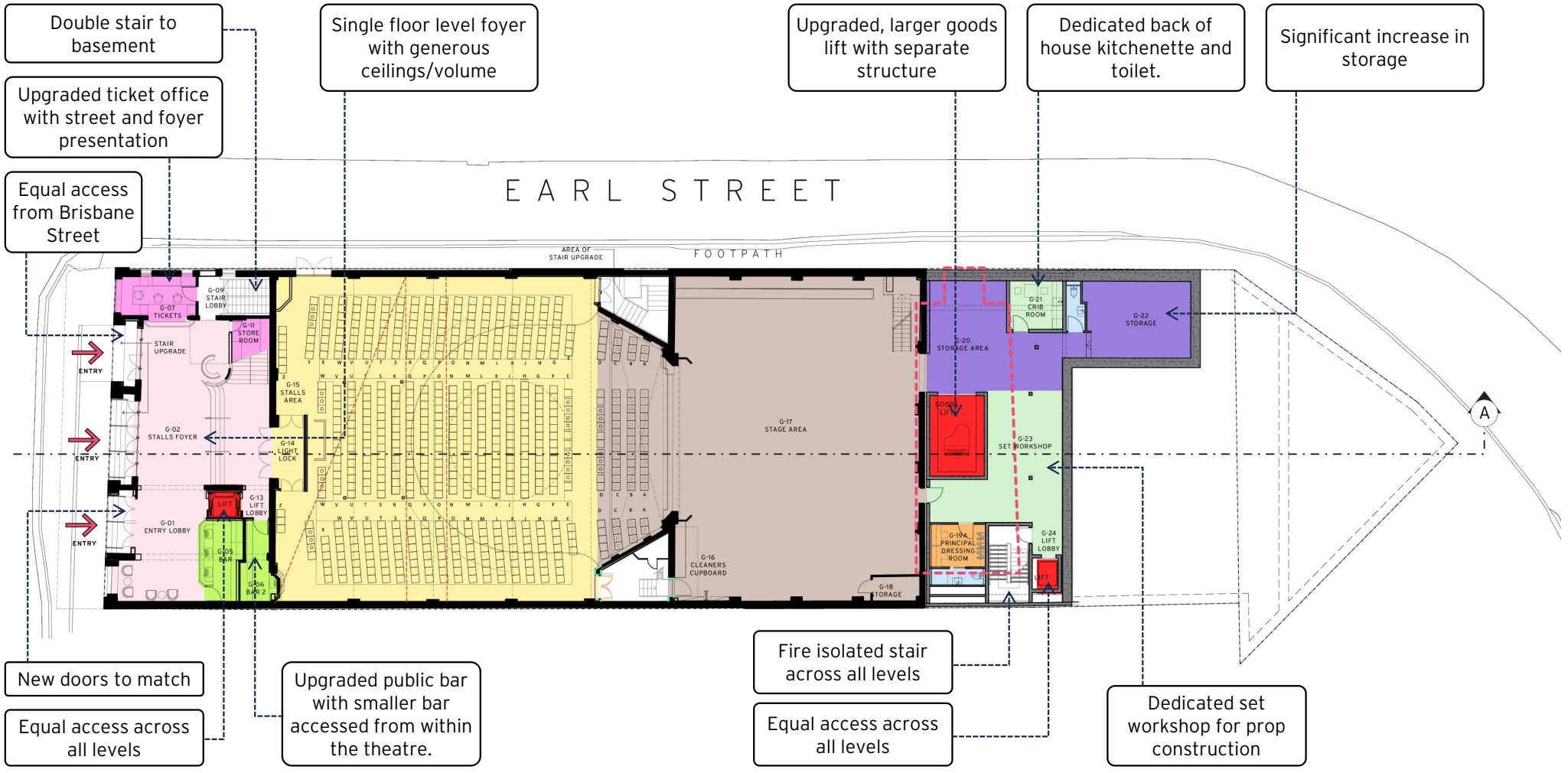
- Ticket office and administration office have insufficient space for staff numbers.
- No equal access to male toilets (on mezzanine level) which are non-compliant with low ceilings.
- As per client's brief “toilets are old, dated and poorly arranged.”
- As per client’s brief “ground floor bar is not functional and rarely used.”
- Accessible (DDA) toilet is non-compliant.

Back of House

- There is sound spill between loading dock and stage.
- Storage in the loading dock is minimal. As per client’s brief , this makes stage loading “difficult” and “very limiting”.
- As per client’s brief, “backstage kitchenette is currently small and dysfunctional.”
- Existing circulation limits functional use.

