



## PLANNING PERMIT APPLICATION FORM

Devonport City Council  
Land Use Planning and Approvals Act 1993 (LUPAA)  
Tasmanian Planning Scheme – Devonport 2020

### Use or Development Site

#### Development Address

Friend Street and Stony Rise Road, Stony Rise  
Devonport 7310

#### Certificate of Title Reference No.:

167737/15, 167737/18, 167737/103, 167737/104, 173536/16, 173536/17, 173536/105, 159930/100, 20325/6

### Applicant's Details

#### Who is applying

Company

#### Company Name

GHD

#### ACN

39 008 488 373

#### Postal Address

10 Columnar Court Burnie 7320  
Burnie, Tasmania 7320  
Australia

#### Telephone

+61410831242

#### Email

[tom.reilly@ghd.com](mailto:tom.reilly@ghd.com)

#### Do you own the property that is being developed?

No



**Who would you like the invoice to be made out to?**

Other

**Name**

Tipalea Private No.24 Pty Ltd as trustee for the Tipalea No.24 Unit Trust

**Address**

Level 11, 50 Clarence Street  
Sydney, New South Wales 2000

**Owners Details**

if more than one owner, all names must be provided

**Who owns the property?**

Company

**Company Name**

Bunnings Properties Pty Ltd, Best Street Investments Pty Ltd, Edward Stan Nelson, Devonport City Council

**ACN**

ABN 46 008 557 622, ABN 605 150 025

**Postal Address**

Friend Street and Stony Rise Road  
Devonport, Tasmania 7310  
Australia

**Phone**

0410 831 242

**Email**

[tom.reilly@ghd.com](mailto:tom.reilly@ghd.com)

**Assessment of an application for a Use or Development**

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

**What is proposed?**

See attached. Please note that the images are highly compressed in order to come under the file size limit. Please contact applicant for a higher resolution version.

**Description of how the use will operate**

See attached

**Supporting Documents for Proposal (Optional)**

- [PSA-DA-Friend-Street-Stony-Rise-Road.pdf](#)



### Value of use and/or development

\$ 23,415,000.00

### Upload Files

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

#### Upload copy of certificate of title, including title plan and schedule of easements

- [Title-documentation.pdf](#)

#### A site analysis and site plan showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

#### Upload a detailed site plan that includes a floor plan, layouts and elevations

- [Drawings.pdf](#)

#### Are you planning on constructing a building?

Yes

#### Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions showing:

- Setbacks of buildings to property (title) boundaries
- The internal layout of each building on the site
- The private open space for each dwelling
- External storage spaces
- Car parking space location and layout
- Elevations of every building to be erected
- The relationship of the elevations to natural ground level, showing any proposed cut or fill
- Shadow diagrams of the proposed buildings and adjacent structures showing the extent of shading of adjacent



private open spaces and external windows of buildings on adjacent sites

- Materials and colours to be used on roofs and external walls

### Are you proposing any landscaping?

Yes

### A plan of the proposed landscaping including:

- Planting concept
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths
- Plantings proposed for screening from adjacent sites or public spaces

### Upload plan of the proposed landscaping

- [Drawings1.pdf](#)

### Notification of Landowner/s

(s.52 Land Use Planning and Approvals Act,1993)

### Who owns the land?

Individual / Company

I,  
Tom Reilly

declare that the owner/s of the land has / have been notified of my intention to make this application.

### Date

06/05/2022

### Agreement

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

### PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

✓ I understand that all documentation included with a discretionary application will be made available for inspection by the public.

### Privacy Policy

✓ I agree to the privacy policy of the Devonport City Council.



[Click Here to view our Privacy Policy \(Opens in a new tab\)](#)

**Date**

06/05/2022

PRIVACY ACT The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.



## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

Friend Street and Stony Rise Road, Stony Rise

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

FR167737/103, FR167737/104, FR173536/105, FR159930/100, FR20325/6

### 3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

## NOTES:

### a. When is owners' consent required?

Owners' consent is required for:

- amendments to a planning scheme under former section 33(1)<sup>i</sup> a Local Provisions Schedule (LPS) owners' consent under section 37 of the *Land Use Planning and Approvals Act 1993*; and or
- combined permits under former section 43A or section 40T of the Act.

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

### b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

### c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- the consent of each owner of each lot on the strata plan.

### d. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- one company director and company secretary; or
- two company directors; or
- if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract ([www.asic.gov.au](http://www.asic.gov.au)) must be provided.

### e. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- sealed and witnessed in accordance with the association's rules; or,
- signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

### f. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 1 October 2020

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<sup>i</sup> References to the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.



SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 15
EDITION 3	DATE OF ISSUE 15-Feb-2018

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 15 on Sealed Plan 167737  
 Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan, Part of Lot 278 Gtd. to Jocelyn Thomas & Part of Lot 39748 (4208m2) Gtd. to the Director of Housing  
 Prior CT 166236/1

SCHEDULE 1

D112497 TRANSFER to BUNNINGS PROPERTIES PTY LTD Registered  
 29-Sep-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP173536 BENEFITING EASEMENT: a signage easement over the  
 Signage Easement 'WW' 3.00 wide (SP173536) on SP167737  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP159930, SP161441 & SP163878 FENCING PROVISION in Schedule of  
 Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 M915440 CAVEAT by Tipalea Private No 24 Pty Ltd Registered  
 02-Sep-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements  
 pursuant to Request to Amend No. E45303 made under  
 Section 103 of the Local Government (Building and  
 Miscellaneous Provisions) Act 1993. Search Sealed

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Plan No. 167737 Lodged by DOUGLAS & COLLINS on  
26-Jun-2017 BP: 173536

SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 18
EDITION 4	DATE OF ISSUE 19-Dec-2019

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 18 on Sealed Plan 167737  
 Derivation : Part of Lot 4579 (107A-2R-0P) Gtd. to Andrew  
 Murray Milligan  
 Prior CT 163878/5

SCHEDULE 1

M780257 TRANSFER to BEST STREET INVESTMENTS PTY LTD  
 Registered 19-Dec-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP159930, SP161441 & SP167737 FENCING PROVISION in Schedule of  
 Easements  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 E66835 CAVEAT by LDC Infrastructure Holding Company Pty Ltd  
 affecting that part of the said land within described  
 as shown on the plan annexed to the Caveat  
 Registered 29-Sep-2016 at noon  
 E203670 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 19-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 104
EDITION 2	DATE OF ISSUE 24-Jul-2014

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.27 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 104 on Sealed Plan 167737  
 Derivation : Part of Lot 4579 (107A-2R-0P) Gtd. to Andrew  
 Murray Milligan  
 Prior CT 163878/5

SCHEDULE 1

D45058 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 24-Jul-2014 at noon

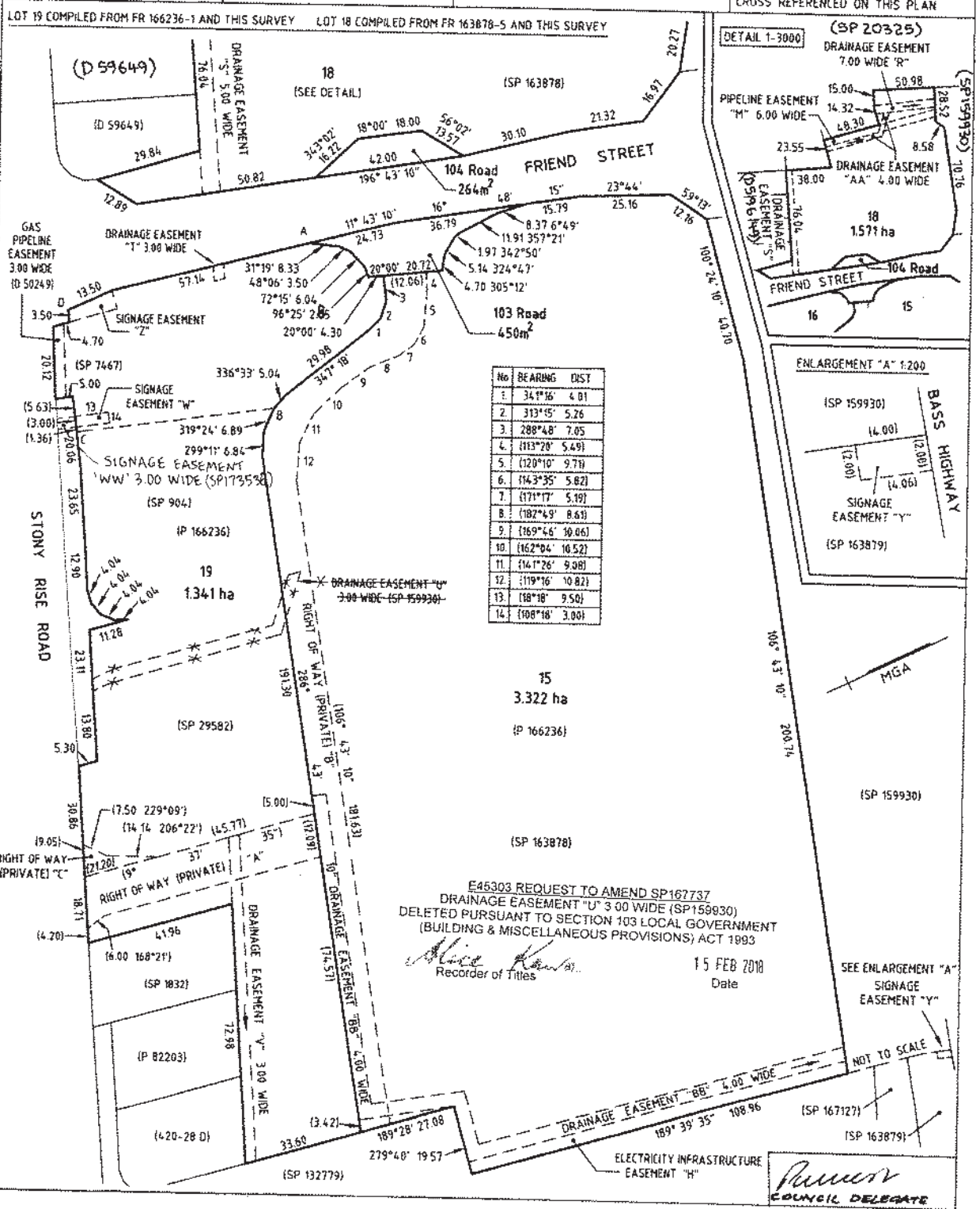
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP163878 FENCING PROVISION in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP159930 & SP161441 FENCING PROVISION in Schedule of Easements  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS: LAUNCESTON GASWORKS PTY. LTD.		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP167737</b>	
FOLIO REFERENCE: FR 166236-1, FR 163878-5		BY SURVEYOR M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250		APPROVED EFFECTIVE FROM <i>Alice Kawa</i> 6 JUN 2016	
GRANTEE: PART OF LOT 4579 (107a-2c-dp) GRANTED TO ANDREW MURRAY MULLIGAN, PART OF LOT 278 GRANTED TO JOCELYN THOMAS, PART OF LOT 39748 (4208m <sup>2</sup> ) GRANTED TO THE DIRECTOR OF HOUSING		LOCATION CITY OF DEVONPORT		Recorder of Titles	
SCALE 1: 1000		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No: 108 (4443 - 12)	LAST UPI No.	LAST PLAN: P 166236, SP 163878		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



E45303 REQUEST TO AMEND SP167737  
DRAINAGE EASEMENT "U" 3.00 WIDE (SP159930)  
DELETED PURSUANT TO SECTION 103 LOCAL GOVERNMENT  
(BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

*Alice Kawa*  
Recorder of Titles  
15 FEB 2016  
Date

*Patricia*  
COUNCIL DELEGATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 167737</b>

PAGE 1 OF 7 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.

**DEFINITIONS**

SIGNAGE EASEMENT means:

The right to erect and install and maintain an illuminated sign of a height no greater than 10 metres on the designated servient land and at all times thereafter:

- a) to lay and maintain electric cabling to the said sign and to cause or permit electrical energy to flow through the said cabling/wiring;
- b) to enter into and upon the servient land for the purposes of examining, operating, maintaining, repairing, modifying, adding to or replacing the sign without doing unnecessary damage to the servient land and making good all damage occasioned thereby; and
- c) to erect a fence or barrier or other protective structure upon the servient land around the sign if in the opinion of the owner of the dominant tenement these are necessary for reason of safety.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REF: C.T. 166236-1, C.T. 163878-5 SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott)	PLAN SEALED BY: Devonport City Council DATE: <u>20<sup>th</sup> February 2014</u> <u>PAZ013:0147</u> REF NO. <u>Parnment</u> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

ELECTRICITY INFRASTRUCTURE EASEMENT means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") 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 Aurora may determine above, on or under the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 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 Aurora 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;
- 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

**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.



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora 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 or objects within the said easement without the prior written consent of Aurora 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.

“TasWater” means:

Tasmanian Water and Sewerage Corporation (North Western Region) Pty. Ltd. (A.C.N. 133 655 008) and/or its successor and assigns.

Right of Carriageway means and includes the following conditions:

- a) the Grantor grants the Grantee the full and free right for the Grantee, in common with the Grantor and all others having the like right, to go, pass and repass across and over the Right of Carriageway at all times for all purposes with or without vehicles or both, to and from the Lot benefited or to any part of the Lot benefited;
- b) the Grantor must keep the Right of Carriageway in good and proper trafficable repair and in a condition suitable for the purpose of the grant under this easement. However, where the Grantee has caused or contributed to any damage to the Right of Carriageway, then the Grantee is liable for all reasonable costs of repair works attributed to the rectification of that damage and the Grantee must pay or reimburse the Grantor for those costs on demand.

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 7 PAGES	Registered Number <b>SP 167737</b>
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

**EASEMENTS**

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "A" shown on the Plan.

Lot 15 on the Plan is together with a Signage Easement over that part of Lot 19 marked Signage Easement "W" shown on the Plan.

Lot 15 on the Plan is subject to an ~~existing~~ Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd as shown on P166236 and SP163878 and shown as Electricity Infrastructure Easement "H" on the Plan.

Lot 15 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 19) over the land marked Right of Way (Private) "B" shown on the Plan.

~~Lot 15 is subject to a right of drainage in favour of TasWater over that area marked Drainage Easement "U" 3.00 wide shown on SP159930 and on the Plan.~~

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa* 15 FEB 2018  
Recorder of Titles Date

Lot 15 on the Plan is subject to a right of drainage in favour of TasWater over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is subject to a right of drainage in favour of the Devonport City Council over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "C" shown on the Plan.

~~Lot 15 on the Plan is subject to an existing right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan.~~

**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.

*Alice Kawa*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 7 PAGES	Registered Number  <b>SP 167737</b>
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

Lot ~~15~~<sup>19</sup> is subject to ~~an existing~~ Gas Supply Easement in favour of Tas Gas Networks Pty. Ltd. over the land marked "Gas Pipeline Easement 3.00 wide" on P166236 and as shown on the Plan, and as created by and more fully set forth in D50249.

Lot 19 on the Plan is together with a Right of Carriageway over that part of Lot 15 marked Right of Way (Private) "B" shown on the Plan.

Lot 19 on the Plan is subject to a Signage Easement<sup>(as hereinafter defined)</sup> (appurtenant to Lot 15) over the area marked Signage Easement "W" shown on the Plan.

Lot 19 on the Plan is subject to ~~an existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "T" 3.00 wide on P166236 and SP163878 and as shown on the Plan. /

~~Lot 19 on the Plan is subject to an existing right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan. /~~

Lot 19 on the Plan is subject to ~~an existing~~ Signage Easement (appurtenant to the lands comprised in Lots 2 and 3 on SP 159930 and Lot 1 on SP 161441) over the area marked Signage Easement "Z" shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "A" shown on the Plan.

Lot 19 on the Plan is subject to ~~an existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "V" 3.00 wide shown on P166236 and SP163878 and as shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "C" shown on the Plan.

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kenna* 15 FEB 2018  
Recorder of Titles Date

**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.**

*[Signature]*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 7 PAGES	Registered Number  <b>SP 167737</b>
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5 P. 103 & 104	

Lots 15, 18 and 19 on the Plan are together with ~~an existing~~ Signage Easement over the area marked Signage Easement "Y" shown on P166236 and SP163878 and as shown on the Plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "AA" 4.00 wide on SP163878 and as shown on the Plan.

Lot 18 on the Plan is subject to ~~an existing~~ Pipeline Easement in favour of TasWater over the area marked Pipeline Easement "M" 6.00 wide on SP163878 and shown on the Plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "R" 7.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "S" 5.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

**COVENANTS**

~~The owner of Lot 19 covenants with the owner of Lot 15 to the intent that the burden of this covenant runs with and binds every part of the covenantor's Lot except the areas marked Signage Easement "W" and Signage Easement "Z" to observe the following stipulation:~~

~~Not to construct or erect any buildings or like structures or improvements within the area marked ABCD on the Plan~~

COVENANTS CONTINUED ON PAGE 7 ➔

**FENCING PROVISION**

In respect to the Lots on the Plan the vendor (Launceston Gasworks Pty. Ltd.) shall not be required to fence.


**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.

*Sumner*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

**EXECUTED** by **LAUNCESTON GASWORKS PTY. LTD.** being the registered proprietor in Folios of the Register volume 166236 folio 1 and volume 163878 folio 5 pursuant to Section 127(1) of the Corporations Act by its attorney GEOFFREY WILLIAM ARNOTT pursuant to Power of Attorney Registered Number PA80227 (and the said Geoffrey William Arnott declares that he has received no notice of revocation of the said Power) in the presence of:



Witness   
 Full name **DEBBIE MAREE GULLIDGE**  
 Address **9-13 GEORGE STREET**  
 Occupation **LAUNCESTON TAS 7250**  
**LAW CLERK**

**COVENANTS**

The owner of Lot 19 on the plan covenants with the owner of Lot 15 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 shall be annexed to and devolve with each and every part of the said Lot 15 shown on the plan to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked ABCD on the plan except within the areas marked Signage Easement "W" and Signage Easement "Z" on the plan.

**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.



SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 16
EDITION 3	DATE OF ISSUE 11-Dec-2021

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.14 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 16 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CTs 167737/19, 7467/2, 61873/4 and 61873/5

SCHEDULE 1

M893399 TRANSFER to BEST STREET INVESTMENTS PTY LTD  
 Registered 10-Aug-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP173536 EASEMENTS in Schedule of Easements  
 SP173536 COVENANTS in Schedule of Easements  
 SP167737 COVENANTS in Schedule of Easements  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 M916403 MORTGAGE to Murdoch Clarke Mortgage Management  
 Limited Registered 11-Dec-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 17
EDITION 2	DATE OF ISSUE 07-Sep-2020

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.14 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 17 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CT 167737/19

SCHEDULE 1

M837980 TRANSFER to EDWARD STAN NELSON Registered  
 07-Sep-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP173536 EASEMENTS in Schedule of Easements  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 105
EDITION 2	DATE OF ISSUE 17-Apr-2018

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 12.07 PM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 105 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CT 167737/19

SCHEDULE 1

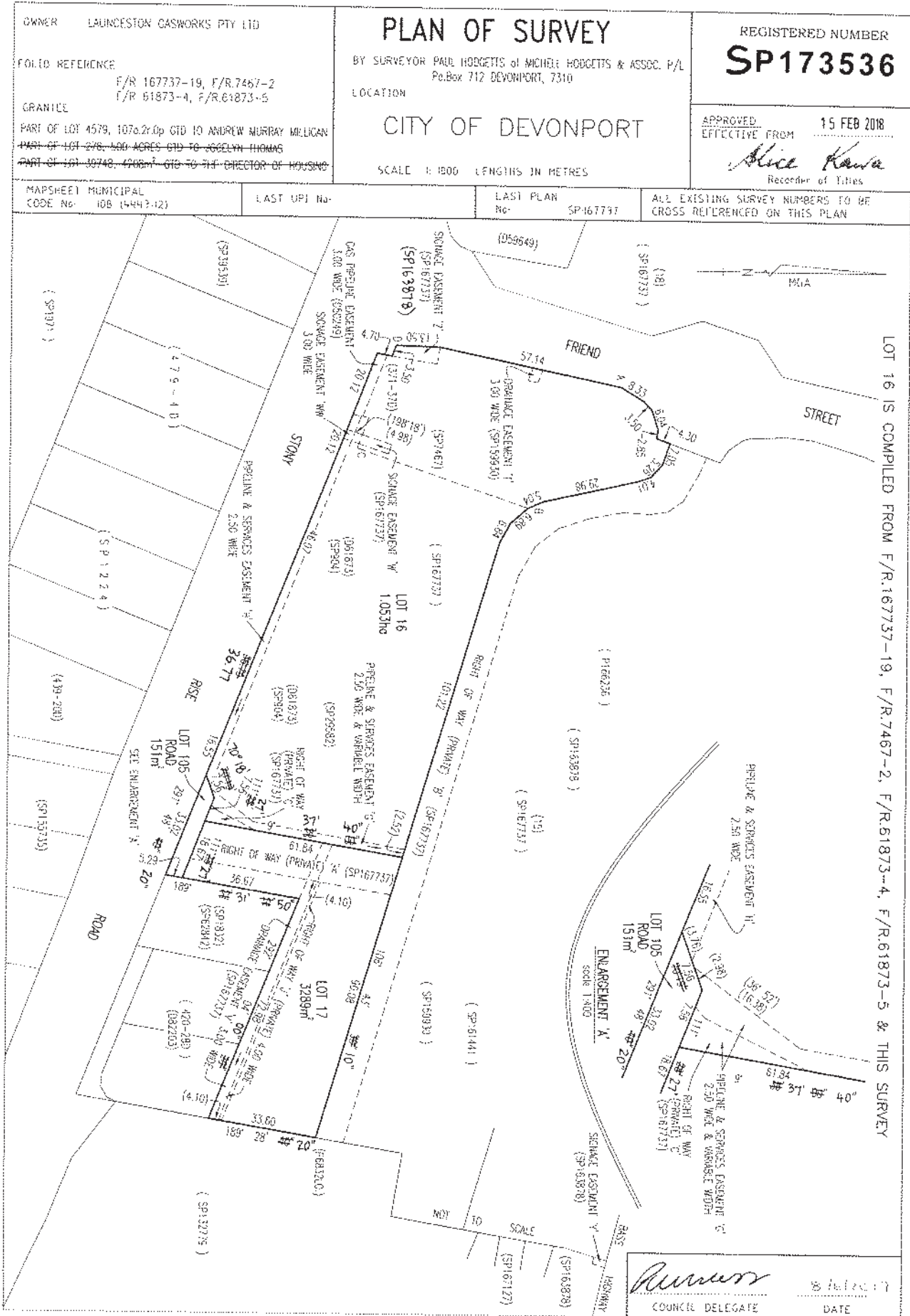
M682062 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 17-Apr-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP173536</b>

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGE/S

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.

DEFINITIONS

“Easement Land” means any Lot on the Plan that is expressed as being subject to a Gas Supply Easement in this Schedule.

“Fixtures” includes fixtures or personal property installed by Tas Gas including the pipes and ancillary facilities associated with Tas Gas’ supply of gas, including without limitation vehicle access tracks and equipment, storage facilities, mainline vales, scraper stations, cathodic protection facilities, meter stations, sales taps and communication systems;

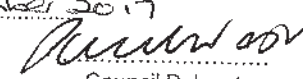
“gas” means anything that may be conveyed through pipes and is a gas within the meaning of the *Gas Act*;

“Gas Act” means the *Gas Act* 2000 (Tas);

“Gas Supply Easement” means the following rights and powers at all times -

- (a) a right of carriage way over the Easement Land and the right to enter and remain upon the Easement Land for the purposes of laying, constructing, maintaining, inspecting, repairing, renewing, enlarging, replacing, altering or removing the Fixtures or works as the case may be and opening up the soil of the Easement Land and make any accessway, cuttings, fillings,

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty Ltd	PLAN SEALED BY: Devonport City Council
FOLIO REF: 167737-19, 7467-2, 6173-4, 61873-5	DATE: 27 November 2017
SOLICITOR & REFERENCE: Douglas & Collins (J.W. Arnott)	FA2013.0147 REF NO. 
Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number  <b>SP173536</b>
SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5	

grades, batters or trenches and to re-open the same and generally to do and perform such acts or things upon the Easement Land as may be necessary to enable Tas Gas to receive the full free use and enjoyment of the rights and privileges granted hereunder;

- (b) to lay, construct, maintain, inspect, repair, renew, enlarge, replace, alter and remove the Fixtures and works on, in, over and under the soil of the Easement Land provided that such Fixtures and works shall be of a sufficient internal diameter and material suitable for the Tas Gas' use; and
- (c) to use the Fixtures and works in and upon the Easement Land for the purpose of conveying gas without interruption or impediment.

"Signage Easement" has the same meaning as that given to it in SP167737.

"Tas Gas" means Tas Gas Networks Pty Ltd ACN 104 499 569, its successors and assigns.

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns.