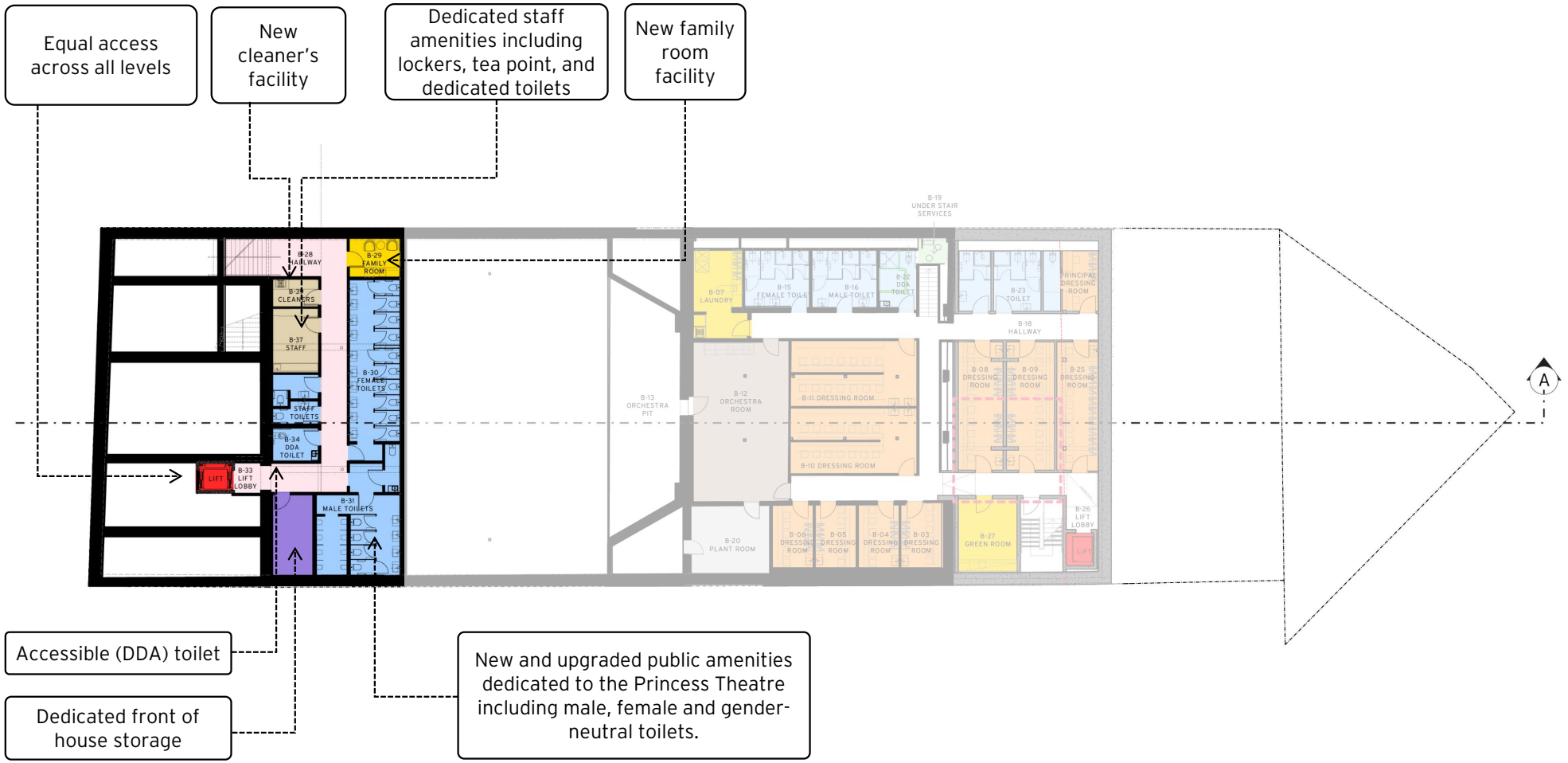
PROPOSED PLAN **GROUND FLOOR**

LOVELL CHEN



PROPOSED PLAN **BASEMENT (FRONT OF HOUSE)**

LOVELL CHEN



EXISTING PLAN

PROPOSED PLAN

EXISTING PLAN

PROPOSED PLAN

EXISTING ISSUES

Front of House

- Service risers visually and physically impose in the foyer.
- No equitable access to dress circle, Level 1 and Level 2.
- As per client's brief "toilets are old, dated and poorly arranged."
- As per client's brief the bar is "poorly positioned outside of the Level 1 access to the auditorium so lines to the bar impact access".

Loading Dock

- Loading dock has minimal access and storage space.
- Existing extendable platform temporarily blocks Earl Street.
- Joint use between theatres "becomes problematic", as per client's brief.

Earl Theatre

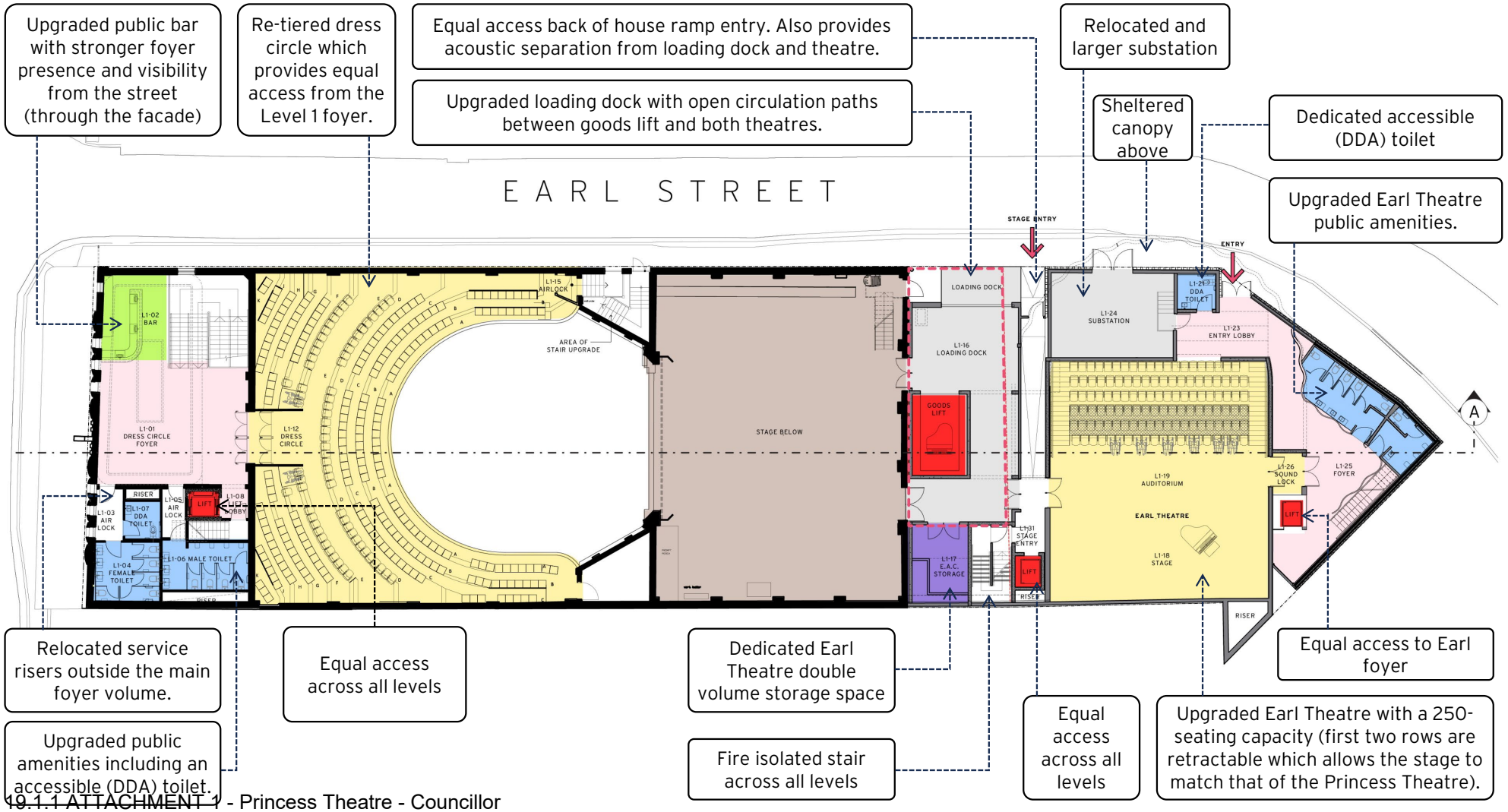
- As per client's brief, "current seating is 'cheap feeling' and uncomfortable."
- Lack of dedicated storage.
- As per client's brief, "entrance awning is required to provide shelter"
- Existing substation inhibits function to the foyer.