**EASEMENTS**

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked "Signage Easement W" shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked "Signage Easement WW 3.00 wide" shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lots 2 and 3 on SP159930 and Lot 1 on SP16441) over the area marked "Signage Easement Z" shown on the Plan.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 173536</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5</p>	

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Gas Pipeline Easement 3.00 wide) on P166236 and as shown on the Plan and as created by and more fully set forth in D50249.

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Pipeline and Services Easement H 2.50 wide" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Drainage Easement T 3.00 wide" on P166236, SP163878 and SP167737 and as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737  
~~Lot 16 on the Plan~~ is together with a Signage Easement over the area marked "Signage Easement Y" shown on P166236, SP163878 and SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement G 2.50 wide and variable width" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement H 2.50 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) A" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Drainage Easement V 3.00 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way J (Private) 4.00 wide" as shown on the Plan.

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP173536</b>
SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5	

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way (Private) A" as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737 & Lot 17 are each ~~lots 16 and 17 on the Plan are~~ together with a Right of Carriageway over that part of Lot 15 on SP167737 marked "Right of Way (Private) B" as shown on SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Carriage Way (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) C" as shown on the Plan.

**COVENANTS**

The owner of Lot 16 on the Plan covenants with the owner of Lot 15 on SP167737 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 shall be annexed to and evolve with each every other part of the said Lot 15 to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked "ABCD" on the Plan except within the areas marked "Signage Easement W", "Signage Easement WW" and "Signage Easement Z" as shown on the Plan.

**EXECUTED** by **LAUNCESTON GASWORKS PTY. LTD.**  
 being the registered proprietor in Folios of the Register volume 167737 folio 19, volume 7467 folio 2, volume 61873 folio 4 and volume 61873 folio 5 pursuant to Section 127(1) of the Corporations Act by being signed by the sole director and secretary:

..... *Douglas Gray* .....  
 Douglas John Gray

**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.

SEARCH OF TORRENS TITLE

VOLUME 20325	FOLIO 6
EDITION 2	DATE OF ISSUE 02-Oct-2000

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 6 on Sealed Plan 20325  
 Derivation : Part of Lot 4579 Gtd. to A.M. Milligan  
 Prior CT 4392/26

SCHEDULE 1

C193311 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 02-Oct-2000 at noon

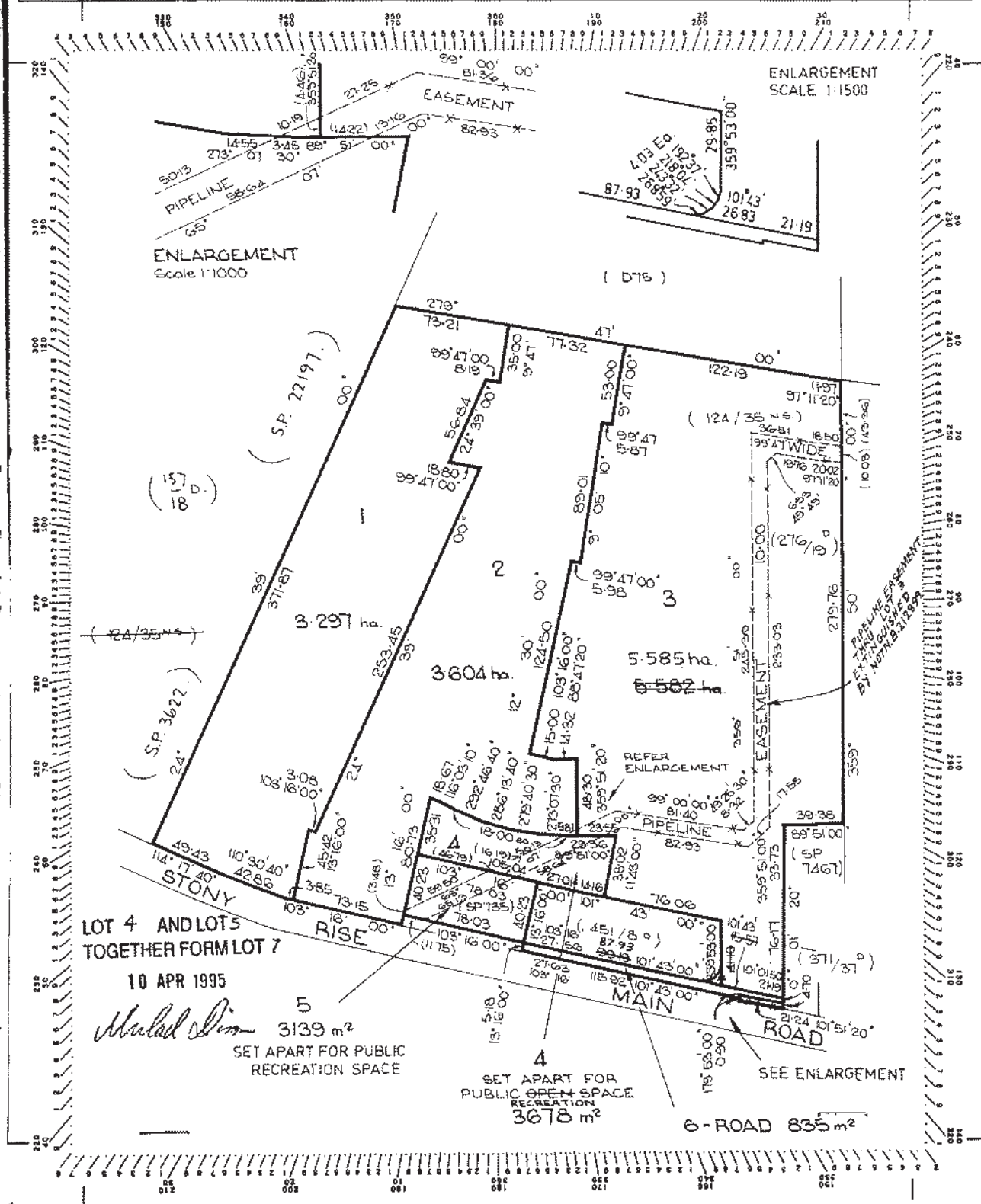
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 92056 BOUNDARY FENCES CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: Devon Developments Pty. Ltd. City of Devonport</p>	<p>PLAN OF SURVEY by Surveyor MR. N. D. LESTER of land situated in the</p>	<p>Registered Number <b>P20325</b></p>
<p>Title Reference: 3511-6 CT. 2167-33 CT.</p>	<p>CITY OF DEVONPORT</p>	<p>Effective from: 25 APR 1987</p>
<p>Grantee: Part of Lot 4579, 107° 2' 0" Andrew Murray Milligan, pur.</p>	<p>SCALE 1:2500 MEASUREMENTS IN METRES</p>	<p>Acting Recorder of Titles</p>





SCHEDULE OF EASEMENTS

**PLAN NO.**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

20325

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easement shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows. Lots 2, 3, 4 and 5 are each subject to a pipeline easement created by Transfer of Easement No. A685812 in favour of the North-West regional water authority over such portion of the pipeline easement 10.00 wide on the Plan shown passing through

PART I - EASEMENTS such Lot.

~~Lots 3, 4 and 5 are subject to the pipeline easement as shown on Certificate of Title Volume 3511 Folio 6.~~

No other easements or profits à prendre are created to benefit or burden the lots shown on the plan.

PART II - COVENANTS

The owner of each lot<sup>1, 2, 3 and 4</sup> on the plan covenants with the Vendors Devon Developments Pty Ltd that the Vendors "shall not be required to fence".

SIGNED by Vivian James )  
Cardenzana the registered )  
proprietor of registered )  
mortgage No A671204 in the )  
presence of: )

Shayle Eboon  
Law Clerk  
Devonport

*Vivian Cardenzana*

THE COMMON SEAL of DEVON )  
DEVELOPMENTS PTY LTD the )  
Registered Proprietor of )  
Certificate of Title Volume )  
3511 Folio 6 was hereunto )  
affixed in the presence of: )



Director

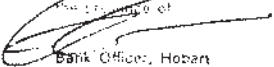
*[Signature]*  
Secretary

~~EXECUTED by Westpac Banking Corporation the registered proprietor of Mortgage NO: A869008~~

Signed by WESTPAC BANKING CORPORATION by its Attorney

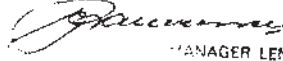
GORDON WILLIAM LAWRENCE  
and

and GLENIS BROUGHAM  
under power No. 60/1469 (who  
by the respective declare that  
they have been duly notified of  
the execution of the said power) in  
the presence of

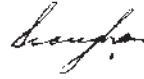


Bank Officer, Hobart

WESTPAC BANKING CORPORATION  
by its Attorney



MANAGER LENDING,  
TASMANIA DIVISION



ASSISTANT TO MANAGER  
LEGAL,  
TASMANIA DIVISION

as mortgagee under mortgage A869008

2  
3



Certified correct for the purposes of the Real Property Act 1862, as amended.

.....  
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Devon Developments Pty Ltd.....  
(Insert Subdivider's Full Name)  
and the Mayor, Aldermen and Citizens of the City of Devonport ..... affecting land in

Certificate of Title Volume 3511 Folio 6 and Certificate of Title 2167-33  
(Insert Title Reference)

Scaled by Devonport City Council on 14<sup>th</sup> April 1985

.....  
Council-Clerk/Town Clerk

137

SEARCH OF TORRENS TITLE

VOLUME 159930	FOLIO 100
EDITION 3	DATE OF ISSUE 20-Jan-2017

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 100 on Sealed Plan 159930  
 Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew  
 Murray Milligan  
 Prior CT 20325/3

SCHEDULE 1

M603983 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 20-Jan-2017 at 12.01 PM

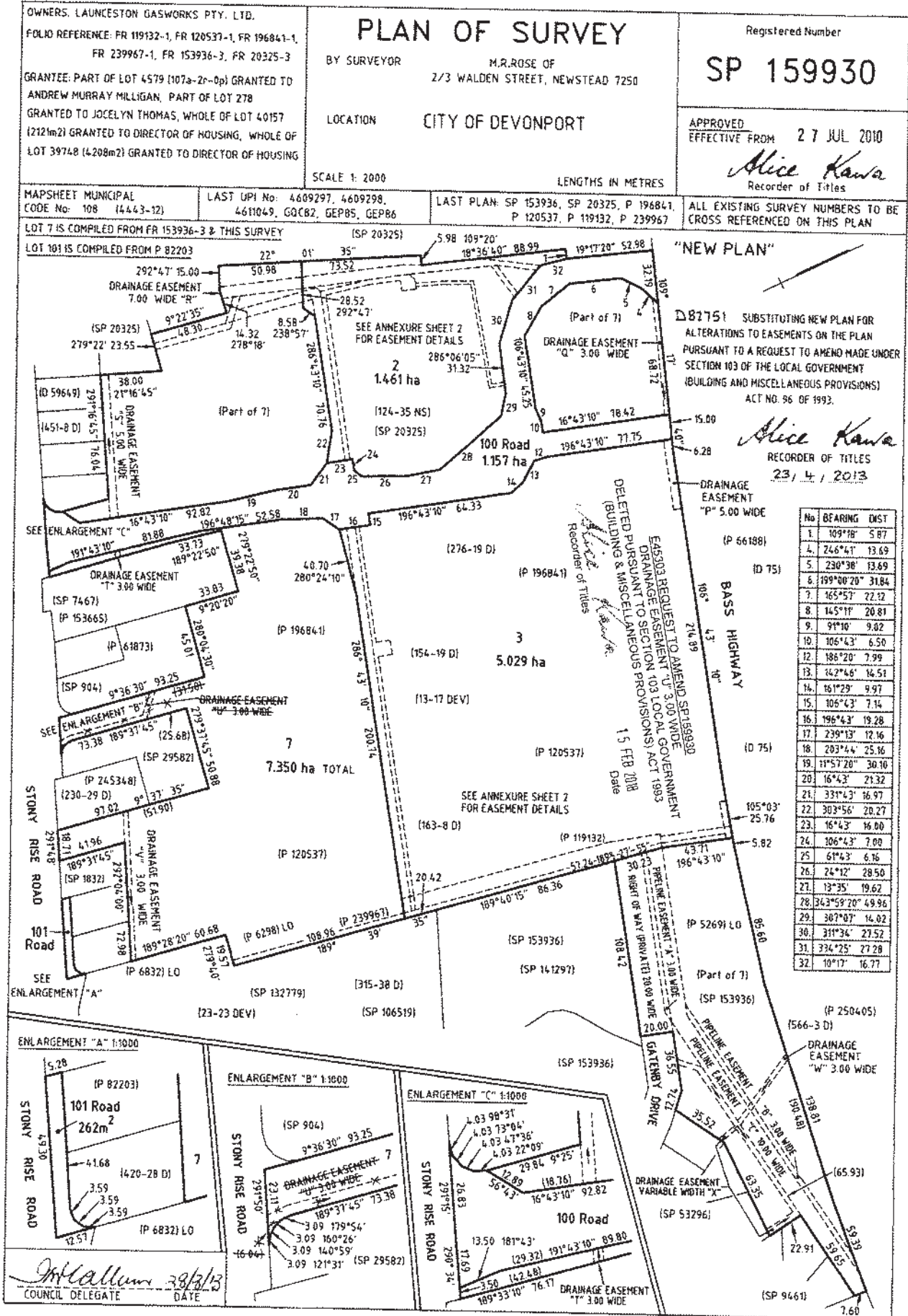
SCHEDULE 2

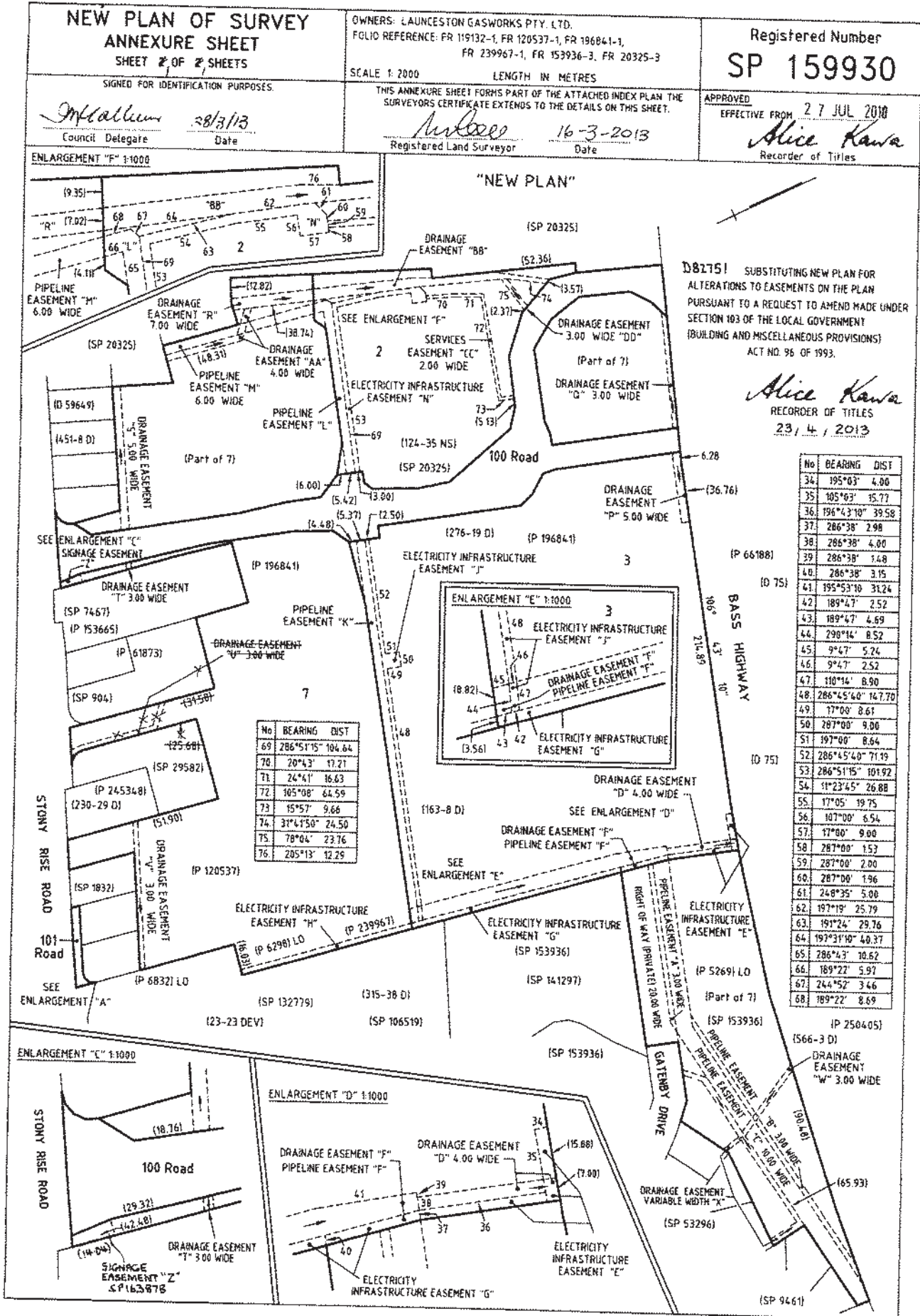
Reservations and conditions in the Crown Grant if any  
 SP159930 EASEMENTS in Schedule of Easements  
 SP159930 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended  
 easements/covenants pursuant to Request to Amend No.  
 D6037 made under Section 103 of the Local Government  
 (Building and Miscellaneous Provisions) Act 1993.  
 Search Sealed Plan No. 159930 Lodged by MICHAEL ROSE  
 on 02-Mar-2011 BP: 161441

NOTICE: This folio is affected as to amended plan pursuant to  
 Request to Amend No. D48682 made under Section 103 of  
 the Local Government (Building and Miscellaneous  
 Provisions) Act 1993. Search Sealed Plan No. 159930 &  
 161441 Lodged by MICHAEL ROSE on 19-Apr-2012 BP:  
 D48682





Registered Number  
**SP 159930**

APPROVED  
EFFECTIVE FROM 27 JUL 2018  
*Alice Kawa*  
Recorder of Titles

**D81751** SUBSTITUTING NEW PLAN FOR ALTERATIONS TO EASEMENTS ON THE PLAN PURSUANT TO A REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT NO. 96 OF 1993.

*Alice Kawa*  
RECORDER OF TITLES  
23 / 4 / 2013

No	BEARING	DIST
34	195°03'	4.00
35	105°03'	15.77
36	196°43'10"	39.58
37	286°38'	2.98
38	286°38'	4.00
39	286°38'	1.48
40	286°38'	3.15
41	195°53'10"	31.24
42	189°47'	2.52
43	189°47'	4.69
44	290°14'	8.52
45	9°47'	5.24
46	9°47'	2.52
47	110°14'	8.90
48	286°45'40"	16.770
49	17°00'	8.61
50	287°00'	9.00
51	197°00'	8.64
52	286°45'40"	71.19
53	286°51'15"	101.92
54	11°23'45"	26.88
55	17°05'	19.75
56	107°00'	6.54
57	17°00'	9.00
58	287°00'	1.53
59	287°00'	2.00
60	287°00'	1.96
61	248°35'	5.00
62	197°15'	25.79
63	191°24'	29.76
64	197°31'10"	40.37
65	286°43'	10.62
66	189°22'	5.97
67	244°52'	3.46
68	189°22'	8.69

No	BEARING	DIST
69	286°51'15"	104.64
70	20°43'	17.21
71	24°41'	16.63
72	105°08'	64.59
73	15°57'	9.66
74	31°41'50"	24.50
75	78°04'	23.76
76	205°13'	12.29

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 159930</b>

**EASEMENTS AND PROFITS**

PAGE 1 OF 8 PAGE/S

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 prandre 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 prandre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 7 is subject to a right of drainage in favour of Cradle Mountain Water over the lands marked DRAINAGE EASEMENTS "Q", "R", "T", "X", "and "V" 3.00 WIDE passing through that lot on the plan

Devonport City Council &

Lot 7 is subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "S" 4.00 WIDE passing through that lot on the plan

Devonport City Council &

Lot 3 is subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "P" 3.00 WIDE passing through that lot on the plan

Lot 7 on the plan is subject to a right of carriageway (appurtenant to lot 2 on SP 141297) over the RIGHT OF WAY (PRIVATE) 20.00 WIDE passing through that lot on the plan

Lot 7 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "C" 10.00 wide shown on the plan and more fully defined in Transfer A942117.

Lot 7 on the plan is subject to a Pipeline Easement (as hereinafter defined) in favour of Cradle Mountain Water over the Pipeline Easement "A" 3.00 wide and the Pipeline Easement "B" 3.00 wide shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REF: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3 SOLICITOR & REF: DOUGLAS & COLLINS (J. ABEY)	PLAN SEALED BY: DEVONPORT CITY COUNCIL DATE: 1/7/2010 PA2009.0177 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Drainage Easement "T" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kwan  
 Recorder of Titles

23/4 / 2013

Alice Kwan  
 Recorder of Titles  
 Date 15 FEB 2018

Rights of Drainage S P R hereon amended by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF <sup>15</sup> / <sub>18</sub> PAGES	Registered Number <b>SP159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

Lot 7 <sup>is</sup> ~~and Lot 2~~ are subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "W" 3.00 WIDE passing through those lots on the plan.

Lot 7 is subject to a right of drainage over the drainage easements (variable width) "X" shown on the plan in favour of Cradle Mountain Water.

Lot 7 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENTS ~~"H", "K" AND "M"~~ shown on the plan.  
6.00 wide

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENT "G" shown on the plan.~~

~~Lot 3 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water as the successor to the Crown over the PIPELINE EASEMENT "D" 10.00 wide shown on the plan and more fully defined in Folio of the Register Volume 119132 Folio 1.~~

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water as the successor to The North-West Regional Water Authority over the Pipeline Easement "E" 10.00 wide shown on the plan and more fully defined in Transfer of Easement A650261 and as presently shown on Folio of the Register Volume 120537 Folio 1.~~

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water as the successor to The North-West Regional Water Authority over the PIPELINE EASEMENT "F" 10.00 wide shown on the plan and more fully defined in Transfer A650258 and as presently shown on Folio of the Register Volume 196841 Folio 1.~~

~~Lot 2 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENT "J" shown on the plan.~~

**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.

Right of Drainage hereon deleted from Lot 2, Pipeline Easements D E F 10.00 wide & G H K J hereon deleted & Pipeline Easement M hereon amended by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*

23 / 4 / 2013 Recorder of Titles

Electricity Infrastructure Easement 3.00 wide hereon deleted by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kawa  
Recorder of Titles

23 / 4 / 2013

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 8 PAGES 3	Registered Number <b>SP 159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

~~Lot 3 and Lot 7 are subject to an electricity infrastructure easement (as hereinafter defined) (appurtenant to Aurora Energy Pty. Ltd.) over the land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE" shown on the plan.~~

~~Lot 3 and Lot 7 are subject to and together with the easements set forth in the Schedule of Easements for SP 153936:~~

**Fencing provision**

In respect to the lots on the plan the vendor (Launceston Gasworks Pty. Ltd.) shall not be required to fence

**Interpretation**

Pipeline Easements "A" and "B" has the same meaning as that set out in the Schedule of Easements for SP153936 being the full free right and liberty from time to time and at all times hereafter for Cradle Mountain Water to lay relay inspect maintain repair renew remove and cleanse a line of water pipes for the purposes of carrying water over or under the strip of land marked Pipeline Easement A 3.00 wide and Pipeline Easement B 3.00 wide and the right to go pass and repass over and along the said strip of land with the right to enter into and upon the said strip of land with workmen servants agents or other persons for the purposes of repairing maintaining and keeping in good order the said line or lines of water pipes and at all times hereafter making good any disturbance to the soil and without doing unnecessary damage to the land.

In the remaining Pipeline Easements the term PIPELINE EASEMENT means the full free right and liberty from time to time and at all times hereafter for Cradle Mountain Water to lay relay inspect maintain repair renew remove and cleanse a line of water pipes for the purposes of carrying water over or under the strips of land marked PIPELINE EASEMENT and the right to go pass and repass over and along the said strips of land with the right enter into and upon the said strips of land with workmen servants agents or other persons for the purposes of repairing maintaining and keeping in good order the said line or lines of water pipes and at all times hereafter making good any disturbance to the soil and without doing unnecessary damage to the land.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 8 PAGES</p>	<p>Registered Number</p> <p><b>SP159930</b></p>
<p>SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3</p>	

In relation to the Drainage and Pipeline Easements referred to above the additional restrictions are to apply:

1. Not to excavate, plough or drill or otherwise penetrate the surface of the soil within such Easements below a depth of 500mm except as authorised by Cradle Mountain Water.
2. Not to do anything which reduces the soil over the Pipeline to less than the depth required in Paragraph 1 except as authorised by Cradle Mountain Water.
3. Not to drive or move any vehicle or equipment across the Easements except vehicles or towed or self propelled wheeled equipment with a gross weight per wheel of 2,500kg or less which is driven or towed across the Easement at no less than a 45% angle to the Easement.
4. Except as permitted by Paragraph 3 or as authorised by Cradle Mountain Water not to drive, move or leave any vehicle or equipment on the Easements;
5. Not to install or erect, or permit to be installed or erected, on, under or over the Easements, any pit, well, foundation or other structure, installation or improvement except a road, track or pavement or as authorised by Cradle Mountain Water.
6. Not to plant any trees or shrubs within the Easement except as authorised by Cradle Mountain Water.
7. Not to move, obscure or tamper with any above ground markers for Cradle Mountain Water.

If the Plan shows an Electricity Infrastructure Easement then within any area of the Electricity Infrastructure Easement shown on the Plan not to do anything that breaches any condition or requirement of the terms of any Easement in favour of Cradle Mountain Water.

**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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 5 OF 8 PAGES 8	Registered Number  <b>SP 159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

**ELECTRICITY INFRASTRUCTURE EASEMENT** means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") 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 Aurora may determine above, on or under the land marked **ELECTRICITY INFRASTRUCTURE EASEMENT** 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 Aurora 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;
- 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;

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number  <b>SP 159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

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 Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora 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 or objects within the said easement without the prior written consent of Aurora 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.

In this Schedule of Easements a reference to "Cradle Mountain Water" means Tasmanian Water and Sewerage Corporation (North Western Region) Pty. Ltd. (A.C.N. 133 655 008) or its successor presently trading as Cradle Mountain Water.

**EXECUTED by LAUNCESTON GASWORKS PTY. LTD.**

being the registered proprietor in Folios of the Register volume 119132 folio 1, volume 120537 folio 1, volume 196841 folio 1, volume 239967 folio 1, volume 153936 folio 3 and volume 20325 folio 3 pursuant to Section 127(1) of the Corporations Act by being signed by the sole director and secretary:

.....*Doug Gray*.....  
 Douglas John Gray

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**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

**PAGE 7 OF 8 PAGES**

**SP159930**

SUBDIVIDER: - LAUNCESTON GASWORKS PTY LTD

FOLIO REFERENCE: - 119132/1, 120537/1, 196841/1, 239967/1, 153936/3, 20325/3

**EASEMENTS CONTINUED**

Lot 2 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "L" shown on the plan.

Lot 2 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the Drainage Easement "BB" shown on the plan.

Lot 2 on the plan is subject to a Right of Drainage in favour of Devonport City Council over the Drainage Easement "DD" 3.00 wide shown on the plan.

Lot 2 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "N" shown on the plan.

Lot 2 on the plan is subject to a Service Easement (as hereinafter defined) (appurtenant to Lot 1 on SP161441) over the Services Easement "CC" 2.00 wide shown on the plan.

Lot 2 on the plan is together with a Signage Easement over the Signage Easement "Z" shown on the plan.

Lot 3 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "E, G & J" shown on the plan.

Lot 3 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "F" & "K" shown on the plan.

Lot 3 on the plan is subject to a Right of Drainage in favour of Cradle Mountain Water over the Drainage Easement "D" shown on the plan.

Lot 3 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the Drainage Easement "F" shown on the plan.

Lot 3 on the plan is together with a Signage Easement over the Signage Easement "Z" shown on the plan.

Lot 7 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the land marked Drainage Easement "R" 7.00 wide shown on the plan.

Lot 7 on the plan is subject to a Right of Drainage in favour of Devonport City Council over the Drainage Easement "AA" 4.00 wide shown on the plan.

Lot 7 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "H" shown on the plan.

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Rights of Drainage D, F, BB, DD hereon created, Pipeline Easements F K L, hereon created, Electricity Infrastructure Easement E G H J N hereon created, Services Easement CC 2.00 wide & Signage Easement Z hereon created by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*

23 / 4 / 2013

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**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

**PAGE 8 OF 8 PAGES**

**SP159930**

SUBDIVIDER: - LAUNCESTON GASWORKS PTY LTD

FOLIO REFERENCE: - 119132/1, 120537/1, 196841/1, 239967/1, 153936/3 & 20325/3

**INTERPRETATION**

“Services Easement” means the right, within the area marked “Services Easement “CC” 2.00 wide” on the plan, to lay any cable, wire, conductor, or apparatus for the transmission or distribution of electrical energy, including telephonic and communication equipment, and including the right to enter into and upon the said area for the purpose of inspecting, cleaning, repairing, renewing, maintaining or removing the same and to carry out all necessary work thereon causing as little damage as possible and making good all damage done under or caused thereby.

Services Easement interpretation hereon created by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

23 / 4 / 2013

*Alice Kewer*  
Recorder of Titles

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# Stony Rise Village

## Combined Planning Scheme Amendment and Development Application

Tipalea Partners

August 2022

**GHD Pty Ltd | ABN 39 008 488 373**



10 Columnar Court,

Burnie, Tasmania 7320, Australia

**T** +61 3 6432 7900 | **F** +61 3 8732 7046 | **E** bwtmail@ghd.com | **ghd.com**

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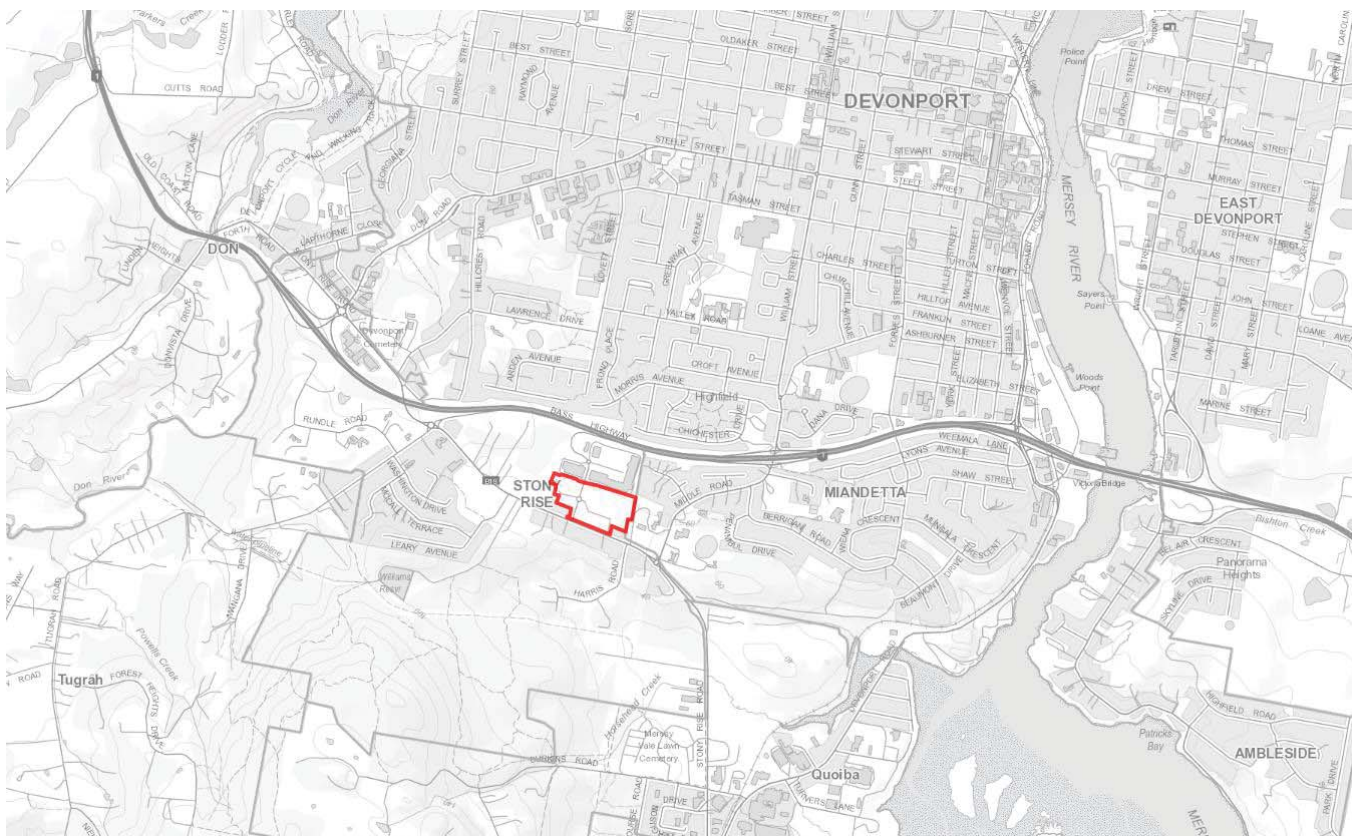
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# Executive summary

This application is made in accordance with the *Land Use Planning and Approvals Act 1993* (LUPAA) and the Tasmanian Planning Scheme – Devonport (Planning Scheme) for assessment and determination by the Devonport City Council (the Council) and the Tasmanian Planning Commission (the Commission). It has been prepared by GHD on behalf of Tipalea Partners (Tipalea), a firm that specialises in the creation of neighbourhood retail centres.

The application involves nine parcels of land situated between the Devonport Regional Homemaker Centre and Stony Rise Road. The land is controlled by the provisions of the Commercial Zone, the Devonport Regional Homemaker Centre Specific Area Plan and the Devonport Homemaker Service Industrial Centre Specific Area Plan. These parcels comprise the subject site and are located within the red line in the map below.



*Topographic map of Devonport with the site in red. Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.*

We consider that the present Planning Scheme controls encourage development with little or no proper or meaningful connection with the needs and aspirations of the local area. We also consider that they do not enable highest and best use of the land and do not adequately serve the interest of the people who are most affected by how this land is used.

An opportunity exists for this dormant site to play a significantly positive and supportive role in this key growth area of Devonport. Based on this opportunity, we propose to amend the Planning Scheme to enable a centre for the everyday needs of the emerging residential suburbs of Stony Rise, Miandetta, Don and Tugrah. The amendment would enable convenient access and provide greater choice in relation to uses that do not need to be located in the CBD or that residents shouldn't need to travel further into the CBD to access.

The amendment would encourage a centre for otherwise disparate communities and a unique sense of place related to its local context. We consider that the proposal will enable highest and best use of this site from the local community's perspective.

Accompanying the proposal to amend the Planning Scheme is a development application for Stony Rise Village. Stony Rise Village would be a local centre to provide for the community's daily and weekly employment, shopping, health and social needs. It would include a full-line supermarket and supporting food and beverage, retail and hire, business and professional, service industry (car wash) and bulky goods services and the usual associated development including signage, lighting, car parking, landscaping, unloading, storage and circulation space.

The application is supported by a number of independent investigations, including:

- An economic impacts assessment considering demand for additional retail use in Devonport and economic impacts on the existing CBD;
- Transport Impact Assessment considering traffic and the surrounding street environment;
- Consultations including dialogue with Council and other community leaders, feedback through social media and discussions at an open community forum.
- Geotechnical and environmental investigations into site conditions;

Stony Rise Village would make optimum use of land and the available and infrastructure. It would be appropriately scaled, conveniently located and properly integrated with the local environment. We consider that the proposal would be well supported by the local community and cause no significant adverse effects on trade and commerce in the existing Devonport CBD.

The key strategic and legislative requirements of the State's land use planning system are assessed in this report and are considered to be supportive of the proposal. It is considered that the proposed amendment meets the requirements of LUPAA and the Planning Scheme and that the development application would meet the standards of the Planning Scheme if amended as proposed. We consider that this proposal would be positive for Devonport and can be approved by the Council and the Tasmanian Planning Commission.



# Contents

<b>Introduction</b>		<b>1</b>
1.1	Purpose of the Report	1
1.2	Scope and limitations	1
1.3	Report structure	1
<b>Site Analysis</b>		<b>2</b>
2.1	Subject site	2
2.2	Title information	3
2.3	Previous decisions	3
2.4	Settlement context	6
2.5	Demographics and socioeconomics	7
2.6	Geotechnical conditions	8
2.7	Environmental Conditions	8
2.8	Vegetation and natural values	11
2.9	European Heritage	11
2.10	Aboriginal history	11
2.11	Adjoining land uses	12
	2.11.1 TasNetworks substation	12
	2.11.2 Approved subdivision	13
	2.11.3 Devonport Regional Homemaker Centre	13
	2.11.4 Residential dwellings along Stony Rise Road	14
2.12	Existing Planning Scheme	15
	2.12.1 Zoning	15
	2.12.2 Devonport Regional Homemaker Centre SAP	15
	2.12.3 Devonport Homemaker Service Industrial Centre SAP	16
	2.12.4 Bushfire	17
	2.12.5 Safeguarding of Airports Code	17
2.13	Infrastructure	18
	2.13.1 Road Frontage and Access	18
	2.13.2 Stormwater drainage	18
	2.13.3 Sewer	18
	2.13.4 Water	19
	2.13.5 Power	19
	2.13.6 NBN & Telstra	19
	2.13.7 Gas	19
<b>Planning Scheme Amendment</b>		<b>20</b>
	Intent of the Amendment	20
3.1	20	
3.2	Proposed Amendment	20
	3.2.1 The removal of the Service Industrial SAP from the Planning Scheme.	20
	3.2.1.1 Nature of amendment	20
	3.2.1.2 Discussion	20
	3.2.2 Adjustments to the spatial extent of Homemaker Centre SAP	21
	3.2.2.1 Nature of amendment	21
	3.2.2.2 Discussion	22

	3.2.2.3	Loss of land for Large Format Retail in the Homemaker Centre SAP	22
	3.2.2.4	Impacts on adjoining land	23
	3.2.3	Rezoning of land from Commercial to Particular Purpose Zone	24
	3.2.3.1	Nature of amendment	24
	3.2.3.2	Discussion	24
<b>Statutory assessment</b>			<b>26</b>
4.1	34(2)(a)		26
4.2	34(2)(b)		26
4.3	34(2)(c)		27
	4.3.1	Objectives of Part 1, Schedule 1	27
	4.3.2	Part 2, Schedule 1	28
4.4	34(2)(d)		32
	4.4.1	State Policy on the Protection of Agricultural Land 2009	32
	4.4.2	State Policy on Water Quality Management 1997	33
	4.4.3	Tasmanian State Coastal Policy 1996	33
	4.4.4	National Environmental Protection Measures	34
4.5	34(2)(da)		35
4.6	34(2)(e)		35
4.7	34(2)(f)		42
4.8	34(2)(g)		43
4.9	34(2)(h)		44
<b>Permit Application Assessment</b>			<b>45</b>
5.1	Proposed Development		45
5.2	C1 Signs Code		46
5.3	C2 Parking and Sustainable Transport Code		53
	5.3.1	Applicable Standards	53
5.4	C3 Road and Railway Assets Code		57
5.5	DEV-P2.0 Particular Purpose Zone – Stony Rise Village		58
	5.5.1	Use Table	58
	5.5.2	Applicable Standards	58
<b>Conclusion</b>			<b>69</b>

## Table index

Table 1	Title information	3
Table 2	Table of Use comparison	21
Table 3	Assessment of consistency with Regional Land Use Strategy	36
Table 4	Assessment of consistency with the Devonport City Council Strategic Plan 2009-2030	42
Table 5	Designated use areas and permitted area range	45
Table 6	Assessment against sign standards	47

## Figure index

Figure 1	Aerial photograph of the site in red. Lot boundaries in black (road lot title references omitted).	2
Figure 2	Area (blue) affected by Homemakers Centre - Stage 1	4
Figure 3	Area (blue) affected by Homemakers Centre - Stage 2	5
Figure 4	2021 aerial photograph of Homemakers Centre site (outlined in red).	6
Figure 5	Location Plan – site in red, suburban areas as labelled.	7
Figure 6	Aerial photograph of the site taken 1 March 2013.	10
Figure 7	The proposed demolition plan. Extract from drawings produced by Cardno.	10
Figure 8	Aerial photograph of the site post demolition, taken on 21 October 2015.	11
Figure 9	Extract from the AIATSIS Map of Indigenous Australia created in 1996	12
Figure 10	TasNetworks substation centre of image.	12
Figure 11	Extract from approved subdivision (left). Aerial image of site (right).	13
Figure 12	Devonport Regional Homemaker site	14
Figure 13	Residential dwellings along Stony Rise Road	14
Figure 14	Site in red. Plan showing zones of site and local area	15
Figure 15	Cross hatch showing extent of the DRRLSAP overlay, subject site in red.	16
Figure 16	The extent of the Service Industrial SAP. Site in red.	17
Figure 17	Site in red. Cross hatched area showing the extent of the Bushfire-Prone Areas Code overlay applying to the site	17
Figure 18	Site in red. Blue shading shows the extent of the Airport Obstacle Limitation Area	18
Figure 19	Spatial extent of proposed DEV-1.0 shown in dark blue lines.	21
Figure 20	Land proposed to be in the Stony Rise Village PPZ shown in light green.	24
Figure 21	The existing trail strategy with the existing Homemaker Centre site in red.	29
Figure 22	DPIPWE land capability mapping, site in red.	33
Figure 23	Site (red), 1km radius around site (green), State waters (blue).	34
Figure 24	Extract from overall site plan	46
Figure 25	ListMAP imagery and proposed signage locations.	48
Figure 26	Plans with aerial imagery and easterly sight distances	49
Figure 27	Extract from proposal plans. Area within 6m of Friend Street shaded orange.	62
Figure 28	Extract from proposal plans.	62

## Appendices

Appendix A	Title Documentation
Appendix B	Location IQ report
Appendix C	Geotechnical Due Diligence
Appendix D	Environmental report
Appendix E	Transport Impact Assessment by GHD
Appendix F	Draft SAP instrument
Appendix G	Draft PPZ ordinance
Appendix H	Comparative use table
Appendix I	Draft PPZ instrument
Appendix J	Landowner consent
Appendix K	Proposed Signalisation report by GHD
Appendix L	Proposal plans by Leffler Simes

# Introduction

## 1.1 Purpose of the Report

GHD Pty Ltd have been engaged by Tipalea Partners Pty Ltd and Tipalea Private No.24 Pty Ltd ATF the Tipalea No.24 Unit Trust both interchangeably referred to as 'Tipalea' to assist with the preparation of a planning scheme amendment application to the Council and the Tasmanian Planning Commission in accordance with the *Land Use Planning and Approvals Act 1993*. The application also seeks a permit for a development application in accordance with the *Tasmanian Planning Scheme – Devonport*.

Tipalea is a development and investment firm specialising in neighbourhood retail, commercial office, large format retail/bulky goods and industrial development along the east coast of Australia, from Tasmania to Queensland.

In 2021, Tipalea's demographic research identified Devonport as being underserved in terms of supermarket floorspace and having unmet consumer demand. After investigating possible sites in Devonport, it was considered that 5 Friend Street represented the best and most appropriate site for the development of a neighbourhood shopping centre. Following a due diligence process confirming it's investment case, in October 2021 Tipalea unconditionally contracted to acquire 5 Friend Street from Bunnings Properties Pty Ltd with settlement scheduled for June 2022.

During the planning process and following discussion with the Devonport City Council, it was identified that the future of 5 Friend Street ought to be considered alongside the future of the remaining undeveloped areas of the Homemaker Centre precinct. Tipalea subsequently entered into discussions with adjoining landowners, Best Street Investments Pty Ltd and together advanced plans for the site in partnership.

This application proposes changes to the intended function of the undeveloped sections of the Homemaker Centre with aim of establishing a village centre to service the daily and weekly convenience needs of the local area.

## 1.2 Scope and limitations

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

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

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

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

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

## 1.3 Report structure

This report is generally structured so that sections 1 and 2 provide introductory information regarding the proponent, the site and surrounding area and the applicable planning controls relating to the site. These sections also provide the context for the remainder of the report.

Sections 3 and 4 contain the Planning Scheme Amendment proposal and an assessment of the amendment proposal against the standards of the *Land Use Planning and Approvals Act 1993*.

Based on the Planning Scheme amendment as proposed, sections 5 outlines the proposed use and development of the land and assesses it in accordance with relevant standards of Planning Scheme.

Supporting information is contained in the appendices.

# Site Analysis

## 2.1 Subject site

The subject site is a 6.755ha area of land shown below at Figure 1.



**Figure 1** Aerial photograph of the site in red. Lot boundaries in black (road lot title references omitted).

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

The site is located between the east bound lane of Stony Rise Road and the developed Homemaker Centre to the north. Friend Street, which runs north-south through the site, allows access to the site from Bass Highway and both access and egress to and from Stony Rise Road. All lots within the site gain access to and from Friend Street at the round-a-bout. Lots on the eastern side of Friend Street can also gain access to and from Stony Rise Road at a left in, left out only intersection, located along the western boundary of CT173536/17.

Approximately 7 years ago, earthworks were undertaken on the three lots east of Friend Street in preparation for the establishment of a Bunnings Warehouse on CT167737/15. That project was abandoned when Bunnings secured an existing building, formerly occupied by K&D Warehouse, located within the developed Homemakers Centre. By this stage, accesses and stormwater services had been constructed. The site is currently vacant with bare earth is slowly being overtaken by patchy vegetation.

The site is elevated between 57m and 73m AHD and is positioned above an embankment, which is up to 8m high and runs east-west across the northern boundary of the site. The embankment provides a benched area that overlooks the developed Homemaker Centre and further north to the Devonport township and Bass Strait. Details of the embankment are shown on the Existing Conditions Plan (DA015) of the proposal plans. The site is positioned below an embankment adjacent to Stony Rise Road, which is up to 4m high.

## 2.2 Title information

The site comprises 9 separate titles, 5 of those being parts of the Council owned road network. The nature and the spatial extent of the spatial interest in the land is described in the following certificates of title, each of which are contained at Appendix A:

Table 1 Title information

Volume	Folio	Area	Landowner	Comments
167737	15	3.322ha	Bunnings Properties Pty Ltd	Land proposed to be rezoned to PPZ
167737	18	1.571ha	Best Street Investments Pty Ltd	Land proposed to change from SAP-2.0 to SAP-1.0
167737	103	450m <sup>2</sup>	Devonport City Council	Land (road) proposed to be rezoned to PPZ.
167737	104	264m <sup>2</sup>	Devonport City Council	Land (road) proposed to change SAP-2.0 to SAP-1.0
173536	16	1.053ha	Best Street Investments Pty Ltd	Land proposed to be rezoned to PPZ
173536	17	3289m <sup>2</sup>	Edward Stanley Nelson	Land proposed to be rezoned to PPZ
173536	105	151m <sup>2</sup>	Devonport City Council	Land (road) proposed to be rezoned to PPZ
159930	100	1.157ha	Devonport City Council	Part of road title proposed to be rezoned to PPZ
20325	6	835m <sup>2</sup>	Devonport City Council	Part of road title proposed to be rezoned to PPZ

Rights of way both benefitting and burdening CT167737/15, 173536/16 and 173536/17 enable the beneficiaries to use the internal road running between the Friend Street roundabout and the Stony Rise Road frontage at the southeastern corner of the site. The right of way is in full form, meaning that it is a right that the beneficiaries and all authorised by the beneficiaries may go, pass and repass at all times for all purposes.

CT167737/15 is benefitted by a signage easement at the corner of the Friend Street and Stony Rise Road frontages. This easement is in a prominent location with high visibility from Stony Rise Road. Other regular easements for drainage and services exist across the site and are apparent on the Folio Plans.

## 2.3 Previous decisions

The Devonport Retail Study 2008 identified Devonport's need "to provide for an integrated homemaker precinct at an appropriate location which maximises the benefits to the community associated with this retail format." In 2009 and response to this identified need, Stage 1 of the Devonport Regional Homemakers Centre was approved by the Resource Planning and Development Commission (RPDC) (AM 2008/01 [2009] TASRPDComm 34)<sup>1</sup>.

The decision noted:

The siting of the proposal in relation to the CBD is unavoidably 'off-centre' but not necessarily 'out of centre'. It is not a greenfields site that is far removed from the urban edge. Rather, it lies at the urban edge, between two arterial roads and with residential development occurring to the east and southwest of it. Future development of existing residential-zoned land in the vicinity will result in the homemaker centre becoming embedded in the wider urban form.

The decision notes the Council's position:

The homemaker centre was viewed by Council as not competing with or replicating the role of the CBD, but complementing it by filling a gap in the market for an integrated homemaker centre.

The Stage 1 land area affected by the decision is shown in blue in Figure 2 below.

<sup>1</sup> Accessed at: <http://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASRPDComm//2009/34.html>



Figure 2 Area (blue) affected by Homemakers Centre - Stage 1

Shortly after the RPDC decision, an application was made for the expansion of the homemaker zone towards the south to the Stony Rise Road frontage. The application submitted that the demand for homemaker/bulky goods retail in Devonport was not fully satisfied by the approved Stage 1 homemaker site. The additional land was thought to be necessary to provide for greater consumer choice for the Devonport community. This application was approved by the Tasmanian Planning Commission (TPC) on 6 June 2011 (AM 2011/03 [2011] TASPComm 52<sup>2</sup>).

The decision noted:

The expansion of the Homemaker Centre has been justified strategically and represents orderly development of Devonport's regional retail functions.

The Stage 2 land area affected by the decision is shown in blue in Figure 3 below.

<sup>2</sup> Accessed at: <http://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASPComm/2011/52.html>



**Figure 3** Area (blue) affected by Homemakers Centre - Stage 2

In the 10 years since these decisions, the Stage 1 precinct of the Homemaker Centre has been fully developed. The current tenants are Harvey Norman, Bunnings, Sleep n Style, Autobarn, Supercheap, Shiploads, Anaconda, BCF, McDonalds, Subway and BP. A KFC has been approved adjacent to the Bass Highway frontage, but construction is yet to commence.