Earl Theatre

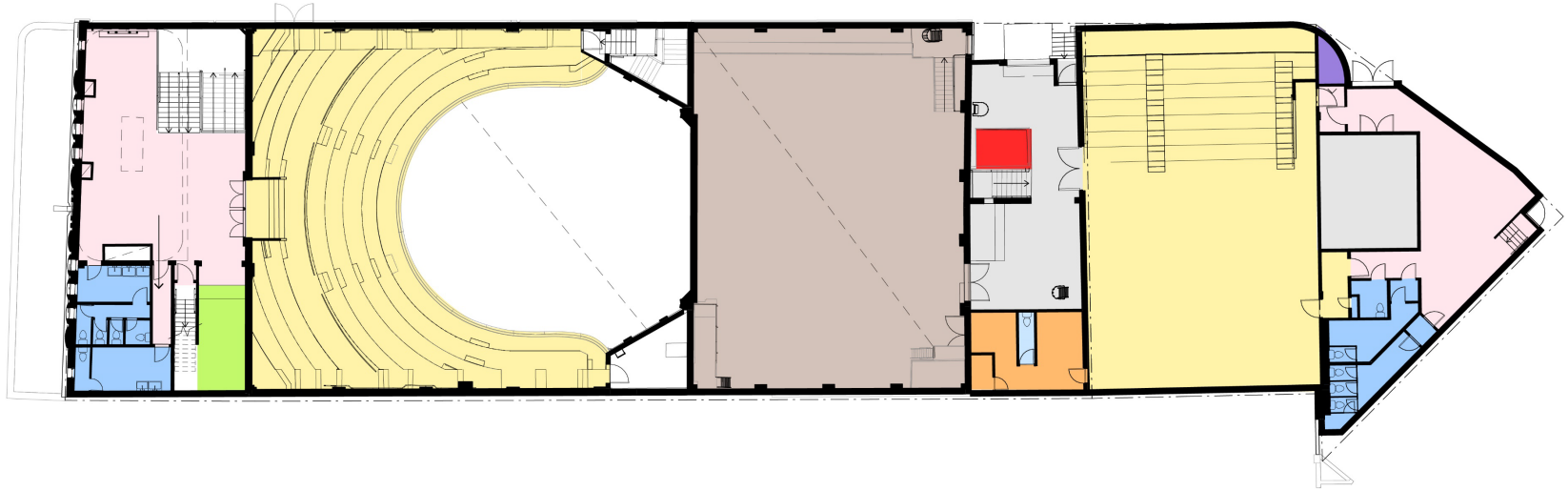
- As per client's brief, "current foyer does not entice use or create an appropriate entrance for patrons."
- Capacity to be revised to 250 patrons while maintaining a large enough stage for Princess Theatre rehearsals.
- Noting that the Earl also needs to maintain intimacy for smaller performances (50-100 patrons) and to be self-managed by hirers.
- Small number of dressing rooms provided which currently puts pressure on the Princess Theatre facilities.