Contrary to projections in the Stage 2 application, additional demand for homemaker/bulky goods retail on the Stage 2 site has not been realised. Land in Stage 2 was available for development shortly after approval, but little has occurred other than preparatory earthworks. The present state of development on the Homemaker Centre site is shown on the aerial photograph below at Figure 4.





**Figure 4** 2021 aerial photograph of Homemakers Centre site (outlined in red).

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

In the Stony Rise and Miandetta areas, land with residential potential is in the process of subdivision, indicating that in accordance with the RPDC decision on Stage 1, the Homemaker Centre is embedding within a wider suburban residential setting.

## 2.4 Settlement context

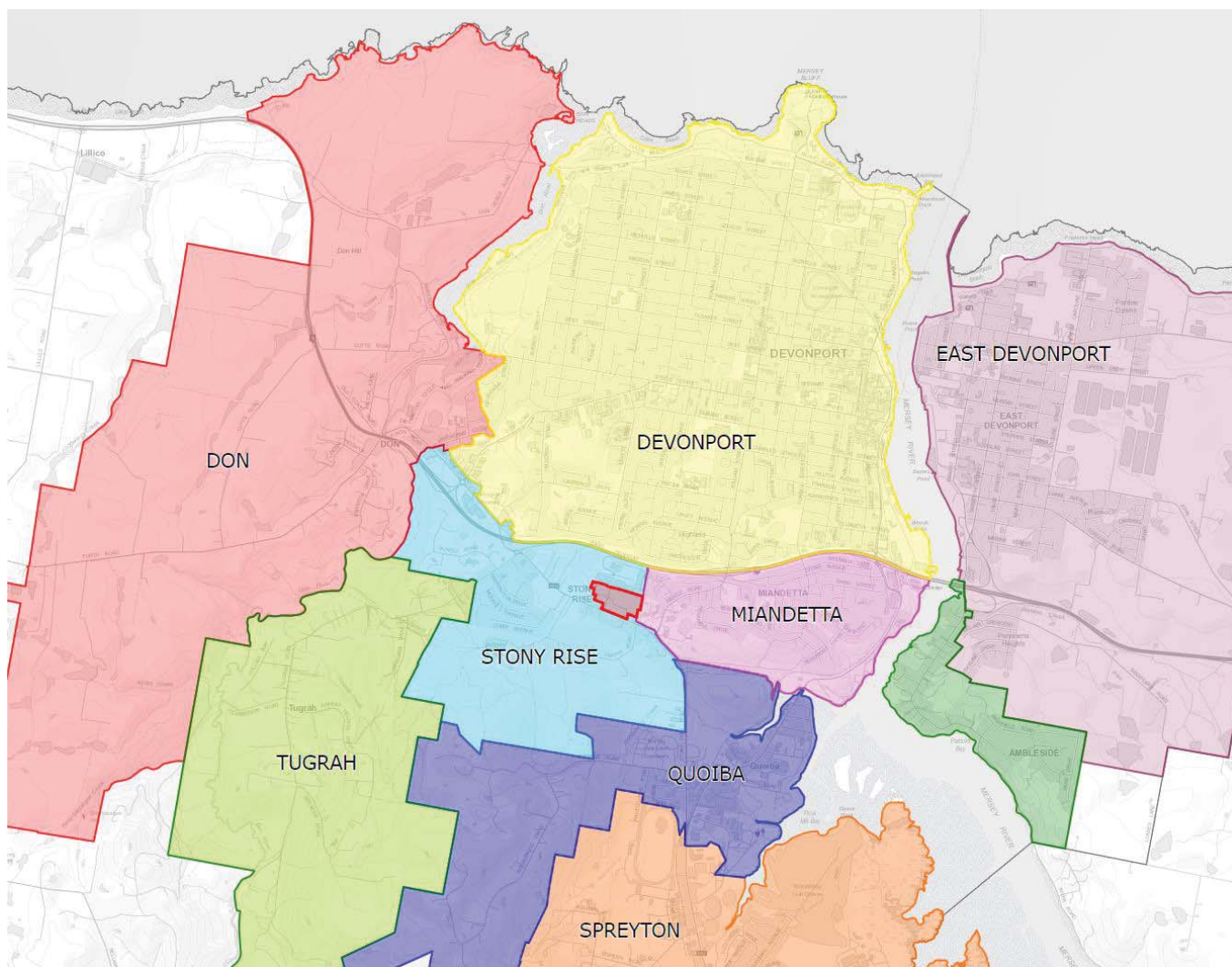
Situated on the Bass Strait coast and the shores of the Mersey River, Devonport is Tasmania's third largest independent city, with an urban population of 23,046<sup>3</sup>. The Devonport Municipality has a population of 25,747<sup>4</sup>. The Port of Devonport handles a large portion of import and export cargoes for Tasmania, transiting between three million to four million tonnes of freight each year. It provides a critical node for road transport connections to the State's north and south. It is also a key entry point into Tasmania for tourists and locals alike. The Devonport Airport provides a regular passenger and freight carrying services to mainland Australia.

Surrounding settlements at locations such as Port Sorrel, Shearwater, Forth, Spreyton, Latrobe, Ulverstone, Penguin, Sheffield, Railton, Turners Beach and Wilmot rely on Devonport for employment options and higher order social, entertainment, sporting, educational, retail, professional, and health needs.

<sup>3</sup> "2016 Census QuickStats", Australian Bureau of Statistics, 26 October 2021, retrieved 17 November 2021. Urban population includes Devonport, East Devonport, Don, Tugrah, Stony Rise, Miandetta, Ambleside, Quoiba and Spreyton.

<sup>4</sup> "Region summary: Devonport(c)", Australian Bureau of Statistics, 26 October 2021, retrieved 17 November 2021

The site is adjacent to the border between the mixed use but emerging residential suburbs of Stony Rise and Miandetta (see Figure 5 below). Located to the west, Don and Tugrah contain a number of rural living estates and provide a transition between suburban and rural. To the south, Quoiba is a mixed-use, mostly industrial suburb.



**Figure 5** Location Plan – site in red, suburban areas as labelled.

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.5 Demographics and socioeconomic

The Economic Impact Assessment by Location IQ, located at Appendix B, provides as follows:

- The total Devonport area has been defined to include the main trade area for the site and two sectors representing the remaining Devonport urban area:
  - The main trade area (see Figure 5a below) of 18,190 people is bounded by the Bass Highway in the north and the Mersey River in the east, extending to the south to include the towns of Spreyton and Latrobe.
  - The Devonport east sector of 5,840 people extends to the east of the Mersey River, extending some 12 km to include the eastern part of the Devonport urban area.
  - The Devonport north sector of 15,560 people includes the majority of the Devonport urban area, including the town centre, also extending some 9 km to the west along the north coast.
- The provision of supermarket floorspace across the Devonport area is currently 305 sq.m per 1,000 persons, well below the Australian average of 354 sq.m. The provision of floorspace is lower in the main trade area at 135 sq.m per 1,000 persons, less than half the national average.

- The major supermarket chains target a population of 8,000 – 10,000 persons to support one full-line supermarket.
- The main trade area (see Figure 5a below) is in excess of 18,000 persons could support 1 - 2 full line supermarkets, with no full-line supermarkets currently provided. The broader Devonport area – including the east and north sectors with a combined population of 37,000 persons – could support 4-5 full line supermarkets, with only 2 currently provided.
- The largest spending market is food and liquor at \$284.9 million, or 51.8% of the total spending market. This is the most relevant market for supermarket spending.
- A significant proportion of the population in the main trade area (see Figure 5a below) comprise couples with dependent children as compared with Devonport north and Devonport east, indicating a significant family market who associate strongly with supermarket facilities.

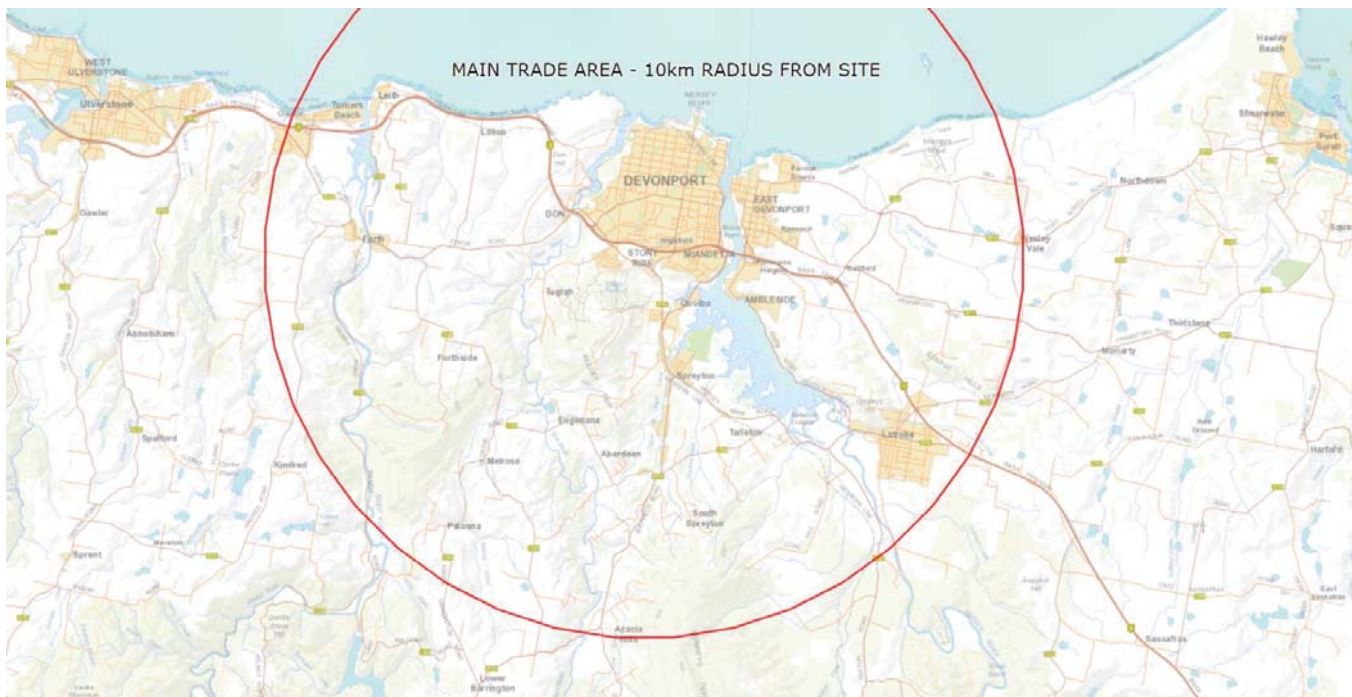


Figure 5a Main trade area – 10km radius around the site.

## 2.6 Geotechnical conditions

Publicly available information on the State Government ListMAP indicates that no landslip risk is located on or in the vicinity of the site. Due diligence investigations into earthworks on the site were undertaken by GHD. The investigations included a review of documentation provided by the supervising engineer (Geoton Pty Ltd) and the civil contractor responsible for the works (Treloar Transport). Figure 8 below is an aerial photograph taken 21 October 2015 showing the extent of earthworks, shortly after completion.

A letter from GHD is provided at Appendix C, which reviews the documentation associated with the earthworks and confirms that “earthworks have been undertaken in accordance with the specification by Cardno and would be expected to be suitable for construction of supermarket”.

Based on this information, it is considered that earthworks conducted on the site have been appropriately compacted and drained and are in a stable geotechnical state.

## 2.7 Environmental Conditions

In 2013, Compass Environmental undertook due diligence environmental assessments of the site as it was then. Appendix D is a Due Diligence Environmental Site Assessment undertaken for Bunnings prior to their purchase of the site. The report found:

- An underground petroleum storage system comprising three tanks was removed from part of the site (formerly known as 60 Stony Rise Road) in October 2010, with residual petroleum hydrocarbons identified in soil and groundwater.
- Approval for disposal of 60m<sup>3</sup> of soil with elevated chromium was issued by the EPA Division on 25 October 2010.
- A Decommissioning Abandoned Storage Systems Form for the property located at 90 Stony Rise Road was provided to the EPA Contaminated Sites Unit in December 2012, stating that decommissioning had occurred in October 2010 and that the subsequent investigation and reporting concluded that the property was not a contaminated site as a result of the UPSS. This submission fulfilled the requirements of the Environmental Management & Pollution Control (Underground Petroleum Storage Systems) Regulations 2010 - regulation 31(3).
- Across the remainder of the site, soil vapour survey readings were between 0.2 and 7.2 ppm for all samples collected, indicating low potential for volatile contaminants. No fuel or chemical odours were encountered.
- The analytical data showed all contaminant concentrations below the criteria adopted for the protection of ecological receptors, with the exception of marginally elevated levels of arsenic, total chromium, manganese, nickel and vanadium in both fill and underlying natural soils. These concentrations were considered to be representative of naturally occurring concentrations and were consistent with the normal background ranges detailed in National Environmental Protection Measures.
- All reported concentrations were below the criteria adopted for the protection of human health for the proposed commercial use.

Since the 2013 testing, a cluster of buildings (formerly a caryard, service station and other uses prior to that) and a dwelling was removed pursuant to Devonport City Council Building Permit number BP2015.0196. A Certificate of Completion for the removal, including the removal of asbestos and other controlled substances, was issued 30 August 2017. Figure 6 below is an aerial photograph of the site taken 1 March 2013. Figure 7 further below is the proposed demolition plan. Figure 8 further below is an aerial photograph of the site post demolition, taken on 21 October 2015.



Figure 6 Aerial photograph of the site taken 1 March 2013. Area in red depicted in Figure 7 below.  
 Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

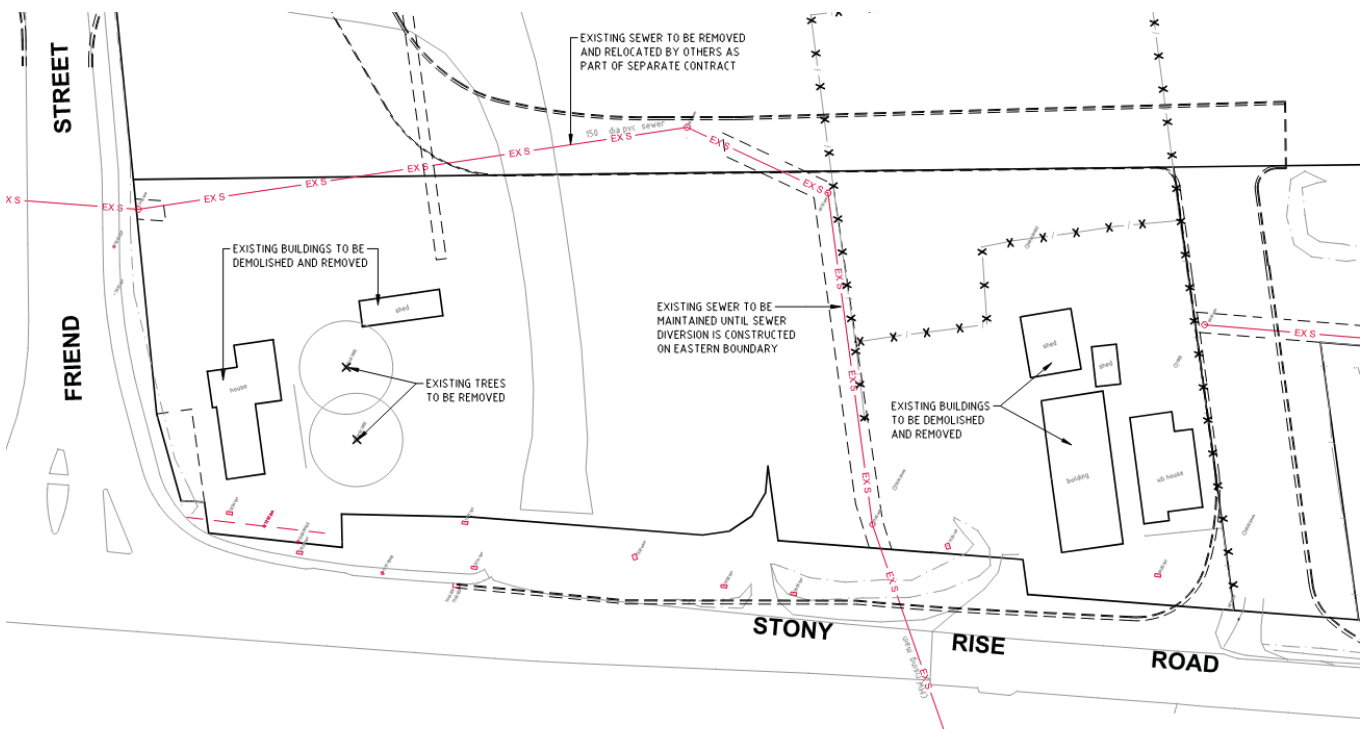


Figure 7 The proposed demolition plan. Extract from demolition drawings produced by Cardno.



**Figure 8** Aerial photograph of the site post demolition, taken on 21 October 2015.

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

Figure 8 above shows the substantial volume of soil that was moved from the southern half to the northern half of the site (east of Friend Street) to create a flat and developable site.

The written record of this earthwork activity indicates that it is unlikely that any further potentially contaminating activity had taken place on the site. On this basis, it is considered that the site is likely to be free from environmental contamination.

## 2.8 Vegetation and natural values

The site was completely cleared of native vegetation and has been disturbed to the extent that natural environmental values of significance are highly unlikely to be present.

## 2.9 European Heritage

The subject site does not appear on any statutory heritage register or list of historical cultural heritage places.

## 2.10 Aboriginal history

A Tasmanian Government Department of Primary Industry Parks Water and Environment Dial Before You Dig search confirmed that the site is unlikely to contain Aboriginal heritage values. Should any relics be found, they would be subject to the provisions of the *Aboriginal Heritage Act 1975*.

According to the Australian Institute for Aboriginal and Torres Strait Islander Studies map created in 1996 (Figure 9 below), the site is part of Tommeginne Country. Although not necessarily an authority, the Six Rivers Aboriginal

Corporation represents the Aboriginal people of Tommeginne country including but not limited to the Tommeginne, the Punnilerpanner, the Pallitorre, the Noeteeler and the Plairhekillerplue.



Figure 9 Extract from the AIATSIS Map of Indigenous Australia created in 1996

## 2.11 Adjoining land uses

### 2.11.1 TasNetworks substation

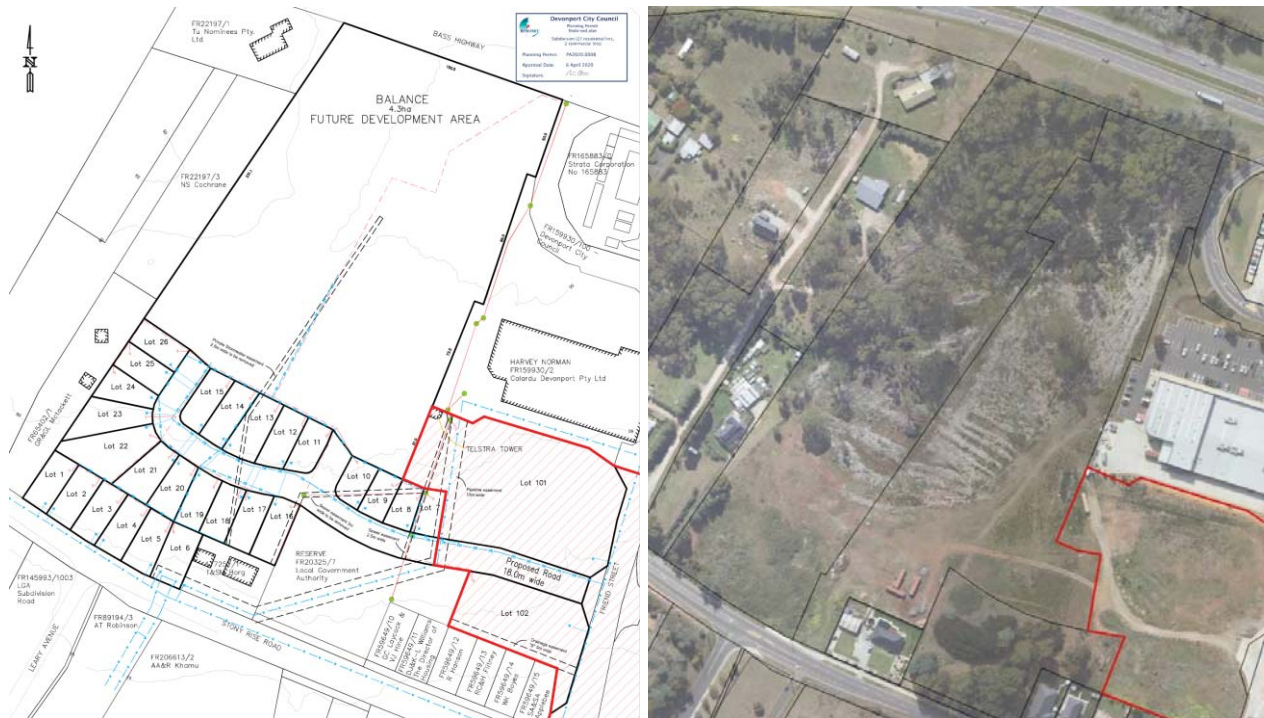
A TasNetworks substation and administrative centre is located at 78-80 Middle Road, to the east of the site (see Figure 10 below). High voltage electrical energy enters the site by overhead transmission lines and is converted and distributed amongst the local area as both high and low voltage electrical energy.



Figure 10 TasNetworks substation centre of image. Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.11.2 Approved subdivision

A subdivision located on land to the west of the site and approved by the Council on 6 April 2020, proposes to gain access to and from Friend Street through CT167737/18. An extract from that approved subdivision is contained below (Figure 11), showing 26 approved lots with potential for a further 51 lots on the land marked “future development area”.



**Figure 11** Extract from approved subdivision (left). Aerial image of site (right). Western part of site shown in red cross hatching. Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.11.3 Devonport Regional Homemaker Centre

The Devonport Regional Homemaker Centre, located to the north of the site, is a cluster of large format retailers supported by food and fuel services. Most stores are open 7 days a week, some opening as early as 6:30am and closing as late as 9:00pm. Figure 12 below shows the developed Homemaker Centre.





**Figure 12** Devonport Regional Homemaker site

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.11.4 Residential dwellings along Stony Rise Road

A strip of residential properties is located to the south of the site (see Figure 13 below). These properties range in size between 750m<sup>2</sup> and 1,150m<sup>2</sup>, mostly containing single dwellings. The construction date of the dwellings ranges from the post war period to the present day.



**Figure 13** Residential dwellings along Stony Rise Road

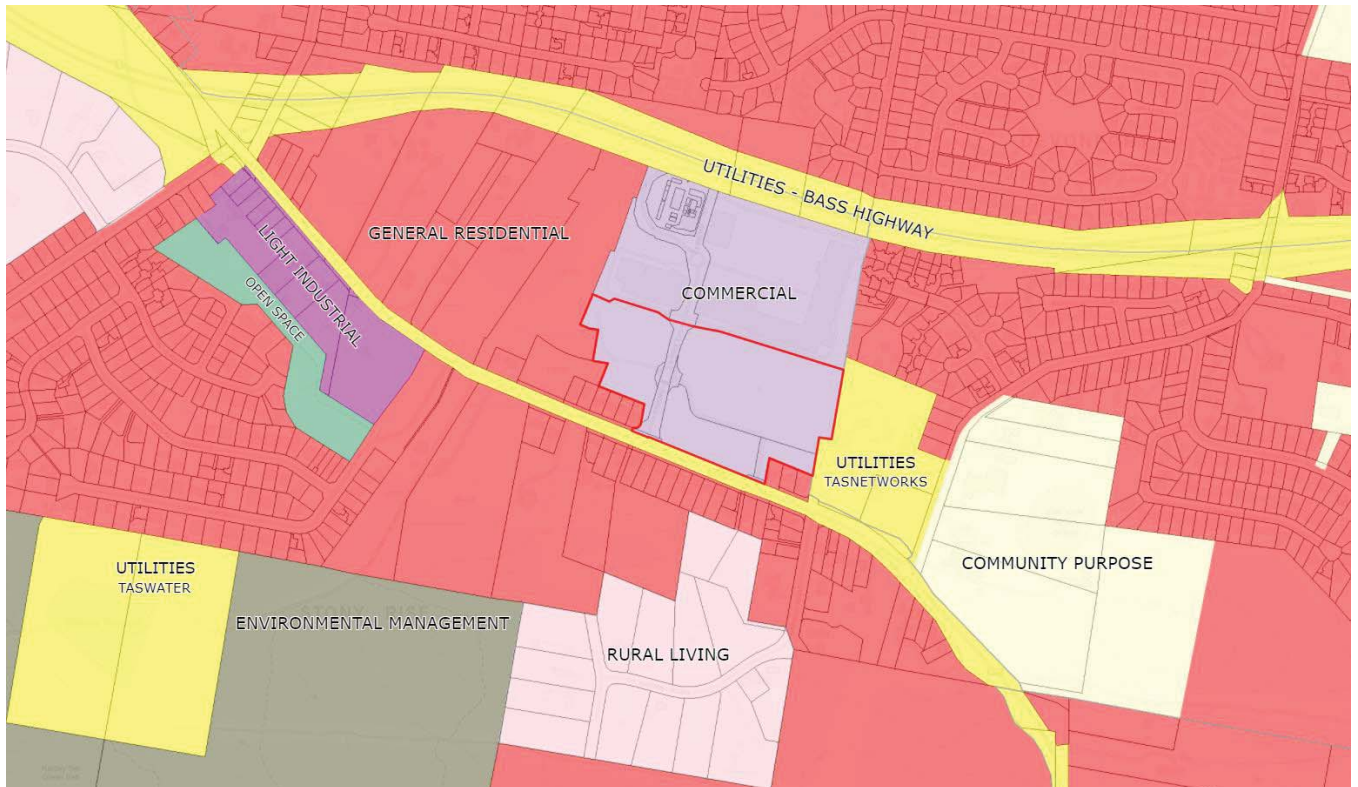
Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.12 Existing Planning Scheme

The site is subject to the Tasmanian Planning Scheme – Devonport (Planning Scheme). The following is an overview of standards that are relevant to this assessment.