PROPOSED PLAN **LEVEL 1**

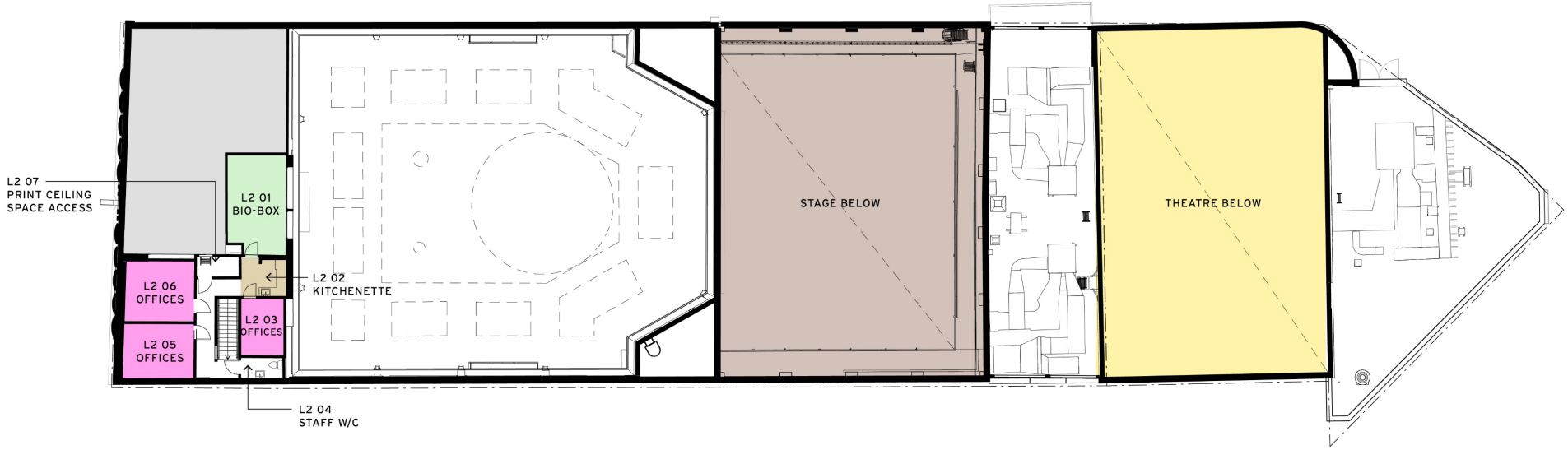
LOVELL CHEN



EXISTING PLAN



PROPOSED PLAN



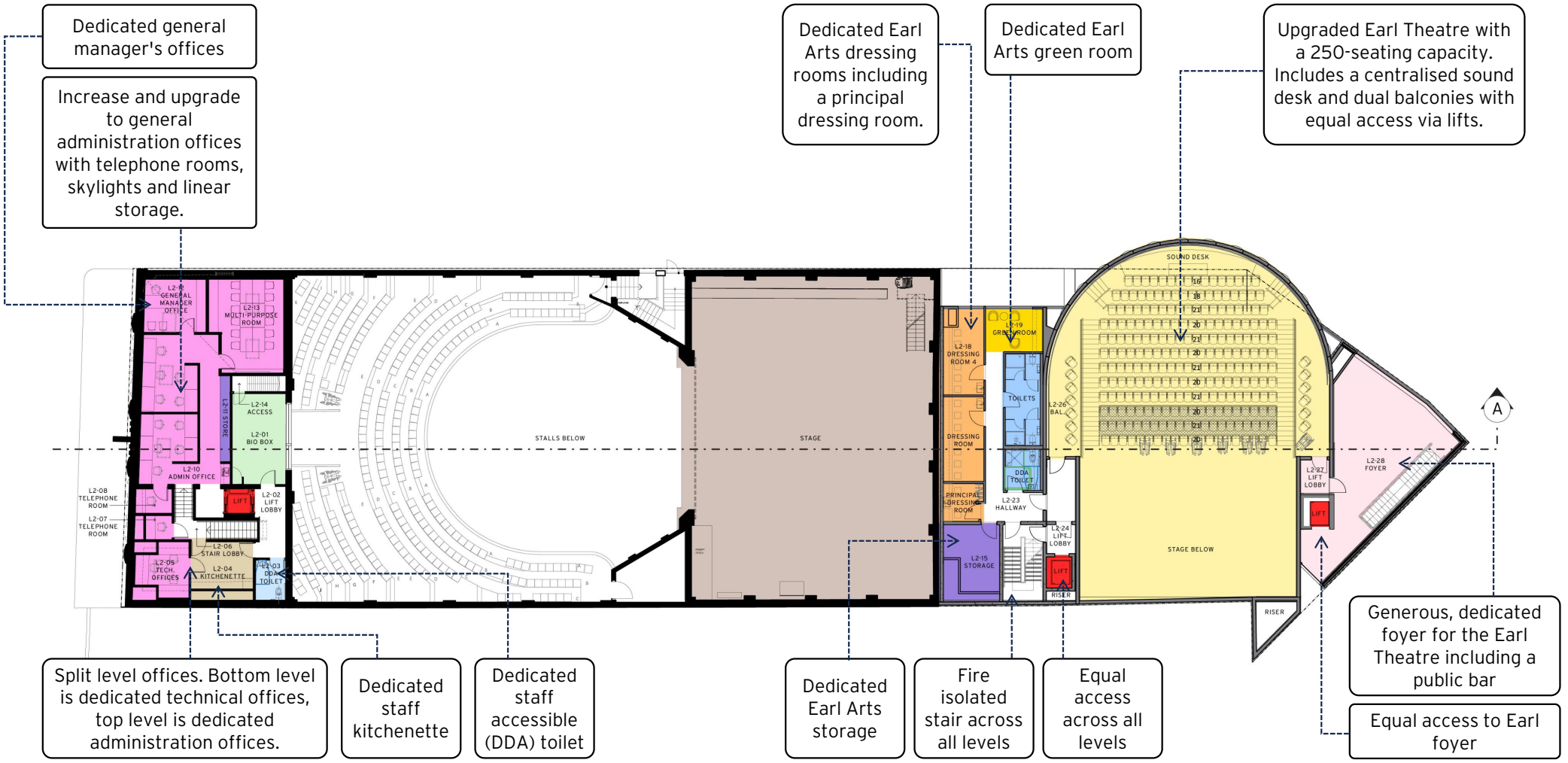
EXISTING ISSUES

Back of House

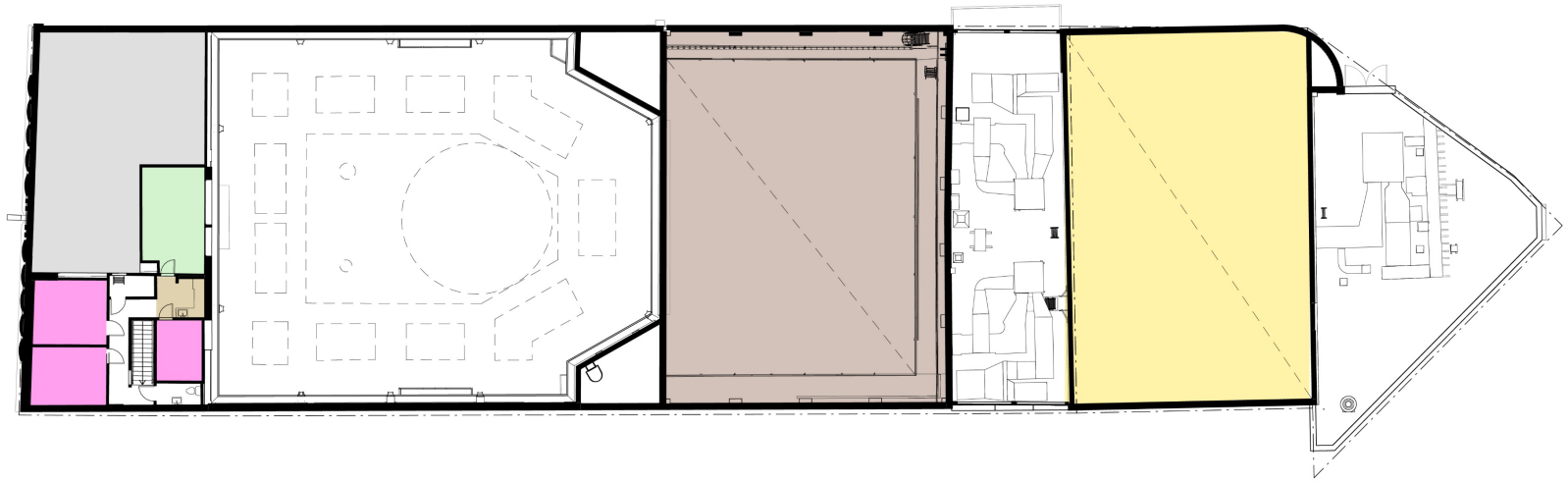
- Roof access is precarious (via a ladder) and shared with the print room.
- No equal access to Level 2/office space.
- No dedicated stage manager facility.
- As per client's brief, "the building lacks office and administration to adequately serve the functions of the theatre."
- As per client's brief, "current office and administration space lacks basic amenity such as natural light, privacy, floor space, and ventilation."