### 2.12.1 Zoning

The site is within the Commercial Zone. Surrounding land is within the General Residential zones, with the exception of Stony Rise Road and the TasNetworks substation, both of which are in the Utilities Zone. Zones in the local area are shown on Figure 14 below.



**Figure 14** Site in red. Plan showing zones of site and local area

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

### 2.12.2 Devonport Regional Homemaker Centre SAP

All land on the site east of Friend Street is within the DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan (Homemaker Centre SAP). Figure 15 below shows the extent of the overlay area.



**Figure 15** Cross hatch showing extent of the DRRLSAP overlay, subject site in red.

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania

The Homemaker Centre SAP limits the range of permissible use with the following objectives:

- Providing for use and development for integrated bulky goods showrooms and trade supplies, including associated food outlets, car parking, signage and landscaping;
- Protecting the primacy of the Devonport Central Business District for General Retail and Hire by providing a designated location for Bulky Goods Sales;

The Homemaker Centre SAP controls development with the following objectives:

- Minimise visual prominence when viewed from the Bass Highway or Stony Rise Road;
- Minimise likelihood for conflict, interference and constraint between the use or development of land in the SAP and the use of adjoining land;
- Minimise unreasonable impact on the amenity of use on land beyond the boundaries of the SAP;
- Managing the impact, size and number of signs;
- Maintaining safe vehicular and pedestrian access to the site.

### 2.12.3 Devonport Homemaker Service Industrial Centre SAP

All land west of Friend Street is within the DEV-S2.0 Devonport Regional Homemaker Service Industrial Centre Specific Area Plan (Service Industrial SAP). The purpose of the Service Industrial SAP is to support the operation of the Devonport Regional Homemaker Centre. The Service Industrial SAP limits the range of permissible use, with objective of providing only for allied service industry, warehousing and support offices and sales and product distribution on a small scale. The Service Industrial SAP controls development with the following objectives:

- Minimise visual prominence when viewed from the Bass Highway or Stony Rise Road;
- Minimise likelihood for conflict, interference and constraint between the use or development of land in the SAP and the use of adjoining land;
- Minimise unreasonable impact on the amenity of use on land beyond the boundaries of the SAP;
- Managing the impact, size and number of signs;

Figure 16 below shows the extent of the overlay area.



**Figure 16** The extent of the Service Industrial SAP. Site in red.

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.12.4 Bushfire

The Bushfire Prone Areas Code overlay affects land west of Friend Street. Figure 17 below shows the extent of the overlay area.

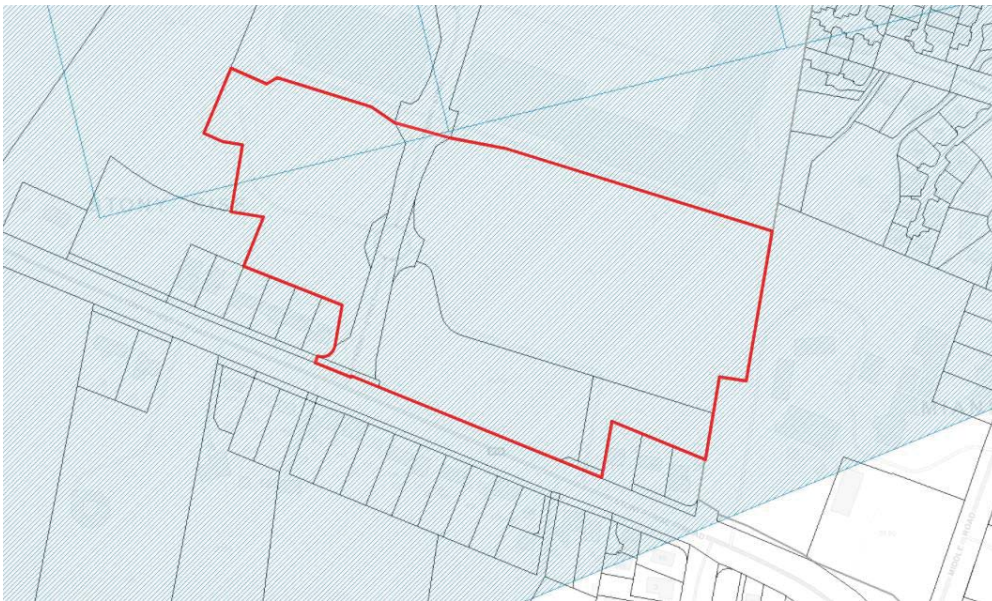


**Figure 17** Site in red. Cross hatched area showing the extent of the Bushfire-Prone Areas Code overlay applying to the site

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.12.5 Safeguarding of Airports Code

The Airport Obstacle Limitation Area of the Safeguarding of Airports Code applies to the whole site. Any building below 80m in height will meet the acceptable solution for building height. Figure 18 below shows the extent of the overlay area. The Devonport Airport is located approximately 6.5km to the north-east.



**Figure 18** Site in red. Blue shading shows the extent of the Airport Obstacle Limitation Area

Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

## 2.13 Infrastructure

### 2.13.1 Road Frontage and Access

The site has access to Stony Rise Road and Friend Street. Bass Highway and Stony Rise Road is owned and maintained by the Department of State Growth. Friend Street is owned and maintained by the Council.

The conditions of the road environment are discussed in the attached Transport Impact Assessment (TIA) (see Appendix E). The report indicates that the road environment has significant spare capacity during the weekday AM and PM peak hours and the weekday daily scenario but notes that the existing intersection at Stony Rise Road and Friend Street is under performing and that the potential and proposed use and development on the site will necessitate upgrades to the intersection. Further discussion in relation to traffic is detailed in the development application submission at Part 5 of this report.

### 2.13.2 Stormwater drainage

Dial Before You Dig records indicate that stormwater from the western parts of the site is collected and drains generally north towards the Council's infrastructure located at the Bass Highway frontage. From there it drains through a culvert (DN 1800) under the Bass Highway into the upper reaches of Chinaman's Creek. Stormwater collected from the eastern parts of the site drains into infrastructure located in Gatenby Drive, before entering the piped stormwater system at the Bass Highway/Middle Road interchange.

There are no known stormwater drainage issues on the site but future development would need to be designed in a manner that appropriately manages stormwater quality and flow rate from the site.

### 2.13.3 Sewer

Dial Before You Dig and LISTMap records indicate that sewerage on the site is collected in a DN225 gravity reticulation main along the western boundary of the site and drains generally north and east and into a DN300 gravity trunk main running beneath the Bass Highway. Sewerage is also collected in a DN150 gravity reticulation main, which flows north along the eastern boundary of the site. It then runs to the east, adjacent to the Bass Highway frontage through and east into infrastructure located in Gatenby Drive. There are no known drainage issues on the site.

There are no known issues with sewerage drainage from the site.

## 2.13.4 Water

Dial Before You Dig and LISTMap records indicate that a DN525mm mild-steel, cement-lined bulk transfer main carries water west to east across the site. This water main provides no water to the site.

Water for consumption is provided by a DN375mm asbestos cement reticulation main which connects to a DN375mm cast iron main on Stony Rise Road and loops to the reticulated network on the northern side of the Bass Highway via a DN525mm asbestos cement reticulation main.

There are no known issues with water supply to the site.

## 2.13.5 Power

Dial Before You Dig records indicate that 3 x 22kV underground electrical cables run along the eastern boundary of the site. These cables all service the developed Homemaker Centre, including overhead street lighting.

There are no known issues with power supply to the site.

## 2.13.6 NBN & Telstra

Dial Before You Dig records indicate that NBN and Telstra infrastructure is supplied to the site. There are no known issues with telecommunications supply to the site.

## 2.13.7 Gas

Dial Before You Dig records indicate that the site can be serviced by either the 63mm PE 500kPa gas service within Friend Street or the 90mm PE 500kPa gas service on Stony Rise Road. There are no known issues with gas supply to the site.

# Planning Scheme Amendment

## 3.1 Intent of the Amendment

The intent of the proposed Planning Scheme amendment is:

- To permit additional activity on the undeveloped land presently controlled by the Service Industrial SAP, and;
- To permit additional activity that would service the local area on the undeveloped land presently controlled by the Homemaker Centre SAP.

## 3.2 Proposed Amendment

The proposed Planning Scheme amendment involves the following:

- The removal of DEV-S2.0 Devonport Homemaker Service Industrial Centre Specific Area Plan from the mapping and the ordinance.
- Adjustments to the spatial extent (mapping) of DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan.
- Amendments to the mapping and ordinance to rezone land from Commercial to Particular Purpose Zone. The Particular Purpose Zone would be divided into a Northern and Southern Precinct, with differing standards operating on each Precinct.

Each is addressed in turn.

### 3.2.1 The removal of the Service Industrial SAP from the Planning Scheme.

#### 3.2.1.1 Nature of amendment

The mapping and ordinance associated with DEV-S2.0 Devonport Homemaker Service Industrial Centre Specific Area Plan (Service Industrial SAP) is proposed to be completely removed from the Planning Scheme. In its place, it is proposed to adjust the spatial extent of the Homemaker Centre SAP to include this land as discussed below at 3.3.

#### 3.2.1.2 Discussion

The undeveloped land south of the existing developed Homemaker Centre and west of Friend Street is presently within the Service Industrial SAP. The intention behind the creation of the Service Industrial SAP, as explained in the supporting planning report, was as follows:

The proposed Service Industrial Precinct is intended to accommodate service industry and warehouse type uses which incorporate offices and/or shopfronts as incidental activities. These kinds of activities are common in proximity to bulky goods retail facilities. The range of uses however within the zone is intended to be limited to ensure that they do not unreasonably compete with other areas including the Devonport CBD. (page 9 of Devonport Homemaker Centre – Stage 2, Rezoning Application – Supporting Information)<sup>5</sup>

The objectives were described as being similar to that in the existing Light Industrial zone, with a modified range of allowable uses that serve a supporting and complementary function for the land within the Homemaker Centre SAP and that would involve minimal noise, smoke, smell, dust or other nuisance or generate high traffic volumes.

An Economic Impact Assessment, prepared in 2011 for the Homemakers Centre - Stage 2 application, provided no clear economic justification for the Service Industrial SAP based on supply, demand or otherwise.<sup>6</sup>

The lack of any development activity and the lack of any identified or present need for using the land for the purposes intended by the Service Industrial SAP indicates that the removal of it is unlikely to have any significant

<sup>5</sup> See further AM 2011/03 [2011] TASPComm 52

<sup>6</sup> See further AM 2011/03 [2011] TASPComm 52

consequence. That is, provided the use and development standards provide adequate control over activity that may have impacts on the amenity of adjoining or nearby land.

### 3.2.2 Adjustments to the spatial extent of Homemaker Centre SAP

#### 3.2.2.1 Nature of amendment

The proposal involves the removal of the DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan (Homemaker Centre SAP) from CT16773/15, CT173536/16, CT173536/17, 173536/105 and 167737/103 and the inclusion of CT167737/18 and 167737/104 within the Homemaker Centre SAP. The spatial extent of the proposed new Homemaker Centre SAP is shown below in Figure 19. A draft instrument is located at Appendix F.

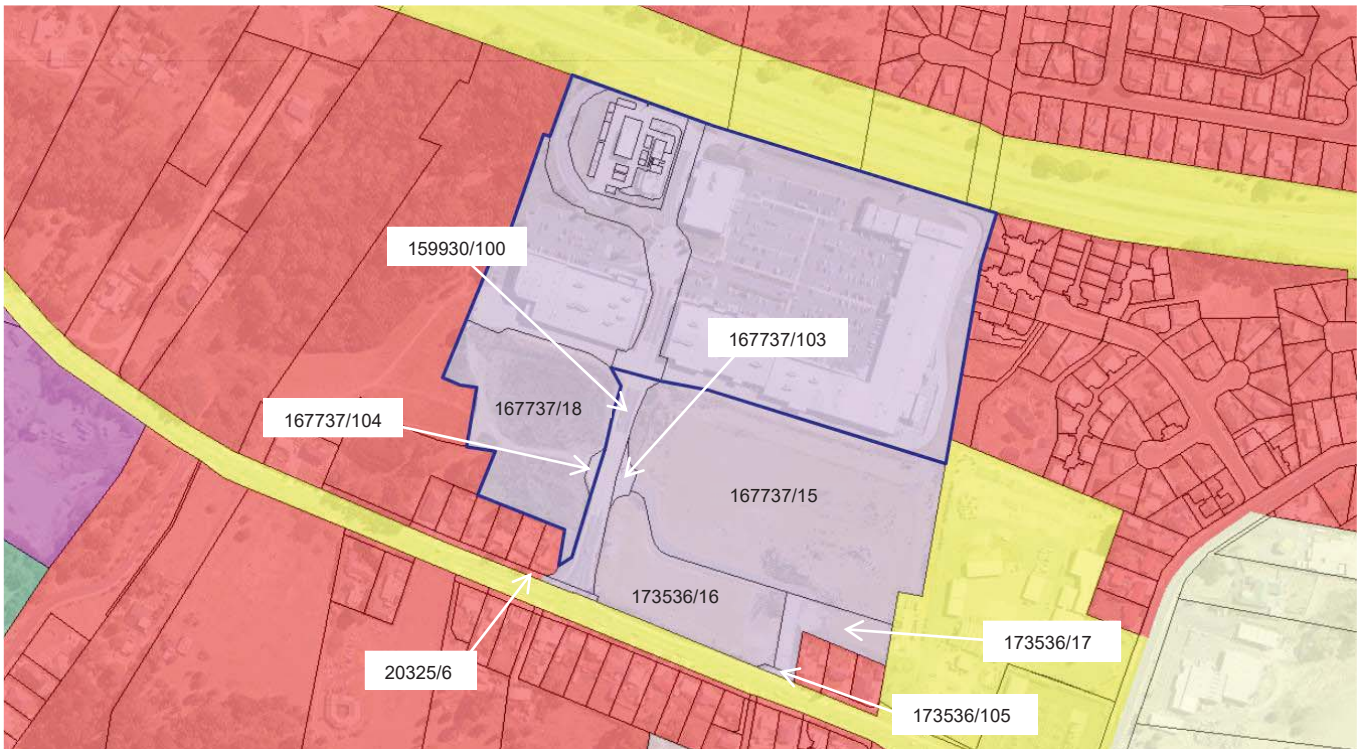


Figure 19 Spatial extent of proposed DEV-1.0 shown in dark blue lines. Base image and data from theLIST (www.thelist.tas.gov.au) © State of Tasmania.

The effect of this proposed change would be to increase the range of permissible uses on the land currently in the Service Industrial SAP. The Comparative Use Table at Appendix H and Table 2 below provide the Table of Uses for the existing Service Industrial SAP and the proposed Homemaker Centre SAP side by side.

Table 2 Table of Use comparison

Service Industrial SAP		Homemaker Centre SAP	
Use Class	Qualification	Use Class	Qualification
<b>No Permit Required</b>		<b>No Permit Required</b>	
Natural and Cultural Values Management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items or for any other use.	Natural and Cultural Values Management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or any outdoor area for information, interpretation, or display of items or for any other use.
<b>Permitted</b>		<b>Permitted</b>	
Service Industry		Bulky Goods Sales	If for the retail sale of: (a) furniture and floor coverings;



Service Industrial SAP		Homemaker Centre SAP	
Use Class	Qualification	Use Class	Qualification
			(b) electrical appliances, including white goods and computer equipment; (c) home entertainment equipment; (d) manchester, curtains and blinds; (e) camping and outdoor recreation equipment; (f) office supplies; (g) building, construction and hardware goods; (h) garden and landscape material; (i) auto accessories; (j) pet supplies and ancillary services; or (k) any combination of the goods in (a) to (j), provided that the sale or hire of clothing or footwear is not a predominant activity.
Storage		Food Services	If the total number of Food Services on land subject to the Devonport Regional Homemaker Centre Specific Area Plan is: (a) not more than 5 takeaway food shops; and (b) not more than 2 restaurants.
Vehicle Parking		Vehicle Fuel Sales and Service	If for a service station.
<b>Discretionary</b>		<b>Discretionary</b>	
Bulky Goods Sales	If for motor vehicle, boat or caravan sales and garden and landscape supplies.	Bulky Goods Sales	If for motor vehicle, boat or caravan sales.
		General Retail and Hire	If for a market retailing food by independent stall holders.
		Storage	If not for a liquid fuel depot or a solid fuel depot.
<b>Prohibited</b>		<b>Prohibited</b>	
All other uses		All other uses	

As can be seen, the key differences are that the Homemaker Centre SAP would allow a broader range of bulky Goods Sales as well as Food Services, Vehicle Fuel Sales and Service and General Retail and Hire.

### 3.2.2.2 Discussion

The issues arising are considered to be:

- changed relationship between site area and site coverage standards of the Homemaker SAP;
- the potential loss of land for purposes aligned with the Homemaker Centre SAP;
- the potential impacts on adjoining land from an expanded range permissible uses on the land currently subject to the Service Industrial SAP; and
- the setbacks to Friend Street.

Each is discussed below in turn:

#### 3.2.2.2.1 Changed relationship between site area and gross floor area standard

DEV-S1.6.1 A1 provides as follows:

The total gross floor area of all tenancies within the Devonport Regional Homemaker Centre Specific Area Plan must not exceed 46,150m<sup>2</sup>.

There is no corresponding Performance Criteria. By reducing the area of the Homemaker Centre SAP from 12.73ha to 9.56ha and maintaining the same gross floor area total, the proposed amendment would allow the percentage of site coverage of the remaining land to be greater than that presently allowable. An amendment would be necessary to reduce the total gross floor area allowance to something acceptable by Council. Such a change to the Homemaker Centre SAP is not proposed as part of this application. It is recommended that Council consider initiating a consequential amendment to the Homemaker Centre SAP to address this issue.

### **3.2.2.2.2 Loss of land for Large Format Retail in the Homemaker Centre SAP**

The proposed amendment would take the overall area of the Homemaker Centre SAP from 12.73ha to 9.56ha, a reduction in size of approximately one quarter. In the context of all the other land that is available in Don Road, the Central Business District and Formby Road, it is considered that the reduction of the amount of land for homemaker/bulky goods retail would be unlikely to significantly impact on the supply and demand balance. Furthermore, the proposed Southern Precinct provides for a similar range of uses to that within the Homemaker Centre SAP and would offset that loss to a significant degree. It is also unlikely to reduce the area below what would be a critical mass to operate as a homemaker precinct.

Whilst the existing developed Homemaker Centre has proved popular, 10 years of inactivity on the vacant land to the south of the Homemaker Centre (the subject site) suggests that the demand for large format retail in Devonport has not been as strong as that forecast in the original application for Stage 2 of the Homemaker Centre.

The 2011 EIA provided a substantial amount of demographic and bulky goods expenditure data as the basis for determining how much land should be provided for bulky goods retail in Devonport. It EIA espouses:

a flexible approach which sensibly allows for genuine homemaker/bulky goods retailers to be provided in abundance for the benefit of regional consumers.<sup>7</sup>

The EIA outlined an unmet demand for homemaker/bulky goods retail facilities in Devonport and concluded that:

a substantial net community benefit will be realised following the development of the proposed Stage 2 of the DHMC.<sup>8</sup>

Whilst an abundance of homemaker/bulky goods retailers may benefit regional consumers, the local impacts or alternative uses were not fully considered in the application. It is considered that the original economically focussed projections of demand are overstated and no longer compatible with determining highest and best use from a community perspective. How much land should be provided for bulky goods sales and where it should be located is a question to be considered in the context of broader economic impacts as well as local place characteristics, social needs and environmental impacts. These factors are discussed below in Section 4 – Statutory Assessment.

### **3.2.2.2.3 Impacts on adjoining land**

To the west of the Service Industrial SAP is land in the General Residential Zone in the same ownership. This adjoining land is presently being developed into a residential estate and is sufficiently proximate that potential for land use conflict exists.

Use standards protecting residential amenity come about through the underlying and still applicable use standards in the Commercial Zone. The development standards protecting amenity in the General Residential Zoned are in substitution of all height and setback standards in the Commercial Zone. The development standards in both the Homemaker Centre SAP and the Service Industrial SAP appropriately involve no discretion. The Acceptable Solutions stipulate a 12m height limit (Commercial Zone AS is 12m, discretionary above that) and a 10m boundary setback (Commercial Zone AS is 4m or half the height of the wall, discretionary otherwise).

Given the unqualified and permitted status of the Service Industry use class and the discretionary status of motor vehicle, boat or caravan sales and garden and landscape supplies, a number of activities that involve noise, odour

<sup>7</sup> See further AM 2011/03 [2011] TASPComm 52

<sup>8</sup> See further AM 2011/03 [2011] TASPComm 52

and similar amenity impacts are already permissible within the Service Industry SAP. Whilst the potential for amenity impacts on adjacent land in the General Residential Zone may be higher than at present due to the increase in permissible high activity generating uses, the higher protections afforded by the SAP than is otherwise available in a Commercial Zone are considered to be adequate.

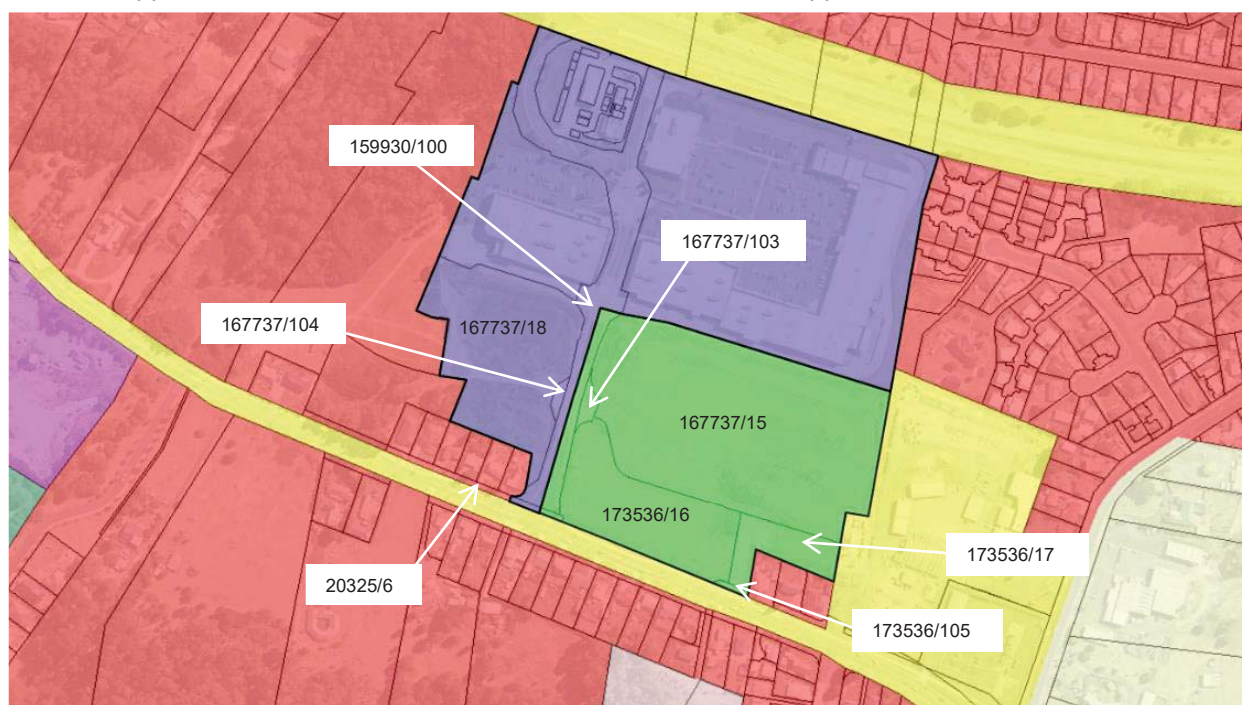
#### 3.2.2.4 The setbacks to Friend Street

The Homemaker Centre SAP contains no setback standards relative to Friend Street. It would be appropriate that setbacks to Friend Street were incorporated within the Homemaker Centre SAP. Such a change to the Homemaker Centre SAP is not proposed as part of this application. It is recommended that Council consider initiating a consequential amendment to the Homemaker Centre SAP to address this issue.

### 3.2.3 Rezoning of land from Commercial to Particular Purpose Zone

#### 3.2.3.1 Nature of amendment

A new Particular Purpose Zone (PPZ), nominally called DEV-P2.0 Particular Purpose Zone – Stony Rise Village, is proposed for 4.968ha of land currently in the Commercial Zone. The land subject to the rezoning would comprise CT16773/15, CT173536/16, CT173536/17, CT167737/103 (part of Friend Street), CT159930/100 (part of Friend Street), CT173536/105 (part of Stony Rise Road) and CT20325/6 (part of Stony Rise Road). The zone boundary would follow existing title boundaries and the centreline of Friend Street, as per TPC drafting guidelines. The spatial extent of the land proposed to be rezoned is shown in light green below at Figure 20. A draft instrument is located at Appendix I. A draft ordinance for the PPZ is contained at Appendix G.



**Figure 20** Land proposed to be in the Stony Rise Village PPZ shown in light green. Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

#### 3.2.3.2 Discussion

Various mechanisms for the preferred planning scheme amendment were considered before it was determined that a PPZ would be the most suitable mechanism to establish a neighbourhood centre without undermining the role of established activity centres in Devonport's central business district.

A new or amended SAP to provide a greater range of permissible uses was considered and rejected as an option because underlying Zones were found unsuitable. A SAP over the Commercial Zone would be consistent with the existing Homemaker Centre. However, TPC guideline CZ3 stipulates as follows:

The Commercial Zone should not be applied to land where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores.”

The PPZ would be divided into a Northern and Southern Precinct. Whilst retail activity would be permitted within each Precinct, supermarkets, pharmacies and bottle shops would be prohibited in the Southern Precinct. This is to maintain a village shopping environment that would have less impact on the function of existing activity centres.

The primary purpose of the Northern Precinct involves a supermarket and associated retail and food activity. Retail activity could be a significant proportion of activity within the Southern Precinct. Therefore, a SAP over the Commercial Zone is considered to be inappropriate as a SAP should not be used to overcome underlying Zone inconsistency.

The Local Business Zone would appear to be the most appropriate underlying zone and if combined with a SAP to limit use and control development, the objective could be achieved. However, following early consultation with Council, the perception of an additional area of Business Zoned land was considered to be inconsistent with Devonport’s strategic aim of limiting further fragmentation of land for this purpose. The General Business Zone has the same issues.

A PPZ is considered the most appropriate mechanism. It can cover the field in relation to the relevant and appropriate standards, drawing on the standards of the Homemaker Centre SAP and the Commercial Zone. A draft PPZ and the rationale behind each of the provisions within the draft PPZ is provided at Appendix G.

In accordance with TPC guideline PPZ1, it is considered that a Particular Purpose Zone would provide the unique and tailored approach considered to be necessary to establish a neighbourhood centre without undermining the role of established activity centres in and around the Devonport central business district.

# Statutory assessment

This application is made in accordance with Division 4 – Combined permit and amendment process of the *Land Use Planning and Approvals Act 1993* 'The Act'. In accordance with section 40T(1) the proposal involves a combined request for amendment to the Local Provisions Schedule (LPSs) and an application for a planning permit.

A person may request an amendment to the LPS pursuant to s37(1). The request must be in an approved form pursuant to s37(2) and must include owner consent in accordance with s37(3). In accordance with s37(2), the application is considered to be made in an approved form. In accordance with s37(3) consent of the owners to the lodgement of the application is provided at Appendix J.

The matters for consideration in the amendment of an LPS are provided in s34(2), which states as follows:

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- (i) contains all the provisions that the SPPs specify must be contained in an LPS; and*
  - (ii) is in accordance with section 32; and*
  - (iii) furthers the objectives set out in Schedule 1; and*
  - (iv) is consistent with each State policy; and*
  - (da) Satisfies the relevant criteria in relation to the TPP's (Tasmanian Planning Policies); and*
  - (v) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
  - (vi) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that applies in relation to the land to which the relevant planning instrument relates; and*
  - (vii) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
  - (viii) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

Each of the criteria is considered in turn below.

## 4.1 34(2)(a)

*The instrument – contains all the provisions that the SPPs specify must be contained in an LPS*

The proposed LPS amendment is consistent with the presently operational LPS in the Planning Scheme. It is considered that there would be no inconsistency with the SPPs and therefore, it is considered that the instrument contains all the provisions that the SPPs specify must be contained in an LPS.

## 4.2 34(2)(b)

*The instrument – is in accordance with section 32*

Section 32 contains a number of provisions relating to the content of LPSs. Further to s32(2), it is noted that the proposal involves changes to the LPS zone mapping and the creation of a Particular Purpose Zone. The zone mapping would appropriately provide for the spatial application of the planning controls.

Section 32(3) states as follows:

*Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –*

- (a) a particular purpose zone, being a group of provisions consisting of –*

- (i) a zone that is particular to an area of land; and
- (ii) the provisions that are to apply in relation to that zone; or

Section 32(4) states as follows:

*An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

Further to section 32(4)(b), the site has been identified in the existing SAP as suitable for limited commercial and bulky goods retail activity on the proviso that it does not undermine the function or primacy of the existing Devonport CBD for general retail and hire.

It is considered that these circumstances are unique to the site and constitute particular economic, social and spatial qualities that require provisions in substitution for the provisions of the SPPs. Accordingly, it is considered that the proposal complies with s32.

The proposed mapping conforms with the TPC practice notes and guidelines. It is considered that the instrument is in accordance with s34(2)(b).

## 4.3 34(2)(c)

*The instrument – furthers the objectives set out in Schedule 1.*

### 4.3.1 Objectives of Part 1, Schedule 1

Each of the Objectives of Part 1, Schedule 1 of the Act are considered below in turn.

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

The proposal would provide opportunity for development with similar potential for impacts on ecological processes and genetic diversity as that under the present zone and specific area plan arrangements.

Nevertheless, the proposal would give the people of Stony Rise, Miandetta, Tugrah, Don, Quoiba and Spreyton the ability to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of transportation such as walking and biking can significantly decrease the use of fossil fuel energy and thereby decrease greenhouse emissions and climate change, which has adverse effects on ecological processes and genetic diversity.

In accordance with the Objective, it is considered that the proposal adequately promotes the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

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

Response

It is considered that the degree of fairness, as it relates to the distribution of benefits and burdens, is unlikely to be significantly changed. Procedural fairness would be achieved by affording opportunity for those affected by the proposal to be heard and their interests be considered and appropriately accommodated throughout the process.

This proposal has come about partly because the opportunity to develop the land under the current zoning arrangement has not been taken up in a timely manner. With no significant demand for uses aligned with the present Homemaker Centre SAP, it is timely that this emerging suburban area is provided with infrastructure that meets their daily convenience needs. It is thereby considered that proposal would be orderly.

Insofar as sustainability is concerned, the proposal would give the people of Stony Rise and Miandetta the ability to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of

transportation such as walking and biking can significantly improve health and wellbeing, decrease the use of fossil fuels, and thereby reduce energy consumption. It is considered that these outcomes are appropriately sustainable.

***(c) To encourage public involvement in resource management and planning.***

Response

Consultations to this point have involved an ongoing and open dialogue with community leaders, feedback through social media and discussions at an open community forum. Further public involvement would be appropriately managed through the exhibition process of the combined amendment and planning permit application and the subsequent processes to follow. It is considered that public involvement in resource management and planning has and would be adequately encouraged.

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

Response

The land proposed to be rezoned has been inactive for a number of years. The draft amendment and permit application would provide opportunity to activate higher levels of economic from a wider range of permissible uses on the site, which would thereby facilitate economic activity through trade and employment. Flow on economic benefit from a more densely populated suburban area that is well supported by services and infrastructure is less tangible but significant, nonetheless.

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

Response

The draft amendment and permit application has been prepared in consultation with Council and a range of professionals. The application had also prepared in a manner that enables each sphere of Government to undertake its role. It is therefore considered that the sharing of responsibility is appropriately promoted.

## 4.3.2 Part 2, Schedule 1

Each of the Objectives of Part 2, Schedule 1 of the Act are considered below in turn.

***(a) to require sound strategic planning and co-ordinated action by state and local Government.***

Response

State policies, the Regional Strategy and the Council's Strategic Plan are discussed in detail at 4.3, 4.6 and 4.7 of this report. It is considered that each of the strategic planning outcomes would be adequately met and that the proposal and process that it has and would follow represents a co-ordinated action with sound strategic planning merit.

Other relevant strategies of Council include the Living City Plan, the Devonport Retail Strategy 2018-2023, the Bike Riding Strategy 2015-2020 and the Pedestrian Strategy 2016-2021. Each is considered in turn below.

### **Living City Plan**

The Living City Plan (LCP) is a CBD renewal plan intended to encourage activity in Devonport's renewing CBD areas. Three of the most relevant aims are to facilitate new retail development in the CBD, complement existing retail and limit further fragmentation.

In terms of providing retail food services, the LCP seeks to encourage local fresh produce from the region to showcase what the region has to offer as distinct from supermarkets aimed at servicing local areas and so the proposal is not considered to be directly inconsistent.

Retail impacts on the Devonport CBD are considered in the Location IQ report attached at Appendix B. The report concludes that residents would still visit the CBD frequently to undertake higher order non-food related shopping, particularly for apparel. The report identified only minor impacts on sales in the CBD area. Based on the report, it

is considered that Devonport would be a better place for living and shopping overall and therefore the proposal would be consistent with the LCP.

### Devonport Retail Strategy 2018-2023

The Devonport Retail Strategy 2018-2023 (DRS) was developed out of consultations with the Devonport Chamber of Commerce and Industry. The retail experience promoted by the DRS is CBD focussed and not clearly intended to involve day to day convenience shopping experiences. It has more direct relevance to discretionary spending in locally owned and managed businesses.

Whilst the customer activity generated by supermarkets provides visitation to these locally owned and managed businesses from multi-stop shoppers, the Location IQ report identified only minor impacts on sales in the CBD area. Based on the report, it is considered that Devonport would be a better place for shopping overall and therefore the proposal would be consistent with the DRS.

### Bike Riding Strategy 2015-2020

*The Bike Riding Strategy desires of the riders and would-be-riders to have safe, accessible and well-connected bike routes. It aims to make bike riding an attractive activity for the whole community.*

The proposal provides a destination accessible by the Miandetta Meander, Stony Rise Road, Great Foreshore Ride and the Kelcey Tier Mountain Bike Trails. This destination would complement and enhance the viability of Devonport’s proposed bicycle network. Figure 21 below shows the existing trail strategy with the existing Homemaker Centre site in red. Whilst marked as future, the Stony Rise Road bike path has now been constructed and provides convenient cycling access to the site.

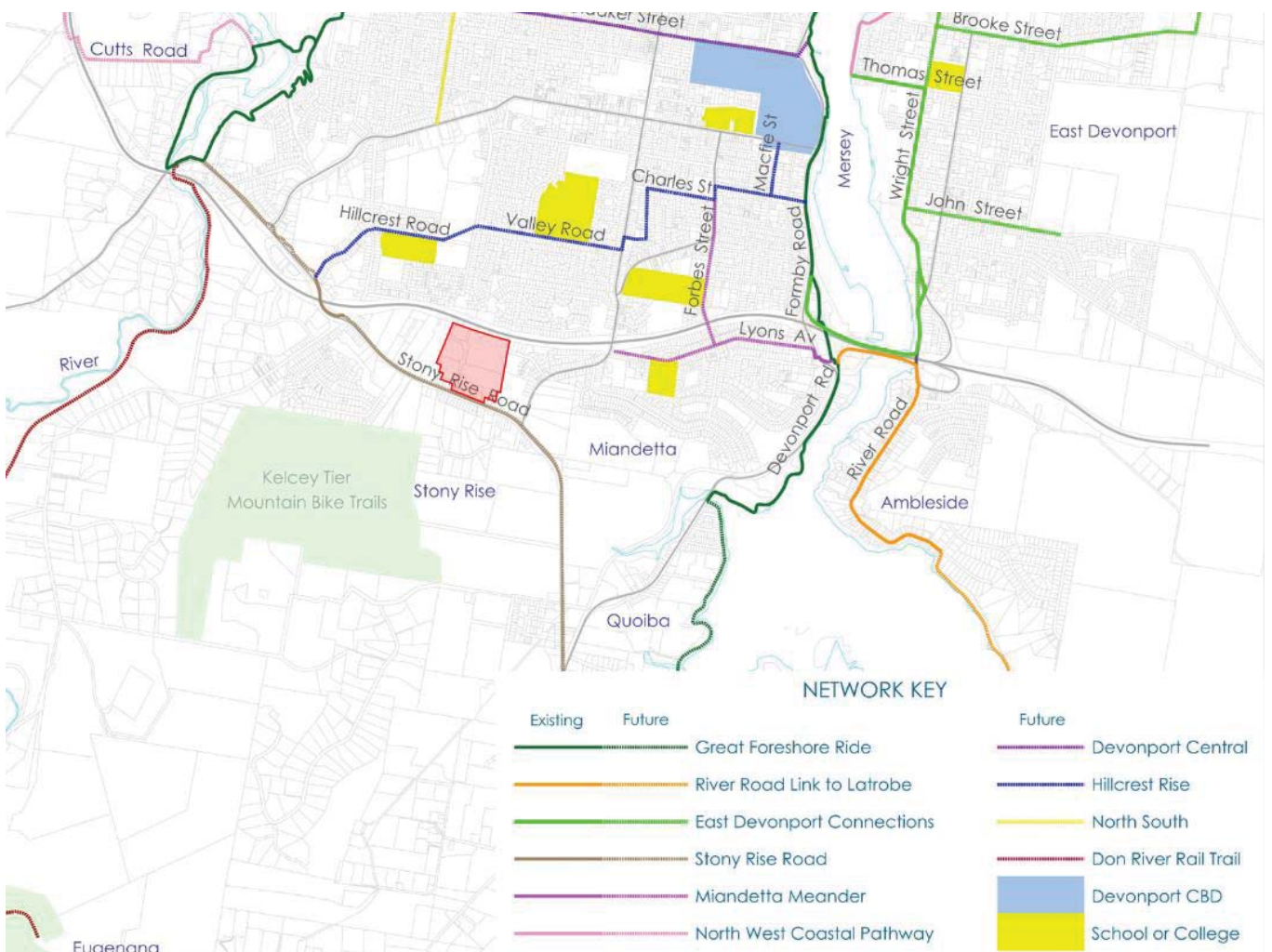


Figure 21 The existing trail strategy with the existing Homemaker Centre site in red.



It is considered that the health, wellbeing, liveability and quality of life objectives that underpin the Bike Riding Strategy are well supported by the proposal.

### **Pedestrian Strategy 2016-2021**

The Pedestrian Strategy 2016-2021 (Pedestrian Strategy) seeks to make walking in Devonport safe and convenient and to enable and encourage walking as a mode of transport. The strategy also seeks to provide infrastructure and signage to support a safe and convenient walking environment.

The proposal would provide the people of Stony Rise and Miandetta with a destination-based reason to utilise the pedestrian networks in the local area and opportunity for the health and wellbeing, economic and environmental benefit that this brings. The proposal is considered to be consistent with the Pedestrian Strategy 2016-2021.

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

Response

The existing system of planning instruments is capable of adequately addressing the issues involved within this proposal.

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

Response

From a natural environmental impact perspective, the proposal involves development with as much potential for impacts on the environment as that which could occur under the proposed zone arrangements. However, the potentially positive impacts of walking, riding or reduced driving distances for daily shopping needs includes reduced energy consumption, lower greenhouse gas emission, improved social opportunity and improved health and wellbeing.

For those within a 20-minute walk of the site, the proposal would go some way to ameliorating the economic effects of the rising costs associated with owning and operating a motor vehicle, noting that the majority of profit from fuel sales leaves the community.

The potentially beneficial social, environmental and economic effects on the community are considered to be consistent with the Objective.

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

Response

The environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels have each been considered in this proposal. The legislative process for assessment and determination it is designed to provide for integration. Provided the process is adhered to, integration would be achieved, and the Objective appropriately met.

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

Response

*State*

The Planning Commission will undertake an assessment against the requirements of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme – Devonport. Advice from the Department of State Growth in relation to the use of Stony Rise Road has been sought and followed in the proposal. Nothing within the proposal affects the interests of the Environmental Protection Authority or any other State agency.

*Federal*

No Federal approvals process needs consideration.

## Local

The Devonport City Council will undertake an assessment against the requirements of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme – Devonport.

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

#### Response

It is considered that the proposal represents an opportunity to develop a village centre as a focal point for day-to-day shopping activity in and around Stony Rise and Miandetta. The walkable and rideable neighbourhood centre would create opportunity for improved public health, improved access to conveniences thereby be part of a pleasant, efficient and safe working, living and recreational environment within the Devonport community.

It is considered that the proposal would not involve significant adverse impacts on adjoining land users and therefore it is considered that the proposal meets this Objective.

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

The proposal does not involve impacts on places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

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

#### Traffic

The TIA undertaken by GHD (see Appendix E) has considered the capacity of the road network under existing and potential future scenarios. The TIA identified:

- Rezoning the site to allow for general retail and hire, supermarkets specifically, would increase the potential level of vehicle activity at the site.
- The access to the site at the Friend Street roundabout would perform satisfactorily under the proposed developed scenario.
- Intersection between the site and Stony Rise Road would perform well under the proposed developed scenario.
- Intersection at Stony Rise Road and Friend Street does not have the capacity to accommodate either the existing developed scenario or the proposed developed scenario.
- Intersection at Stony Rise Road and Middle Road is expected to continue to perform satisfactorily under the existing developed and proposed developed scenario with some additional queuing and delays at all approaches – this will be more noticeable at the west approach of the roundabout.
- On and off ramps between Middle Road and Bass Highway likely to experience additional delay and will require ongoing performance monitoring.

Following this report, a Proposed Signalisation report by GHD was undertaken, considering the necessary upgrades required in order to improve intersection performance. The Signalisation Report (attached at Appendix K) reached the following conclusions in relation to the intersection:

- The existing, priority-controlled (give-way) intersection would reach capacity prior to completion of approved developments in the area including the (approved) Bunnings development at 5 Friend Street and the (approved) 76-lot residential subdivision at 126-136 Stony Rise Road.
- The proposed Supermarket development at 5 Friend Street would generate significantly more traffic than the approved Bunnings development on the same site, further worsening intersection performance.
- The Option 1 signalised layout for the intersection would have sufficient capacity to accommodate background traffic growth over 10 years, plus the proposed supermarket and approved residential subdivision.

- Full build-out of the Devonport Homemakers Centre, which includes development of the other vacant, commercial lots in the area, would require a wider intersection footprint and additional westbound traffic lane on Stony Rise Road (Option 2) in order to maintain sufficient capacity and throughput.

Based on the TIA, signalisation of the Friend Street/Stony Rise Road intersection is required irrespective of the proposed planning scheme amendment. According to the Proposed Signalisation report it is possible to signalise the intersection and provide capacity for a fully developed scenario under both the current and proposed zone arrangements. Therefore, it is considered that rezoning the site would not result in permissibility for use and development that the traffic network is unable to sustain.

Upgrades to the intersection prior to the development of the site in accordance with the development application would be part of an orderly provision and co-ordination of public utilities.

#### *Water*

The site is located within TasWater's water serviceable area. There are no known capacity issues with the mains sewerage system.

#### *Sewer*

The existing sewer mains that service the site provide a gravity connection to practically all the developable areas. There are no known capacity issues with the mains sewerage system. In the

#### *Stormwater*

Stormwater from all areas would have a logical downhill flow-path to stormwater mains. Future development of the site can provide water sensitive urban design principles to manage water flow and water quality. There is no indication that the available drainage arrangements could not support all proposed and future development needs.

#### *Electricity*

There are no known issues with the supply of electrical energy to the site.

#### *Gas*

There are no known issues with the supply of gas energy to the site.

#### ***(i) To provide a planning framework which fully considers land capability.***

The site has no agricultural capability. Further consideration of the State Policy on the Protection of Agricultural Land 2009 is below at 4.4.1.

## **4.4 34(2)(d)**

*The instrument – is consistent with each State policy.*

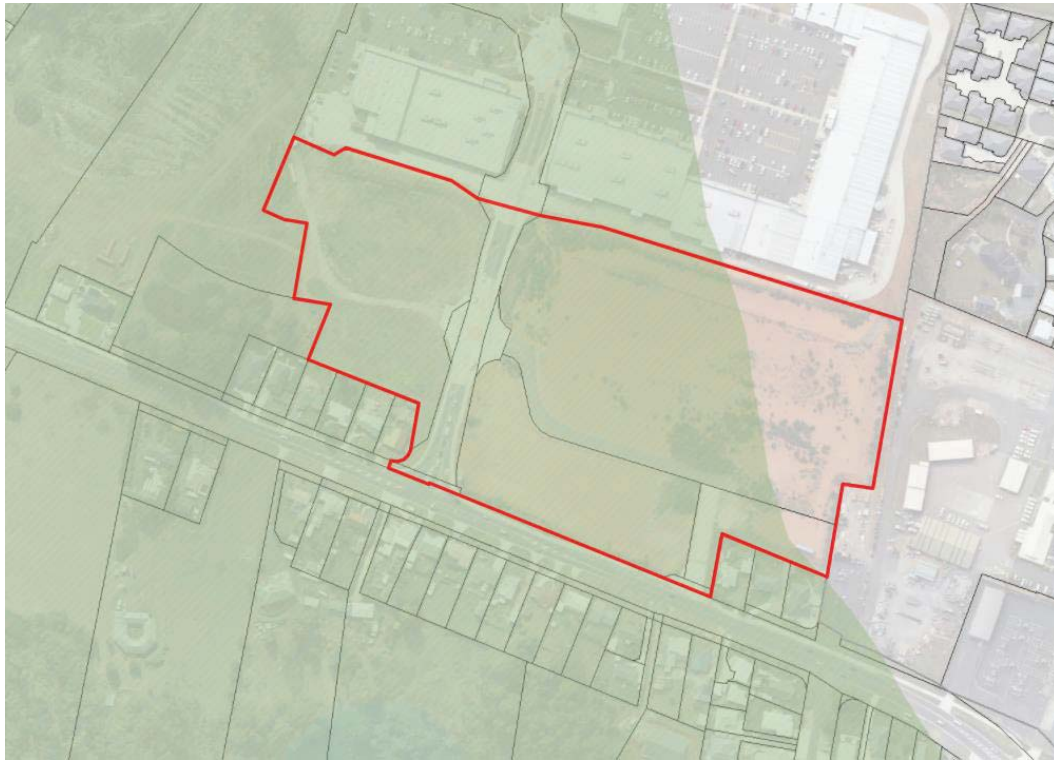
The following State Policies are made under the *State Policies and Projects Act 1993*:

- State Policy on the Protection of Agricultural Land 2009
- State Policy on Water Quality Management 1997
- Tasmanian State Coastal Policy 1996

Each is considered in turn.

### **4.4.1 State Policy on the Protection of Agricultural Land 2009**

The *State Policy on the Protection of Agricultural Land 2009* (PAL) aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The existing available mapping for the land indicates that one fifth of the site is excluded from the DPIPWE LISTMap Land Capability classification system and the remaining four fifths is Class 4+5 (see Figure 22 below).



**Figure 22** *DPIPWE land capability mapping, site in red. Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.*

On-site observation reveals that the site is constrained for agricultural use by the following:

- Commercial Zone, Homemaker Centre SAP and Service Industrial SAP, in which Resource Development is a prohibited use;
- Site is mostly stripped of topsoil;
- The proximity of the site to residential use;
- The lack of contiguity with other agricultural land.

On this basis, it is considered that the Land Capability would be significantly less than that mapped, practically Class 7. On this basis, it is considered that there would be no inconsistency with the State Policy on the Protection of Agricultural Land 2009 arising from the proposal.