PROPOSED PLAN **LEVEL 2**

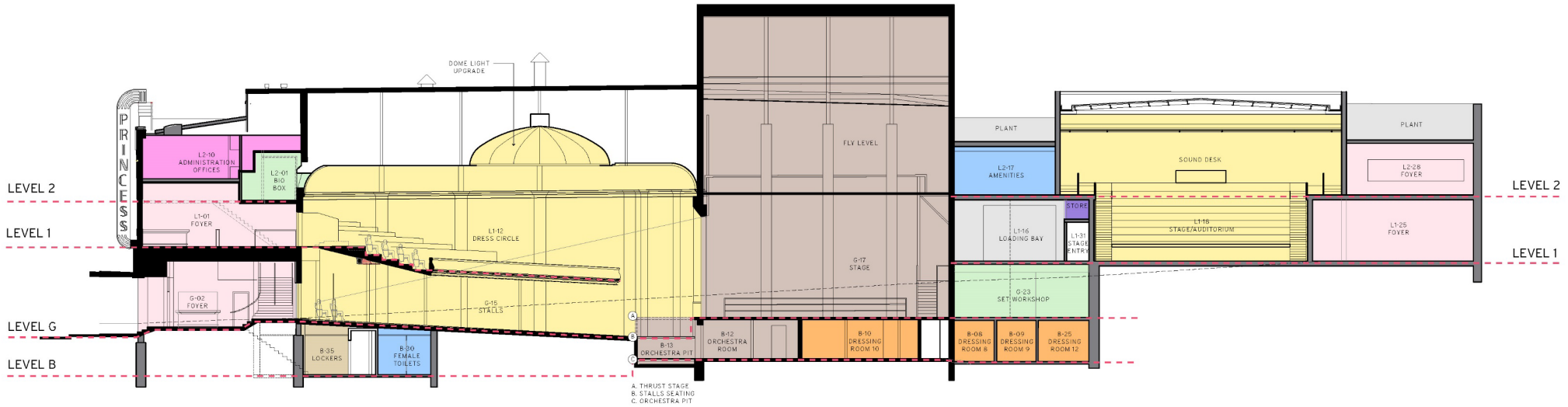
LOVELL CHEN

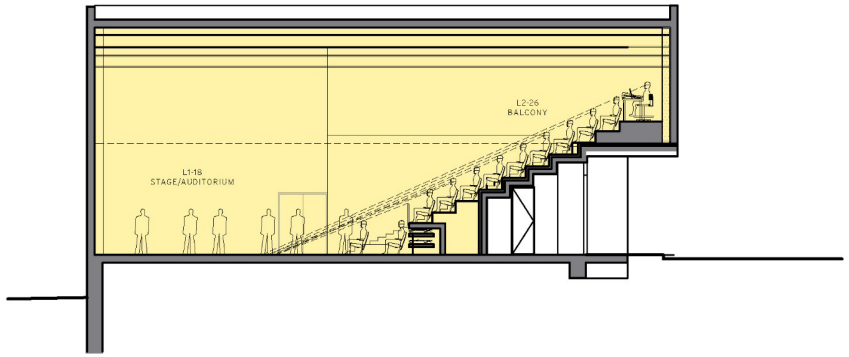


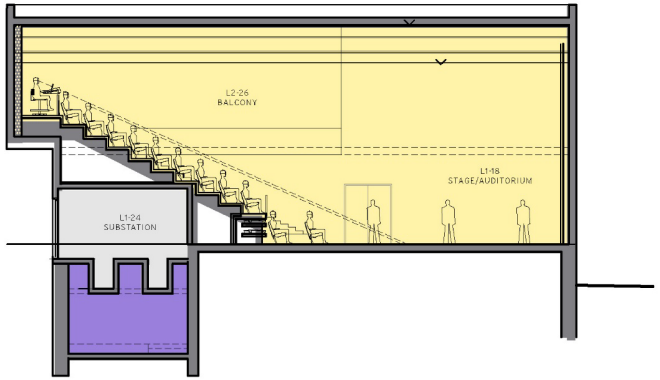
EXISTING PLAN



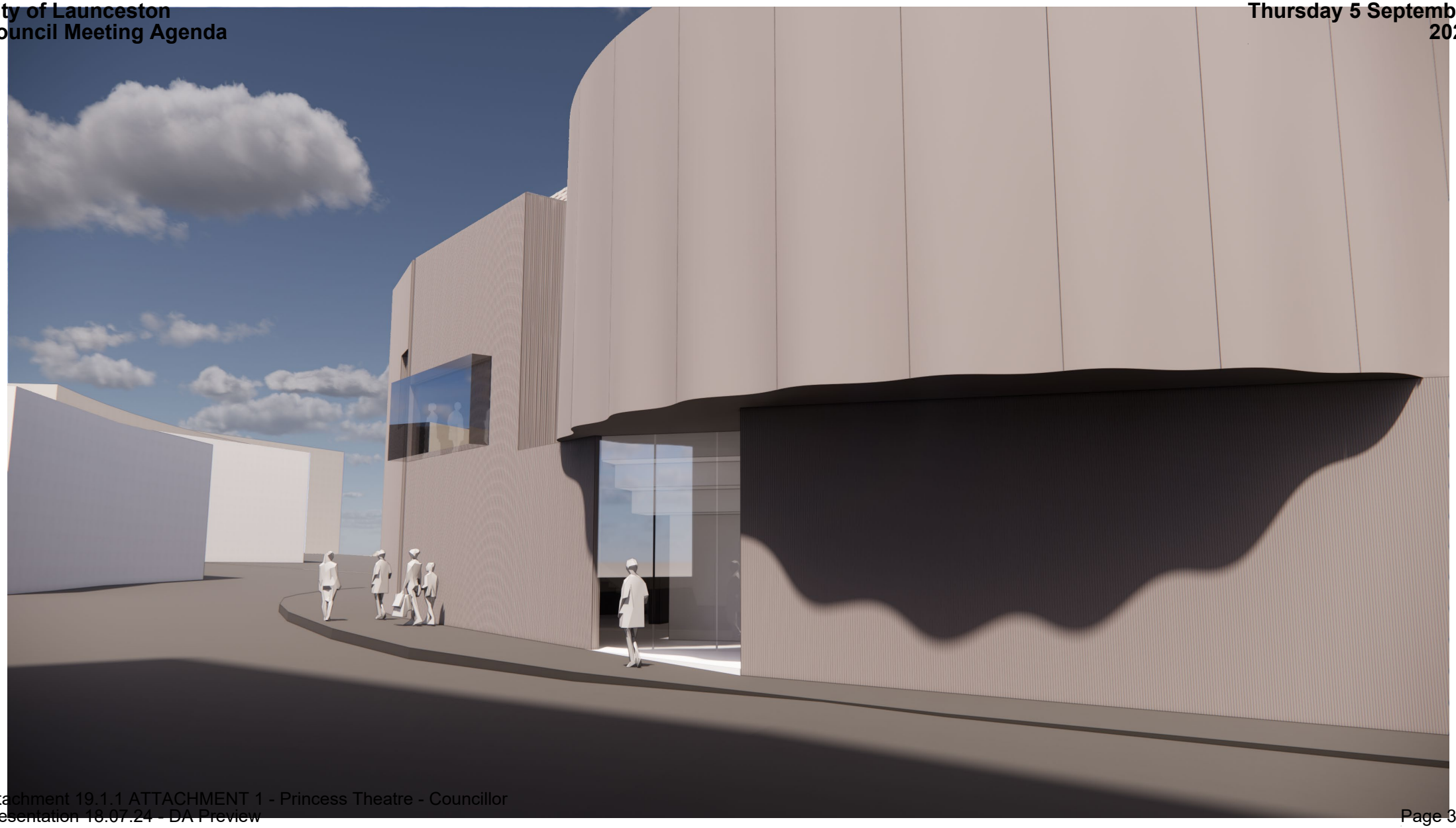
PROPOSED PLAN


PRINCESS
DOME LIGHT UPGRADE
L2-10 ADMINISTRATION OFFICES
L2-01 BIO BOX
L1-01 FOYER
L1-12 DRESS CIRCLE
G-02 FOYER
G-15 STALLS
B-35 LOCKERS
B-30 FEMALE TOILETS
B-13 ORCHESTRA PIT
B-12 ORCHESTRA ROOM
FLY LEVEL
G-17 STAGE
B-10 DRESSING ROOM 10
PLANT
L2-17 AMENITIES
L1-16 LOADING BAY
STORE
L1-31 STAGE ENTRY
G-23 SET WORKSHOP
B-08 DRESSING ROOM 8
B-09 DRESSING ROOM 9
B-25 DRESSING ROOM 12
SOUND DESK
L1-18 STAGE/AUDITORIUM
PLANT
L2-28 FOYER
L1-25 FOYER
LEVEL 2
LEVEL 1
LEVEL G
LEVEL B
LEVEL 2
LEVEL 1
A. THRUST STAGE
B. STALLS SEATING
C. ORCHESTRA PIT

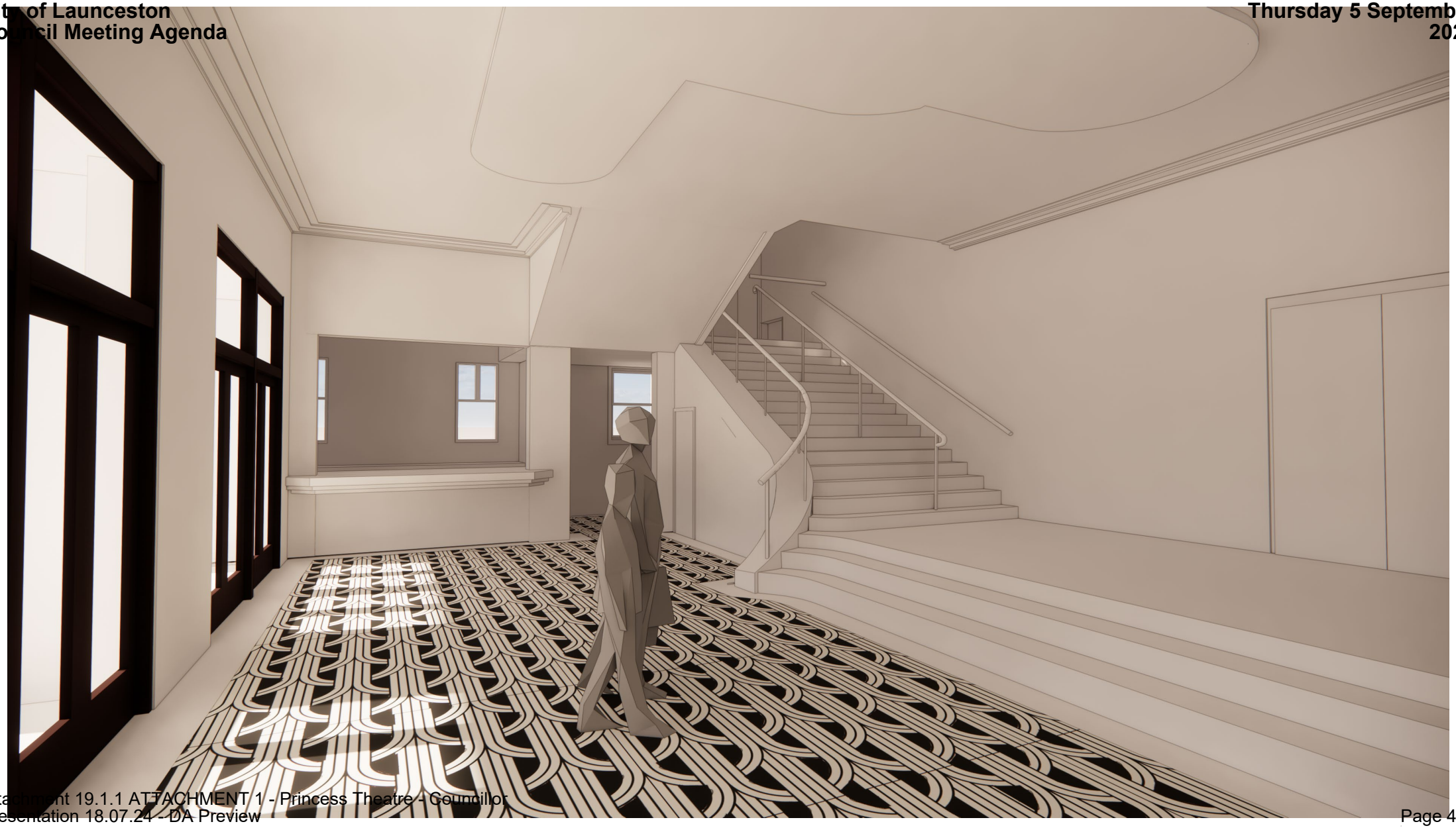

L2·26
BALCONY
L1·18
STAGE/AUDITORIUM


L2·26
BALCONY
L1·18
STAGE/AUDITORIUM
L1·24
SUBSTATION

	PRINCESS THEATRE			EARL ARTS CENTRE		
	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE
PUBLIC TOILETS	21	38	17	6	10	4
STAFF/PERFORMER TOILETS	4	14 (INCLUDING CHILDREN'S)	10	1	3	2
TOTAL	25	52	27	7	13	6