#### 4.4.2 State Policy on Water Quality Management 1997

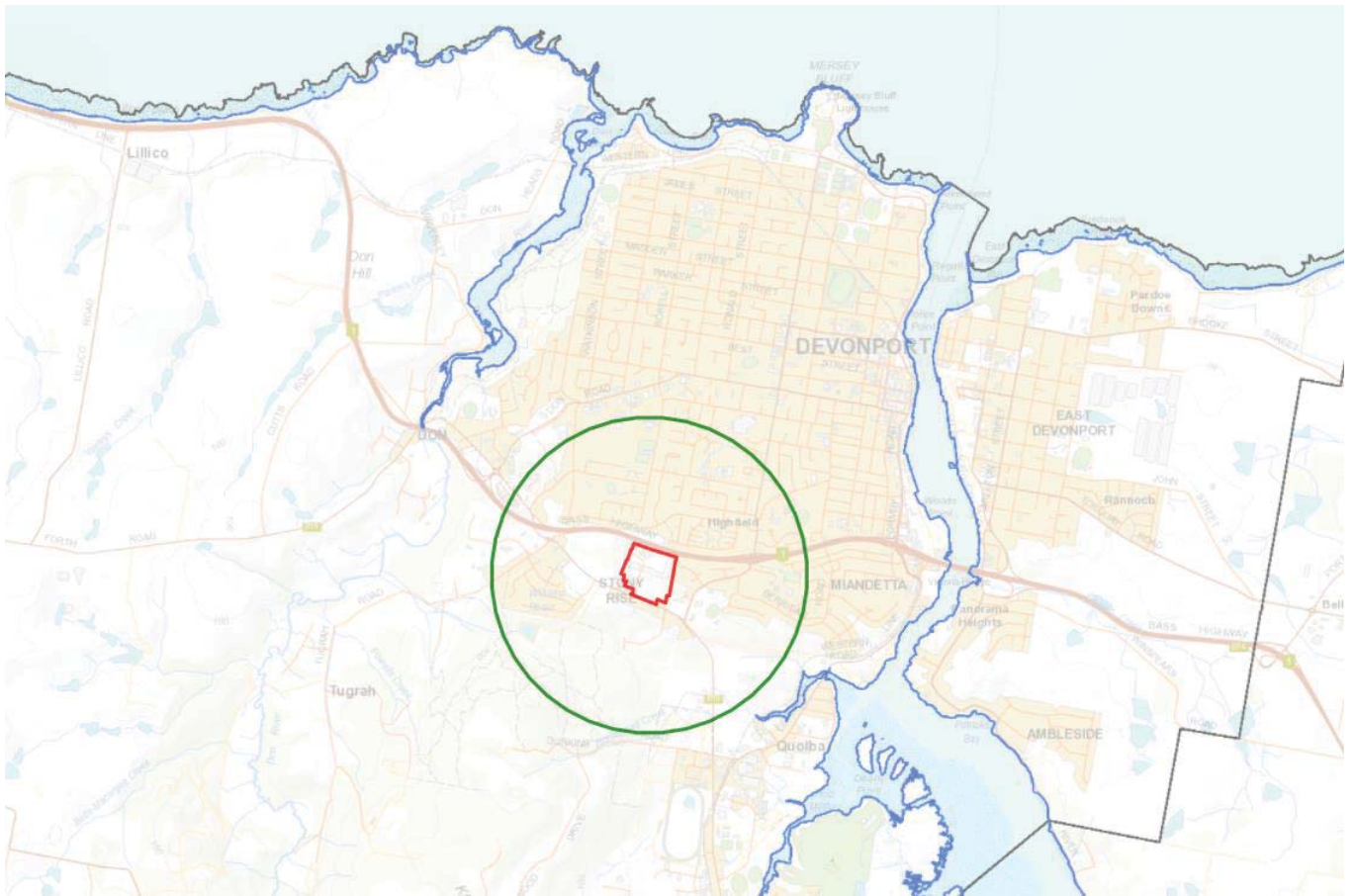
The *State Policy on Water Quality Management 1997* aims to achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.

The amendment does not propose any changes to standards related to the management of water quality. It is considered that effective administration of the standard powers conferred to the Council as a planning, road and stormwater authority would ensure that the proposal is undertaken in a manner that would be appropriately sensitive to water quality. It is noted that clause 6.11.2 (g) of the TPS Devonport enables the making of planning permit conditions dealing with erosion, and stormwater volume and quality controls.

It is considered that the impacts can be appropriately minimised in accordance with this State Policy.

#### 4.4.3 Tasmanian State Coastal Policy 1996

Figure 23 below shows the subject site in red, the extent of State waters in blue and an approximately 1km radius around the site in green. The subject site is over 3km from the Bass Strait coastline. The land proposed to be rezoned is approximately 1500m from where the Horsehead Creek meets the Mersey River estuary. Accordingly, the Tasmanian State Coastal Policy 1996 (TSCP) does not apply.



**Figure 23** Site (red), 1km radius around site (green), State waters (blue). Base image and data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania.

#### 4.4.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to:

- Ambient air quality
- Diesel vehicle emissions
- Assessment of site contamination
- Used packaging material
- Movement of controlled waste between States and Territories
- National pollutant inventory

As stated above at 2.7, the site has hosted activity likely to cause contamination, being a service station. In 2013, Compass Environmental undertook due diligence environmental assessments of the site as it was then. Appendix D is a Due Diligence Environmental Site Assessment undertaken for Bunnings prior to their purchase of the site. The report found:

- An underground petroleum storage system comprising three tanks was removed from part of the site (formerly known as 60 Stony Rise Road) in October 2010, with residual petroleum hydrocarbons identified in soil and groundwater.
- Approval for disposal of 60m<sup>3</sup> of soil with elevated chromium was issued by the EPA Division on 25 October 2010.
- A Decommissioning Abandoned Storage Systems Form for the property located at 90 Stony Rise Road was provided to the EPA Contaminated Sites Unit in December 2012, stating that decommissioning had occurred in October 2010 and that the subsequent investigation and reporting concluded that the property was not a contaminated site as a result of the UPSS. This submission fulfilled the requirements of the

Environmental Management & Pollution Control (Underground Petroleum Storage Systems) Regulations 2010 - regulation 31(3).

- Across the remainder of the site, soil vapour survey readings were between 0.2 and 7.2 ppm for all samples collected, indicating low potential for volatile contaminants. No fuel or chemical odours were encountered.
- The analytical data showed all contaminant concentrations below the criteria adopted for the protection of ecological receptors, with the exception of marginally elevated levels of arsenic, total chromium, manganese, nickel and vanadium in both fill and underlying natural soils. These concentrations were considered to be representative of naturally occurring concentrations and were consistent with the normal background ranges detailed in National Environmental Protection Measures.
- All reported concentrations were below the criteria adopted for the protection of human health for the proposed commercial use.

Since the 2013 testing, a cluster of buildings (formerly a caryard and a service station prior to that) and a dwelling was removed pursuant to Devonport City Council Building Permit number BP2015.0196. A Certificate of Completion for the removal, including the removal of asbestos and other controlled substances, was issued 30 August 2017. The written record of earthwork activity undertaken on site indicates that it is unlikely that any further potentially contaminating activity had taken place.

The additional permissible uses enabled by the proposal would be unlikely to change the nature of emissions or waste generated on the site. Construction of buildings and infrastructure would involve typical civil infrastructure and commercial building activity. It is considered that waste, emissions and potential for contamination risk would be minor, and that the proposal would be consistent with the NEPMs.

## 4.5 34(2)(da)

*The instrument – satisfies the relevant criteria in relation to the TPP's (Tasmanian Planning Policies).*

Not applicable – no TPPS yet.

## 4.6 34(2)(e)

*The instrument – as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.*

As instructed by section 34(2)(e) of the LUPA Act, a draft LPS must be consistent as far as practicable with the relevant regional strategy. Notably this test implies consistency as far as can be practicably achieved – not absolute consistency. Consistency as far as practicable is considered in context with the following statement from the Cradle Coast Regional Land Use Strategy 2010-2030 (the Regional Strategy):

*“The Strategy does not provide definitive actions for how to deliver the intended result – rather it expresses the principles and policies against which all future proposals for processes and prescriptions for land use planning are to be considered. The Strategy may be applied as a series of questions or reference points to be addressed when contemplating and making land use policy and regulatory requirements” (page 117, Regional Strategy).*

In this context, consistency as far as practicable will be demonstrated where an outcome represents and appropriate balance between principle and policy objectives, giving weight to each objective in accordance with the significance of that objective in all the circumstances.

Whilst the Regional Strategy document itself is constructed as a broader policy framework; it is the content at Part C which details the actual strategy. In setting out the high level and broad strategic direction for land use planning in the region, the Regional Strategy identifies five policy considerations:

- (1) Implementation of the Framework
- (2) Wise Use of Resources
- (3) Support for Economic Activity

- (4) Places for People
- (5) Planned Provision for Infrastructure

Each relevant policy consideration is considered in turn.

**Table 3** Assessment of consistency with Regional Land Use Strategy

Section	Policy Consideration	Compliance Statement
<b>1. Implementation of the Framework</b>		
<b>1.5</b>	Principles for Implementation	
<b>c</b>	Land is a limited, non-renewable resource and is not wasted	It is considered that the proposal represents an opportunity to activate the site and the local area. Alternative uses, including those limited uses available in the current SAPs, have potential to consign the site to a use and function that has no relationship or benefit to the local area. It is considered that the proposal is matched to the lands highest capability to support social, cultural and economic endeavour with further potential for health and environmental benefit.
<b>D</b>	Facilitate use and development	The benefits that the Devonport community may derive from the proposed amendment are significant by comparison to potential for adverse environmental, economic and social impacts. It is considered that the Regional Strategy intends to facilitate such use and development.
<b>E</b>	Improve the liveability and sustainability of communities	It is considered that the proposal represents an opportunity to develop a village centre as a focal point for day-to-day shopping activity in and around Stony Rise and Miandetta. The walkable and rideable neighbourhood centre would create opportunity for improved public health, improved access to conveniences thereby be part of a pleasant, efficient safe, liveable and sustainable community.
<b>J</b>	Decisions are responsive to changing economic, environmental and social circumstance	It is considered that the thinking around demand for large format retail at this site needs to change in response to the lack of demand demonstrated over the last 10 years.  Strategic thinking around the concentration of retail within the Devonport CBD can be considered in light of the minimal potential impacts on retail in the CBD identified in the Economic Needs Assessment by Location IQ.  It is considered that the proposal is responsive to Devonport's economic, environmental and social circumstance by enabling people greater access to a limited conveniences nearer to where they live.
<b>2. Wise Use of Resources – respect for what is valued</b>		
<b>2.3</b>	Land Use Policies for a Changing Climate	
<b>a</b>	Promote outcomes which reduce carbon emissions and increase energy efficiency in a manner consistent with and appropriate to furthering declared Commonwealth and State policies and targets.	The proposal would provide opportunity to the people of Stony Rise and Miandetta to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of transportation such as walking and biking can significantly decrease dependency on vehicles and thereby decrease greenhouse emissions which have adverse effects on climate.  It is considered that climate change objectives would be appropriately met.
<b>B</b>	Promote compact and contained settlement centres which allow reduced dependency on private vehicle use and the length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities, including: <ul style="list-style-type: none"> <li>– a greater mix and less dispersal or segregation in the nature and distribution of land use</li> </ul>	

Section	Policy Consideration	Compliance Statement
	<ul style="list-style-type: none"> <li>– provision of local activity centres where there is a concentrated mix of activity for shopping, working, studying, recreation and socialising clustered at readily accessible locations</li> <li>– improvement in the level of internal connectedness and convenience for pedestrian, cycle and public transport options</li> <li>– increase in urban densities for residential and commercial use</li> <li>– location of employment opportunities within a greater number of centres and at a rate commensurate with local need</li> <li>– minimise expansion at the urban fringe and creation of rural residential clusters in remote or poorly connected locations</li> </ul>	
<b>d</b>	Promote energy efficient urban places and facilitate energy efficient buildings through design and construction requirements for subdivision layout, building disposition, and the use of materials and landscaping which maximise solar access and natural lighting, natural heating, cooling and ventilation, and the use of low energy and recovered materials, energy and resources	
<b>2.4</b>	Land Use Policies for Water Management	
<b>c</b>	<p>Require catchments, natural water courses and water bodies be adequately buffered against likelihood for resource development, economic activity, utilities and settlement to have adverse effect on –</p> <ul style="list-style-type: none"> <li>i. existing and known likely drinking water supplies</li> <li>ii. surface water, ground water, and water bodies susceptible to impact due to extraction of water or the addition of nutrients, sediments and pollutants</li> <li>iii. hydrological function of water, including its chemical and physical properties, and its biological interaction with the environment</li> </ul>	<p>The amendment does not propose any changes to standards related to the management of water quality.</p> <p>The site is fully drained to the reticulated stormwater system, which discharges into the Mersey River. No downstream use relies on the water for consumption. Provided the available Planning Scheme and <i>Urban Drainage Act 2013</i> controls are appropriately administered in relation to stormwater drainage, it is considered that the impacts would be appropriately managed in accordance with this Outcome.</p>
<b>D</b>	Promote sustainable water use practices including water harvesting and recycling such as Water Sensitive Urban Design for stormwater and wastewater	
<b>2.5</b>	Land Use Policies for Land	
<b>b</b>	Ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social benefit for the region's communities at least cost to natural values	<p>The proposal represents an opportunity to consider highest and best use of the land from a long-term community benefit perspective.</p> <p>It is considered that the proposed neighbourhood centre within walking and riding distance of the growing residential areas of Stony Rise and Miandetta would facilitate appropriately sustainable urban growth and provide significant economic and social benefit. There would be no significant impact on natural values</p>
<b>2.7</b>	Land Use Policies for Conservation	



Section	Policy Consideration	Compliance Statement
<b>d</b>	Promote settlement and land use decisions which integrate with the Cradle Coast Natural Resource Management Strategy	<p>The Cradle Coast Natural Resource Management Strategy divides the land management strategies into three categories:</p> <ul style="list-style-type: none"> <li>– natural landscapes,</li> <li>– production landscapes,</li> <li>– urban landscapes.</li> </ul> <p>Urban landscapes include the region's towns and cities where structural development has occurred, and residential and commercial communities exist. The desired long-term outcomes are that urban landscapes are designed and managed to provide healthy living space and access to natural ecosystems.</p> <p>It is considered the proposal involves opportunity for more walking and riding in the Miandetta and Stony Rise area and thereby, the creation of a healthier living space. It is considered that the proposal is appropriately consistent with the policy objective.</p>
<b>2.9</b>	Land Use Policies for Cultural and Historic Heritage	
<b>f</b>	Promote settlement and development compatible with the underlying heritage values of a location.	No heritage values are identified on the site, nor would they be affected by the proposal.
<b>3. Support for Economic Activity – a diverse and robust economy</b>		
<b>3.3</b>	Land Use Policies for Economic Activity and Jobs	
<b>3.3.1</b>	Economic Activity	
<b>a</b>	Facilitate supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations	<p>The Location IQ report indicates that 723 jobs are likely to be created both directly and indirectly as a result of the proposed use of the site enabled by the planning scheme amendment.</p> <p>The proposal would consolidate the use of the land for employment purposes within a residential location.</p> <p>Therefore, it is consistent with this policy consideration.</p>
<b>D</b>	Promote provision of employment land in locations where – <ol style="list-style-type: none"> <li>i. land is physically capable of development</li> <li>ii. transport access and utilities can be provided at reasonable economic, social and environmental cost</li> <li>iii. there is an access to resource, energy, communication, and workforce</li> <li>iv. sufficient separation can be provided to buffer impact on natural values, economic resources and adjoining settlement.</li> </ol>	<p>In accordance with the policy consideration, the land is suitable for development, suitably serviced and suitably accessible. The proposal involves no significant impacts on natural values, economic resources and adjoining settlement.</p>
<b>3.3.9</b>	Business and Commercial Activity	
<b>a</b>	Facilitate convenient access in each settlement area to food and convenience goods retailers and services.	<p>It is considered that the proposal would provide the emerging residential suburbs of Miandetta and Stony Rise with the option of walking, riding and appropriately short driving distances to day-to-day convenience retail and food services. It is considered that the policy outcome would be met by the proposal.</p>

Section	Policy Consideration	Compliance Statement
<b>C</b>	Facilitate retail and service provision to complement and enhance the collective drawing power of existing retail and service areas but which does not involve location of major attractors for the express purpose of capturing market share in excess of that warranted by settlement size and relative function in a regional context.	<p>The Location IQ report indicates that the provision of supermarket floorspace across the Devonport area is currently 305m<sup>2</sup> per 1,000 persons, well below the Australian average of 354m<sup>2</sup>. It further indicates that the main trade area at in excess of 18,000 persons could support 1 - 2 full line supermarkets, with no full-line supermarkets currently provided. Therefore, it is considered that a supermarket at the site would not capture market share outside that which is warranted by Devonport's size.</p> <p>The report notes that other supermarkets within the trade area would continue to trade at strong levels. It is considered that the policy outcome would be met by the proposal.</p>
<b>D</b>	Promote integration of neighbourhood retail and service provision into residential areas at a scale, location and disposition suitable to service local need.	<p>Stony Rise Village is intended to be a neighbourhood centre for the emerging residential suburbs of Stony Rise and Miandetta. However, its location is adjacent to major commuting routes and is suited to service a wider catchment area including Don, Quoiba, Tugrah, Spreyton, and the southern edge of the Devonport suburban area. In this context, it is an appropriate scale, location and disposition. It is considered that the policy outcome would be met by the proposal.</p>
<b>E</b>	Maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones.	<p>Land at the Homemaker Centre site has already been allocated for business and commercial activity. The Location IQ report indicates that the provision of land for day-to-day convenience retail activity within the Homemaker site would be unlikely to undermine the integrity, viability and vitality of the Devonport CBD. It is considered that the policy outcome would be met by the proposal.</p>
<b>H</b>	Prevent leakage of commercial and retail activities from preferred locations by restricting retail sales in other land use areas.	<p>The site has already been identified as a location for commercial and retail activity. According to the Location IQ report, the proposed change in the type of retail activity would result in a minor amount of leakage from the Devonport CBD area. In order to ensure that it is minor, it is proposed that the Table of Use in the PPZ – Stony Rise Village would significantly restrict the nature of retail activity that could take place. It is considered that the policy outcome would be met by the proposal.</p>
<b>I</b>	Provide designated locations for bulky goods and large format retailing, including for vehicle, building and trade supply, and home improvement goods.	<p>Whilst the proposed Planning Scheme amendment does not involve exclusion of bulky goods and large format retailing, the effect of the proposal is that there would be less land available for that purpose. The projected demand for bulky goods and large format retailing not eventuated and should additional demand arise, it can be accommodated in other Commercial Zone locations throughout Devonport.</p> <p>It is considered that the Homemaker Centre would continue to provide a cohesive and</p>

Section	Policy Consideration	Compliance Statement
		designated location for bulky goods and large format retailing at a sufficient scale to meet the intent behind its creation. It is considered that the policy outcome would be met by the proposal.
<b>J</b>	Restrict sale of food, clothing and carry away consumables through bulky goods and large format retail outlets located outside town centres.	The proposed Stony Rise Village would be located on a separate site, with separate access to the existing Homemaker Centre.
<b>K</b>	Require proposals for major business or commercial development outside designated town centres be supported by need, absence of suitable alternative sites and of potential for immediate, incremental or cumulative adverse effect on established town centres and the regional pattern of retail and service provision.	The proposal does not involve the establishment of a major business or commercial development, rather, it involves changes to the range of permissible uses on land already available for business or commercial development. Nevertheless, the Location IQ report indicates that there would be minor impacts on non-food related retail and that other supermarkets within the trade area would continue to trade at strong levels. It is considered that the policy outcome would be met by the proposal.
<b>4. Places for People – liveable and sustainable communities</b>		
<b>4.3</b>	Land Use Policies for Managing Growth and Development	
<b>4.3.1</b>	Urban Settlement Areas	
<b>b</b>	Promote established settlement areas as the focus for growth and development.	The proposal does not involve an expansion of the urban settlement boundaries. It recognises and would consolidate the existing and future patterns of suburban land use and development in the Stony Rise and Miandetta area. This is appropriately consistent with the “contained” growth management strategy contemplated by the Regional Strategy.
<b>c</b>	Promote optimum use of land capability and the capacity of available and planned infrastructure service.	
<b>4.4</b>	Land Use Policies for Protecting People and Property	
<b>c</b>	Avoid new essential service, sensitive or inappropriately located use or development on undeveloped land exposed to or affected by a high level of an existing, likely future or enhanced risk, including from inundation and erosion by the sea, flooding, bush fire or landslip.	No flooding, contamination, landslip or other risk is present on the site. CT 167737/18 is located within the Bushfire Prone Areas Code overlay area. No subdivision, use or development on this site is proposed and no change to the risk profile is involved. The proposal is considered to be consistent with the policy consideration.
<b>4.5</b>	Land Use Policies for facilitating access to business and community services	
<b>a</b>	Require each settlement area facilitate a mix of use and development of a nature and scale sufficient to meet basic levels of education, health care, retail, personal services and social and economic activity and for local employment opportunities for the convenience of the local resident and catchment population.	The site is located within an emerging residential area. The proposal would provide opportunity for nearby residents to have convenient access to health care, retail and personal services with associated to social and employment opportunities. The proposal is considered to be consistent with the policy consideration.
<b>4.7</b>	Land Use Policies for Housing Land – places to live	
<b>c</b>	Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and community service facilities are available or planned.	The site is located within an emerging residential area. The proposal would provide opportunity for nearby residents to have convenient access to health care,

Section	Policy Consideration	Compliance Statement
<b>J</b>	Require housing land is separated from and buffered against adverse effect from existing and potential adjacent non-residential use.	retail and personal services with associated to social and employment opportunities. The proposed standards for setbacks to residential land are considered to be an adequate means of buffering against adverse effects of each use on the other. The proposal is considered to be consistent with the policy consideration.
<b>4.8</b>	Land Use Policies for Healthy and Educated Communities	
<b>b</b>	Focus community services dependent on a regional or sub-regional catchment or a single or limited number of sites into locations where there is a high degree of accessibility and a synergy with existing facilities of a like kind, including at Burnie and Devonport.	The proposal would provide opportunity for co-location and integration of a medical centre with other community services in an area with a high degree of accessibility to the local communities of Stony Rise and Miandetta and to the wider community.
<b>C</b>	Facilitate local development of community service facilities in locations accessible and convenient to the population they serve.	
<b>E</b>	Facilitate co-location, integration and shared use of community service facilities including schools, medical centres and local recreation spaces on land allocated for housing and business purposes.	
<b>5. Planned Provision for Infrastructure – support for growth and development</b>		
<b>5.3</b>	Land Use Policies for Integrated Land Use and Infrastructure Planning	
<b>c</b>	Promote compact contained settlement areas to – i. Assist climate change adaptation and mitigation measures ii. Optimise investment in infrastructure provision	The site is fully serviced by electricity, water, sewer and storm water. At present, the traffic conditions at the intersection of Stony Rise Road and Friend Street are inadequate for development under the current or proposed zone arrangements. It is considered that upgrading the intersection as detailed in the Proposed Signalisation report by GHD, would provide adequate traffic conditions and would ensure consistency with 5.3(d), (e), (f) and (i). Further detail is provided in the TIA and discussed above at 4.3.2 in response to Objective (h) of Part 2, Schedule 1, LUPAA.
<b>d</b>	Direct new and intensified use or development to locations where there is available or planned infrastructure capacity and function appropriate to the need of communities and economic activity.	
<b>e</b>	Require the scale and sequence of growth and development be in accordance with arrangements for the provision of infrastructure.	
<b>f</b>	Require use or development optimise capacity and function in available and planned infrastructure services and utilities.	
<b>i</b>	Protect infrastructure assets, corridors, facilities sites and systems from use or development likely to create conflict or interference to the operational capacity, function or security of services and utilities, including for road and rail corridors, airport and seaport land, energy generation and distribution corridors, and water catchment and storage areas.	
<b>5.5.4</b>	Road Transport	
<b>b</b>	Require local road networks provide a high level of accessibility and connectedness to local destinations, including for pedestrian, cycle and public transport.	It is considered that the Proposed Signalisation report demonstrates that an intersection upgrade would provide a high level of accessibility for development under the current and proposed zone arrangements.
<b>5.6</b>	Land Use Policies for Supply Water	
<b>a</b>	Require growth and development has secure access to water supply and wastewater disposal system that – i. are sustained by the water resources upon which such services rely ii. are economically viable iii. protect human and environmental health.	A 375mm PVC-U water main runs along Stony Rise Road. A 375mm asbestos cement main line branches into Friend Street and services the site. No economic capacity or health related supply issues are known.

## 4.7 34(2)(f)

The instrument – has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that applies in relation to the land to which the relevant planning instrument relates

The Devonport City Council Strategic Plan 2009-2030 (the Strategic Plan) provides a strategic framework which outlines how Council will achieve its vision for Devonport to become a thriving and welcoming regional City, living lightly by river and sea. The framework contemplated by the Strategic Plan sets out a series of goals with corresponding outcomes and strategies. Each relevant strategy is considered in turn below:

Table 4 Assessment of consistency with the Devonport City Council Strategic Plan 2009-2030

Goal	Outcome and Strategies	Comment on consistency
<b>1. Living lightly on our environment</b>	<i>1.1.1 Lead and actively promote the adoption of practices that support the sustainable use of energy and other natural resources by Council, businesses and the community</i>	The proposal would provide opportunity to the people of Stony Rise and Miandetta to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of transportation such as walking and biking can significantly decrease dependency on vehicles and thereby decrease energy consumption. It is considered that policy outcome would be appropriately met.
	<i>1.2.2 Develop and implement local and regional policies and initiatives to mitigate climate change impacts in partnership with all spheres of Government</i>	The proposal would provide opportunity to the people of Stony Rise and Miandetta to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of transportation such as walking and biking can significantly decrease dependency on vehicles and thereby decrease greenhouse emissions which have adverse effects on climate.  It is considered that policy outcome would be appropriately met.
	<i>1.3.1 Identify and implement initiatives to educate and encourage our community on opportunities to “live lightly”</i>	The proposal would encourage living lightly by providing land for convenience shopping within walking, cycling and reduced driving distance of Miandetta and Stony Rise. It is considered that policy outcome would be appropriately met.
	<i>1.4.3 Lead and actively promote emissions minimisation</i>	The proposal would provide opportunity to the people of Stony Rise and Miandetta to ride or walk or drive shorter distances to a place that can meet most of their daily needs. Active modes of transportation such as walking and biking can significantly decrease dependency on vehicles and thereby decrease greenhouse emissions which have adverse effects on climate.  It is considered that policy outcome would be appropriately met.
<b>2. Building a unique city</b>	<i>2.1.1 Apply and review the Planning Scheme as required, to ensure it delivers local community character and appropriate land use.</i>	The application represents an opportunity to review the highest and best use of the presently underutilised site for the benefit of the community.
	<i>2.1.2 Provide consistent and responsive development assessment and compliance processes.</i>	The application is an opportunity for the Council to demonstrate its commitment to this outcome and strategy.
	<i>2.4.3 Implement initiatives to encourage private investment aligned with the outcomes of the LIVING CITY Master Plan</i>	The Living City Plan (LCP) is a CBD renewal plan intended to encourage activity in Devonport’s renewing CBD areas. Three of the most relevant aims are to facilitate new retail development in the CBD, complement existing retail and limit further fragmentation.