LOVELL CHEN



Equal access throughout (vertically across levels and from Brisbane and Earl Street).
Increased public amenities to both theatres.
Dedicated dressing rooms and performance amenities (toilets and green room) to each theatre.
Increased back of house facilities with dedicated storage to each theatre and a workshop.
Dedicated administrative and technical staff facilities (lockers, kitchenette, crib room, telephone rooms, managers office, multi-purpose room).
Increased and upgraded staff offices.
Flexibility for theatre performances and patron capacity to the Earl Theatre.
Earl Street activation with cantilevered theatre façade.


LOVELL CHEN
LEVEL 5, 176 WELLINGTON PARADE
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AUSTRALIA
TEL +61 (0)3 9667 0800
enquiry@lovellchen.com.au
www.lovellchen.com.au

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP164783

PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

1. Easements

1.1 Lot 1 on the Plan is subject to:

(a) a right of drainage over that part of Lot 1 marked "Drainage Easement 3.05 Wide (P139400)" appurtenant to such lots as are more fully set forth in Sealed Plan 3569;

(b) a right of drainage over that part of Lot 1 marked "Drainage Easement 2.00 Wide (SP140074)" in favour of Launceston City Council; and

(c) a right of drainage over that part of Lot 1 marked "Drainage Easement 3.00 Wide" in favour of Launceston City Council.

1.2 Lot 2 on the Plan is subject to a right of drainage over that part of Lot 2 marked "Drainage Easement 4.00 Wide" appurtenant to Lot 1 and in favour of Launceston City Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd ACN 133 655 062.

1.3 Lot 1 on the Plan is together with a right of drainage over that part of Lot 2 marked "Drainage Easement 4.00 Wide".

1.4 Lots 5 to 18 inclusive on the Plan are subject to a right of drainage over those parts of Lots 5 to 18 inclusive marked "Drainage Easement Variable Width ABCDEFG" in favour of Launceston City Council and Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd ACN 133 655 062.

1.5 Each Lot in Column A below is:

(a) together with a right of drainage over the drainage easement marked "Sewer Easement Variable Width" passing through each Lot specified in Column B; C

(b) subject to a right of drainage over that part of the Lot marked "Sewer Easement Variable Width" appurtenant to the Lots in Column B; and

Signature Signature Signature

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REF: 140075/1, 140074/16 & 60926/85 SOLICITOR & REFERENCE: Hunt & Hunt (refer Mr A Logan)	PLAN SEALED BY: Launceston City Council DATE: 27.9.2012 DA0630/2009 REF NO. M. REYNOLDS Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP164783
SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REFERENCE: 140075/1, 140074/16 & 60926/85	

(c) subject to a right of drainage over that part of the Lot marked "Sewer Easement Variable Width" in favour of Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd ACN 133 655 062.

Column A	Column B	Column C
2	3-18	Nil
3	4-18	2
4	5-18	2-3
5	6-18	2-4
6	7-18	2-5
7	8-18	2-6
8	9-18	2-7
9	10-18	2-8
10	11-18	2-9
11	12-18	2-10
12	13-18	2-11
13	14-18	2-12
14	15-18	2-13
15	16-18	2-14
16	17-18	2-15
17	18	2-16
18	Nil	2-17

1.6 Lots 5 to 14 inclusive on the Plan are subject to a right of drainage over the "Drainage Easement 3.00 Wide (SP3569)" appurtenant to such lots as are more fully set forth in Sealed Plan 60926 (formerly Sealed Plan 3569).

1.7 Lot 5 on the Plan is subject to a right of drainage over the "Drainage Easement 3.05 Wide (SP3569)" appurtenant to such lots as a more fully set forth in Sealed Plan 60926 (formerly Sealed Plan 3569).

1.8 Lots 15 to 18 inclusive on the Plan are subject to a right of drainage over that part of Lots 15 to 18 inclusive marked "Drainage Easement 3.05 Wide (SP3570)" appurtenant to such lots as are more fully set forth in Sealed Plan 3570.

1.9 Lot 18 on the Plan is subject to a right of drainage over that part of Lot 18 marked "Drainage Easement 3.05 Wide (SP3570)" appurtenant to such lots as are more fully set forth in Sealed Plan 3570.

1.10 Lot 902 on the Plan is together with:

(a) a right of drainage over that part of Lot 5 marked "Drainage Easement 3.05 Wide (SP3569)" on the Plan; and

(b) a right of drainage over those parts of Lot 5, 6, 7 & 8 marked "Drainage Easement 3.05 Wide (SP3569)".

Signature Signature Signature

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP164783
SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REFERENCE: 140075/1, 140074/16 & 60926/85	

2. Covenants

The owner of each lot on the Plan covenants with the subdivider that

2.1 ~~In respect of each Lot on the Plan~~ the subdivider, The Grange (Launceston) Limited ACN 117 923 565, shall not be required to fence.

2.2 Those parts of Lots 1, 2, 3 and 4 on the Plan formerly comprising Lot 16 on Sealed Plan 140074 are affected by the restrictive covenants created by and more fully set out in Sealed Plan 140074.

2.3 That part of Lot 902 formerly comprising Lot 85 on Sealed Plan 60926 (formerly being SP3569) is affected by the restrictive covenants created by and more fully set out in Sealed Plan 3569 (now Sealed Plan 60926).

2.4 The owner of each Lot on the Plan (except for Lot 902) covenants with the subdivider, The Grange (Launceston) Limited ACN 117 923 565, and the owner for the time being of every other Lot shown on the Plan (with the exception of Lot 902) to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

(a) not to erect, permit to be erected or allow to remain erected on each Lot:

(1) any building other than one private dwelling house together with the usual outbuildings other than on Lot 1;

(2) any dwelling or house having external walls of less than 75% new first quality stone, brick, cement or acrylic render, glass, painted timber weatherboards or any combination thereof or some other material approved of in writing by the subdivider, The Grange (Launceston) Limited ACN 117 923 565, or with roofing of a reflective nature, provided that nothing contained in this covenant shall be construed so as to preclude or restrict the use of timber in the inner framework of any external wall;

(3) any dwelling or house having a total floor area (exclusive of verandas, garages and outbuildings) of less than 125 square metres;

(4) any dwelling or house having split log walls or any kit home or relocated dwelling, or any transportable or temporary dwelling structure or caravan used as a dwelling other than a garden shed located in the rear yard;

(5) any building or structure (excluding a glass house) detached from the dwelling or house on a Lot in any material other than that of which the exterior walls of the dwelling house are mainly constructed (unless constructed of timber or pre-finished Colourbond iron) and with other than a roof material and colour the same as the roof material and colour of the dwelling or house;

(6) any fence between the front boundary of the Land and any building constructed on a Lot except any Lots while they are being used for display home purposes;

(7) any new fence on the side or rear boundary of any Lot that is constructed of Colourbond iron, galvanised iron, corrugated iron or any similar product;

Signature Signature Signature

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 164783
SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REFERENCE: 140075/1, 140074/16 & 60926/85	

(8) any advertising board or hoarding to be erected or constructed or remain erected on a Lot, which gives notice that the property is available for sale until a date 24 months after the day of sale or until an occupancy Certificate has been issued for any dwelling constructed on the Land whichever is the earlier, provided that this covenant does not apply to the subdivider, The Grange (Launceston) Limited ACN 117 923 565;

(9) any dwelling house unless that dwelling house achieves a minimum 5 star energy rating as assessed under the Nationwide House Energy Rating Scheme administered in Tasmania by Workplace Standards Tasmania and includes a reticulated gas powered hot water system and gas powered heating;

(10) any dwelling house unless that dwelling house includes a non-reflective or concealed water tank which has a minimum capacity of 3,000 litres and which is plumbed directly into all toilets contained within the dwelling;

(11) allow the area of each Lot between the road and the front boundary of a Lot to be used for permanent or temporary storage, repair, maintenance, wrecking, construction, use, movement or parking of any motor vehicle, motor bike, caravan, trailer, boat, yacht or any other vehicle or vessel;

(b) not to permit the Lot (other than Lot 1) to be further subdivided or stratum titled;

(c) not to carry on or permit to be carried on the Lot any trade or business which may be a public nuisance or provoke annoyance and no noxious noisome or offensive trade or business shall be carried on or be permitted or suffered to be carried on any part of the Lot.

(d) not during any period of construction on the Lot or otherwise:

(1) allow construction or works to occur without the provision of a suitable receptacle for the collection of site rubbish;

(2) allow such construction or works to take place whereby material used therefore or waste there from are not contained within the boundary of such Lot;

(3) allow the Lot to become or remain in an unkempt or untidy condition, or without the provision of an approved portable onsite toilet;

(4) allow the crossover, footpaths, roadways, nature strip or other infrastructure to be damaged or to enter or exit the Lot in any other point save for the point which is constructed for such purpose;

(5) generally not to conform to any code of practice for buildings and or works promulgated or adopted by any responsible authority,

Signature Signature Signature

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP164783
SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REFERENCE: 140075/1, 140074/16 & 60926/85	

subject to making payment to the subdivider, The Grange (Launceston) Limited ACN 117 923 565, for any costs associated with remedying any breach of these covenants, which the subdivider shall be entitled to recover as a liquidated debt from the owner of such Lot;

(e) that part of the Lot between the front boundary of the Lot and any building constructed on the Lot is not to remain unlandscaped for a period in excess of six months from the date on which an Occupancy Certificate is issued for a dwelling constructed on the Lot (and for the purpose of this covenant, "landscape" means to establish planted-out garden beds and lawns and sealed or gravelled driveways and pathways).

2.5 The subdivider, The Grange (Launceston) Limited ACN 117 923 565 reserves the right for itself and its assigns to sell, lease or otherwise deal with the balance of the land owned by it or any part thereof or any Lot on the Plan subject to the above conditions and restrictive covenants or any one or more of them or not and subject to such modifications or amendments or full release thereof as it thinks fit. The exercise of this right in relation to the balance of the land or any part thereof or any Lot on the Plan shall not release the owner of any other Lot on the Plan to give to the owner of the balance of the land or any part thereof or any other Lot on the Plan any right or action against the subdivider, The Grange (Launceston) Limited ACN 117 923 565.

Signed for and on behalf of **The Grange (Launceston) Limited ACN 117 923 565** pursuant to s 127 of the Corporations Act

Signature of Director

Signature of Director / Secretary

James Lawrence Watson
Name of Director

Jon David WALLS
Name of Director / Secretary

National Australia Bank Limited as mortgagee of folio of the Register Volume 140074 Folio 16 under mortgage C776901 and as mortgagee of folio of the Register Volume 140075 Folio 1 under mortgage C743048

Executed by National Australia Bank Limited)
by its Attorney)
JASON MACKENZIE)
who holds the position of Level 3 Attorney under)
Power of Attorney dated 1/03/2007 (a certified) ATTORNEY
copy of which is filed in Permanent Order Book)
277 Page No 25 Item 3) in the presence of:)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 164783
SUBDIVIDER: The Grange (Launceston) Limited and James Oakley Fisher FOLIO REFERENCE: 140075/1, 140074/16 & 60926/85	

SIGNED by **James Oakley Fisher** in the presence of:

Signature: .....

Signature: .....

Name: RICKY KEVIN REID
Solicitor

Address: Clarke & Gee
109 Cameron Str. Launceston

Occupation:
Witness

Australia and New Zealand Banking Group Limited as mortgagee of folio of the Register Volume 60926 Folio 85 under mortgage C859951

EXECUTIVE BY
AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by BEING
Signed by its Additional Attorney

LUCIO SARDEGNA

(who hereby Certifies that he has received no notice of revocation of POWER OF ATTORNEY NO PA9653 under which this instrument is signed) in the presence of

Bank Officer, 4/833 Collins Street, Docklands Victoria 3008

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by its
Additional Attorney

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