		<p>In terms of providing retail food services, the LCP seeks to encourage local fresh produce from the region to showcase what the region has to offer as distinct from supermarkets aimed at servicing local areas and so the proposal is not considered to be directly inconsistent.</p> <p>Retail impacts on the Devonport CBD are considered in the Location IQ report attached at Appendix B. The report identified only minor impacts on sales in the CBD area. Based on the report, it is considered that Devonport would be a better place for living and shopping overall and therefore the proposal would be consistent with the LCP.</p> <p>It is considered that policy outcome would be appropriately met.</p>
<b>3. Growing a vibrant economy</b>	<i>3.3.1 Access in to, out of, and around the City is well planned and managed</i>	The proposal is consistent with Council's Bike Riding Strategy 2015 and Pedestrian Strategy 2016-2021 as discussed above at 4.3.2. With appropriate treatment of the Friend Street/Stony Rise Road intersection, access in to, out of, and around the City would be well planned and managed.
	<i>3.4.1 Work in partnership with industry and government to identify needs of business and industry to pursue opportunities, which fosters economic development in the area</i>	<p>The land proposed to be rezoned has been inactive for several years. The draft amendment and permit application would provide opportunity to activate the development of the site, which would thereby facilitate economic activity through trade and employment. Flow on economic benefit from a more densely populated suburban area that is well supported by services and infrastructure is less tangible but significant, nonetheless.</p> <p>It is considered that the objectives in Devonport's retail studies have been achieved and that the policy outcome would be appropriately met.</p>
	<i>3.4.2 Promote, encourage and develop initiatives that support the local economy</i>	<p>The land proposed to be rezoned has been inactive for several years. The draft amendment and permit application would provide opportunity to activate the development of the site, which would thereby facilitate economic activity through trade and employment. Flow on economic benefit from a more densely populated suburban area that is well supported by services and infrastructure is less tangible but significant, nonetheless.</p> <p>It is considered that the objectives in Devonport's retail studies have been achieved and that the policy outcome would be appropriately met.</p>
<b>4. Building quality of life</b>	<i>4.1.3 Promote passive recreational usage including walking, bike paths, trails, parks and play spaces.</i>	The proposal would provide the people of Stony Rise and Miandetta with a destination-based reason to utilise the pedestrian and cycling networks in the local area and opportunity for the health and wellbeing, economic and environmental benefit that this brings. It is considered that policy outcome would be appropriately met.
<b>5. Practicing excellence in governance</b>	<i>5.6.5 Ensure compliance with all relevant legislative requirements, standards, policies and procedures.</i>	The application is an opportunity for the Council to demonstrate its commitment to this outcome and strategy.

## 4.8 34(2)(g)

*The instrument – as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.*

The site is located 2.3km from the nearest adjacent municipal area (Latrobe Municipality). Due to the substantial separation distance, the proposed development is unlikely to impact on land use planning within the Latrobe Municipality.

## **4.9 34(2)(h)**

*The instrument – has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The site is located 5km from the Tasmanian Gas Pipeline Easement. Due to the substantial separation distance, the proposed development is unlikely to impact on the Tasmanian Gas Pipeline.

# Permit Application Assessment

The following section is an assessment of the proposed use and development in accordance with the *Tasmanian Planning Scheme – Devonport*, if amended as proposed in section 3. The applicable standards are contained within the following sections:

- C1.0 Signs Code
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- DEV-P2.0 Particular Purpose Zone – Stony Rise Village.

## 5.1 Proposed Development

The Stony Rise Village proposal at 5 Friend Street, Stony Rise, involves the development of a full line supermarket and associated use and development, aiming to provide for the daily and weekly convenience needs of the local population. Access to the site would be through an existing formed access off Stony Rise Road and Friend Street. Buildings on the site would have a combined gross floor area of 8,095m<sup>2</sup>. The remaining 25,134m<sup>2</sup> of the site would comprise traffic circulation, parking and landscaping.

The proposal plans designate areas for tenancies and use classes, which are best estimates as to the use class of future tenants and how much space each will require. Whilst the building footprint and an overall gross floor area of 8,095m<sup>2</sup> would be maintained, this application seeks a permit that allows some flexibility in the location and area of individual tenancies for permitted uses. Table 5 below uses colour coding reflected in the proposal plans to indicate the best estimates of areas as well as the flexibility ranges sought.

Table 5 Designated use areas and permitted area range

Use Category	Area on Plan	Nominal Use	Area Range Sought
General Retail	4,119m <sup>2</sup>	Supermarket, including loading, office and storage	
	802m <sup>2</sup>	4 x general retail tenancies (including pharmacy)	
	4,921m <sup>2</sup>		4,500m <sup>2</sup> to 5,500m <sup>2</sup>
Business and professional services	1,018m <sup>2</sup>	Medical centre (including lobby and stairwell)	
	106m <sup>2</sup>	Vet	
	1,124m <sup>2</sup>		500m <sup>2</sup> to 1,200m <sup>2</sup>
Food services	482m <sup>2</sup>	6 x food and beverage tenancies	
	275m <sup>2</sup>	Fast food (dine in and takeaway)	
	757m <sup>2</sup>		550m <sup>2</sup> to 900m <sup>2</sup>
Service Industry	290m <sup>2</sup>	Car wash, dog wash	
	84m <sup>2</sup>	Laundromat	
	374m <sup>2</sup>		0 to 600m <sup>2</sup>
Bulky Goods Sales	600m <sup>2</sup>	Bulky goods tenancy (tenancy 14)	0 to 600m <sup>2</sup>
Amenities and corridors	319m <sup>2</sup>	Storage, toilets, baby change, corridors	0 to 500m <sup>2</sup>
<b>TOTAL</b>	<b>8,095m<sup>2</sup></b>		<b>8,095m<sup>2</sup></b>

An extract from the site plan is shown on Figure 24, below. The full drawing set is found at Appendix L.





Figure 24 Extract from overall site plan

The following provides an assessment of the application against the relevant provisions of the Planning Scheme, if amended as described in Section 3.2 of this report.

## 5.2 C1 Signs Code

Each building would have signage as shown on the proposal plans.

The signage classification and areas are detailed below:

Shopping centre:

- 3 x wall signs, totalling 137.1m<sup>2</sup>.
- 2 x canopy signs, totalling 54.6m<sup>2</sup>.
- 1 x below awning sign, totalling 7.3m<sup>2</sup>.

Carpark and landscaped areas:

- 3 x 600mm x 1.5m blade signs, 0.9m<sup>2</sup> each, totalling 2.7m<sup>2</sup>.
- 2 x 3.8m x 10m blade sign, totalling 75m<sup>2</sup>.
- 3 x ground-based signs, 0.56m<sup>2</sup>, totalling 1.7m<sup>2</sup>
- 1 x wall sign, totalling 15.6m<sup>2</sup>.

The standards of the Signs Code are considered below in turn.

C1.6.1 Design and siting of signs

Objective	
<p>That:</p> <p>(a) signage is well designed and sited; and</p> <p>(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6,</p> <p>excluding for the following sign types, for which there is no Acceptable Solution:</p> <ul style="list-style-type: none"> <li>(i) roof sign;</li> <li>(ii) sky sign; and</li> <li>(iii) billboard.</li> </ul>	<p><b>P1.1</b></p> <p>A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the size and dimensions of the sign;</li> <li>(ii) the size and scale of the building upon which the sign is proposed;</li> <li>(iii) the amenity of surrounding properties;</li> <li>(iv) the repetition of messages or information;</li> <li>(v) the number and density of signs on the site and on adjacent properties; and</li> <li>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</li> </ul>

**Comments:**

In accordance with A1(a) and P1.1(a), each sign would be located within a listed zone relative to its sign type. Some signs do and some signs don't meet the standards in Table C1.6. Table 5 below addresses the proposed signs in relation to the standards and the corresponding Performance Criteria.

*Table 6 Assessment against sign standards*

Sign type	Zone	Standard in Table C1.6	Compliance with C1.6.1 A1(b)
blade sign	Particular Purpose	<p>Must:</p> <p>(a) have a maximum vertical dimension of 3.6m; and</p> <p>(b) have a maximum horizontal dimension of 1.2m.</p>	<p>Contrary to (a), the blade sign at the site entry would be 10m in height. The other 3 blade signs would be 4.5m in height.</p> <p>Contrary to (b), the blade sign at the site entry would be 3.35m wide. The other 3 blade signs would be 2m wide.</p>

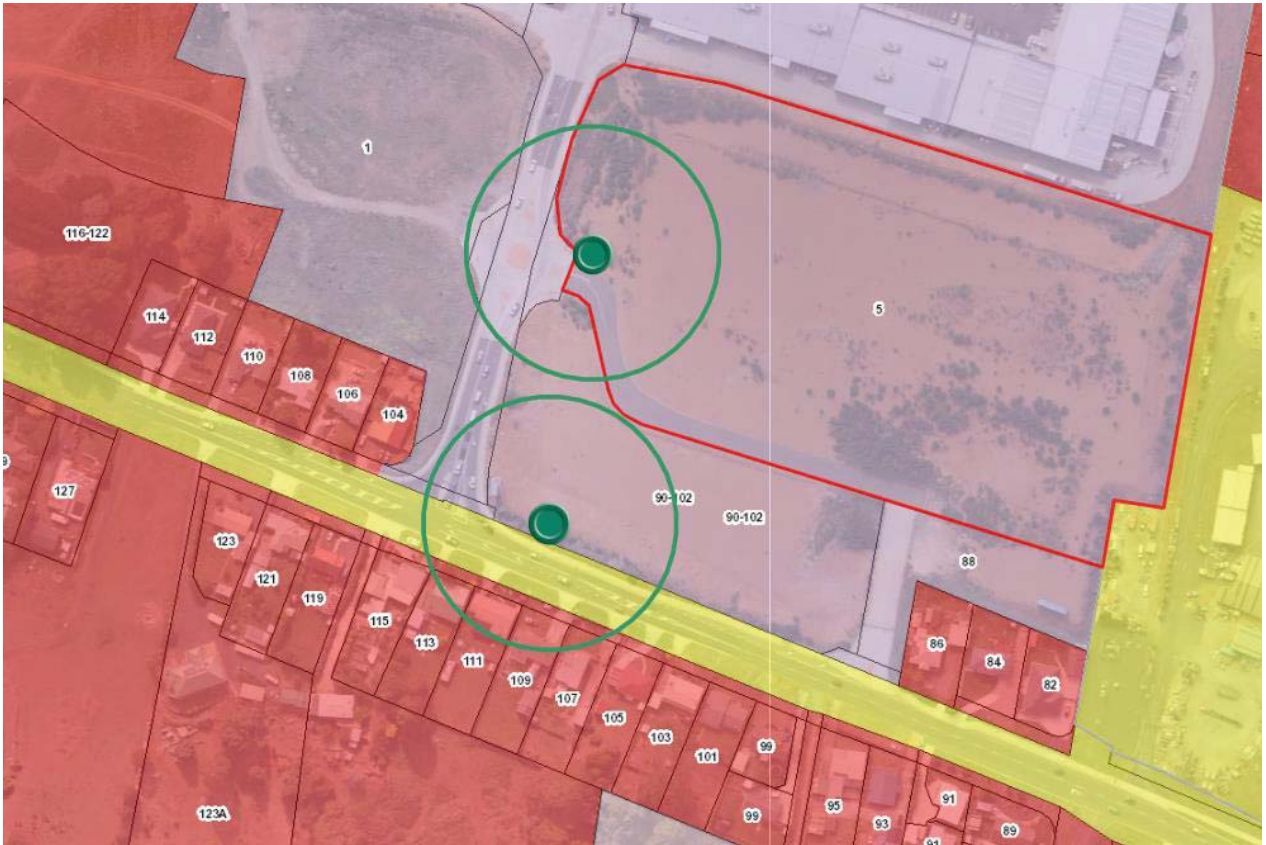
Compliance with C1.6.1 P1.1:

The site would contain 5 blade signs, two of which would have dimensions that are larger than the standard in the table. Each is considered against the C1.6.1 P1.1 below.

In accordance with P.1(a), each sign would be located within a listed zone relative to its sign type.

In accordance with (b), it is considered that the signage is compatible with the streetscape and the landscape. Each matter for which regard must be given is considered below:

- (i) One discretionary blade sign would be at the Friend Street entrance. The other would be at the Stony Rise Road frontage. Each would have an area of 37.5m<sup>2</sup>, which is equivalent to the existing sign at the intersection of Friend Street and Stony Rise Road. It is considered that the size of the signs is typical of shopping centre and commercial centre signage and would be compatible within the environment they would be situated.
- (ii) No building would be associated with the blade signs. However, the sign at the Friend Street entrance would be located within an environment where buildings are significantly larger in scale. The sign at Stony Rise Road would be near to a sign of similar scale.
- (iii) The proposed location of signage in relation to residential use is shown as a green dot below in Figure 25. Figure 25 also includes a green circle indicating a 50m radius around the proposed signage. Zones, cadastral boundaries and the ListMAP aerial photography is also shown.



**Figure 25** ListMAP imagery and proposed signage locations. 50m radius around signage also shown.

The adjoining and nearby properties in Commercial and Utilities Zone would not be particularly sensitive to impacts on amenity. Residential uses along Stony Rise Road would be potentially impacted by light from illumination of the signs and visual impact, particularly the sign located on Stony Rise Road. These residential sites are already impacted by light and activity from the Homemaker Centre and from Stony Rise Road. The sites that are directly opposite on Stony Rise Road would see the edge of the sign only. Further along to the east and west, more of the sign would be visible but less of the viewing cone would be taken up due to the greater distance. Provided lighting is appropriately dim, it is considered that impacts would be reasonable. It is considered that detail in relation to signage would be best resolved through a signage and lighting plan that could form the basis of a condition on the permit as follows and if necessary:

“Prior to the lodgement of a building permit application, a signage and lighting plan must be submitted to and approved by the Council. The plan must be prepared by an appropriately qualified person and must demonstrate to Council’s satisfaction, that signage and lighting on the site would have a minimal impact on residential properties. Within 3 months of completion, a report from an appropriately qualified person must be provided to Council, demonstrating to Council’s satisfaction, that light emissions from the site are in accordance with the lighting plan.”

It is considered that the condition would provide certainty around the appropriate minimisation of lighting impacts and is measurable and enforceable.

- (iv) Both signs would be the same but in accordance with (iv), it is considered that two signs would not be unreasonably repetitive.
- (v) In accordance with (v), it is considered that the number and density of signage across the site is typical of supermarket development and not unreasonable.
- (vi) In accordance with (vi), it is considered that the blade signage would not impede the flow of traffic in any way and would not obscure line of sight in such a way as to create vehicle or pedestrian safety issues. Impacts on the line-of-sight are shown in Figure 26 below.



Figure 26 Plans with aerial imagery and easterly sight distances

Sign type	Zone	Standard in Table C1.6	Compliance with C1.6.1 A1(b)
canopy sign	Particular Purpose	Must: (a) have a minimum clearance above ground level of 2.4m; and (b) not be closer than 450mm from a vertical projection of the kerb line of any road.	In accordance with the standard: (a) The lowest of any canopy sign on site would be 4.5m. (b) The closest canopy sign to any road would be on the carwash, which would be at least 85m from Stony Rise Road.

Comment:

The proposal meets the canopy sign standard in Table C1.6.

Sign type	Zone	Standard in Table C1.6	Compliance with C1.6.1 A1(b)
wall sign	Particular Purpose	Must: (a) must not extend beyond the wall or above the top of the wall to which it is attached; (b) have a maximum area of 4.5m <sup>2</sup> ; and (c) must not occupy more than 25% of the wall area.	In accordance with standard (a), no sign would extend beyond the wall or above the top of the wall to which it is attached. Contrary to standard (b), the wall sign adjacent to the direct to boot pickup would be 130.5m <sup>2</sup> . Contrary to standard (b), the wall on the northern elevation of the supermarket would be 6.5m <sup>2</sup> .

In accordance with standard (c), the wall sign on the eastern elevation of the supermarket would be 1.1m<sup>2</sup>.  
Contrary to standard (c), the wall sign adjacent to the direct to boot pickup would occupy 55% of the 236m<sup>2</sup> wall area.

Compliance with C1.6.1 P1.1:

The discretionary matters are that two of the three signs would be larger than the standard in the table. Additionally, the wall sign beneath the direct to boot awning would occupy 55% of the wall it would be located on. Each is considered against the Performance Criteria below.

In accordance with A1(a), each sign would be located within a listed zone relative to its sign type.

In accordance with (b), it is considered that the signage is compatible with the streetscape or landscape. Each matter for which regard must be given is considered below:

(i) The sign adjacent to the supermarket online pickup would be located underneath the drive through canopy and thereby be less apparent. The 129.5m<sup>2</sup> area includes a significant amount of green wall with no text or livery. It is considered that the size would be typical of wall signage in commercial/retail areas.

The signage on the northern elevation of the supermarket would be 6.5m<sup>2</sup>. In the context of the Homemaker Centre, the signage is considered to be reasonable in size and dimension.

(ii) It is considered that the wall signs are reasonably proportionate and reasonably in keeping with the scale of the large supermarket building on which they would be located.

(iii) The surrounding properties in the Commercial and Utilities Zone would not be particularly sensitive to impacts on amenity from signage. Residential uses are located approximately 60m south of the wall sign adjacent to the supermarket online pickup. This sign would be located underneath the drive through canopy and thereby be less apparent. The 129.5m<sup>2</sup> area includes a significant amount of green wall with no text or livery.

Residential uses are located approximately 55m to the north-east of the wall sign on the northern façade of the supermarket. The sign would face at an oblique angle to the houses.

Provided lighting of both signs is appropriately dim, it is considered that impacts would be reasonable. It is considered that detail in relation to signage would be best resolved through a signage and lighting plan that could form the basis of a condition on the permit as follows and if necessary:

“Prior to the lodgement of a building permit application, a signage and lighting plan must be submitted to and approved by the Council. The plan must be prepared by an appropriately qualified person and must demonstrate to Council’s satisfaction, that signage and lighting on the site would have a minimal impact on residential properties. Within 3 months of completion, a report from an appropriately qualified person must be provided to Council, demonstrating to Council’s satisfaction, that light emissions from the site are in accordance with the lighting plan.”

It is considered that the condition would provide certainty around the appropriate minimisation of lighting impacts and is measurable and enforceable.

(iv) In accordance with (iv), it is considered that the signage is typical of commercial and supermarket development and not unreasonably repetitive.

(v) In accordance with (v), it is considered that the number and density of signage across the site is typical of supermarket complex development and not unreasonable.

(vi) In accordance with (vi), it is considered that the wall signage would not impede the flow of traffic in any way and would not obscure line of sight in such a way as to create vehicle or pedestrian safety issues.

Sign type	Zone	Standard in Table C1.6	Compliance with C1.6.1 A1(b)
below awning sign	All zones	<p>Must:</p> <p>(a) have a maximum vertical dimension of 500mm;</p> <p>(b) have a maximum width of 300mm;</p> <p>(c) not be closer than 450mm from a vertical projection of the kerb line of any road;</p> <p>(d) not project beyond the width of the awning or exceed 2.5m in horizontal dimension whichever is the shorter; and</p> <p>(e) have a minimum clearance above ground level of 2.4m.</p>	<p>In accordance with the standard:</p> <p>Contrary to standard (a), the sign below the supermarket entry awning would have a vertical dimension of 1.25m.</p> <p>In accordance with standard (b), the width of the sign would be 100mm.</p> <p>In accordance with standard (c), the sign would be approximately 130m from the vertical projection of the kerb line of any road.</p> <p>Contrary to standard (d), the horizontal dimension of the sign would be 5.85m</p> <p>In accordance with standard (e), the minimum clearance above ground level would be 6.5m</p>

Compliance with C1.6.1 P1.1:

The site would contain one below awning sign, larger than the standard in the table. The sign is considered against C1.6.1 P1.1 below.

In accordance with A1(a), the sign would be located within a listed zone relative to its sign type.

In accordance with (b), it is considered that the signage is compatible with the streetscape or landscape. Each matter for which regard must be given is considered below:

(i) The size and dimension of the sign is not significant given the separation from people and context of the building around it. It is considered that the size of the sign would be reasonable and would be compatible within the environment it would be situated.

(ii) The building would be significantly larger in scale than the sign.

- (iii) The three adjoining properties are in Commercial and Utilities Zone and so both the existing and potential use would not be particularly sensitive to impacts on amenity. Residential uses within 100m of the sign are unlikely to see it. The visual impact is unlikely to be significant given the backdrop of buildings and other development.
- (iv) In accordance with (iv), it is considered that the signage is not unreasonably repetitive.
- (v) In accordance with (v), it is considered that the number and density of signage across the site is typical of supermarket development and not unreasonable.
- (vi) In accordance with (vi), it is considered that the blade signage would not impede the flow of traffic in any way and would not obscure line of sight in such a way as to create vehicle or pedestrian safety issues.

Sign type	Zone	Standard in Table C1.6	Compliance with C1.6.1 A1(b)
ground base sign	All zones	Must: (a) be limited to 1 ground base sign for each 20m of frontage or part thereof; (b) not be higher than 2.4m above the ground; and (c) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.	In accordance with (a), the proposal involves 3 signs (the site has a 102m frontage to Friend Street, allowing 5 ground signs on the site). In accordance with (b), the height of each sign would be 2m. In accordance with (c), no sign would have a supportive structure that projects above the sign face.

Comment:

The proposal meets the ground base sign standard in Table C1.6.

**A2**

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.

**P2**

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) the topography of the site and the surrounding area;
- (b) the relative location of buildings, habitable rooms of dwellings and private open space;
- (c) any overshadowing; and
- (d) the nature and type of the sign.

**Comments:**

No sign would be located less than 40m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone. Accordingly, there would be compliance with the Standard through the Acceptable Solution.

**A3**

The number of signs for each business or tenancy on a road frontage of a building must be no more than:

- (a) 1 of each sign type, unless otherwise stated in Table C1.6;
- (b) 1 window sign for each window;
- (c) 3 if the street frontage is less than 20m in length; and
- (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:
  - (i) name plate; and
  - (ii) temporary sign.

**P3**

The number of signs for each business or tenancy on a street frontage must:

- (a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and
- (b) not involve the repetition of messages or information.

**Comments:**

No signage would be located on or near to a road frontage. It is considered that the Standard is met through the Acceptable Solution.

## C1.6.2 Illuminated signs

Objective	
<p>That:</p> <p>(a) illuminated signs are compatible with the streetscape;</p> <p>(b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and</p> <p>(c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:</p> <p>(a) the location of the sign;</p> <p>(b) the size of the sign;</p> <p>(c) the intensity of the lighting;</p> <p>(d) the hours of operation of the sign;</p> <p>(e) the purpose of the sign;</p> <p>(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;</p> <p>(g) the intended purpose of the changing message of the sign;</p> <p>(h) the percentage of the sign that is illuminated with changing messages;</p> <p>(i) proposed dwell time; and</p> <p>(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.</p>
<p><b>Comments:</b></p> <p>The proposal involves 2 illuminated blade signs, 1 illuminated wall sign and one illuminated below awning sign. Each matter for which regard must be given is considered below:</p> <p>(a) The illuminated blade signage is located to signify entry to the site in a typical manner. The illuminated below awning signage is located to signify entry to the building in a typical manner. The illuminated wall signage is located 55m from land in the General Residential Zone.</p> <p>(b) Each illuminated sign would have an area of 37.5m<sup>2</sup>, which is equivalent to the existing sign at the intersection of Friend Street and Stony Rise Road. It is considered that the size of the signs is typical of shopping centre and commercial centre signage and would be compatible within the environment they would be situated.</p> <p>(c) Provided lighting of illuminated signs is appropriately dim and timing is appropriately controlled, it is considered that impacts would be reasonable. It is considered that detail in relation to signage would be best resolved through a signage and lighting plan that could form the basis of a condition on the permit as follows and if necessary:</p> <p style="padding-left: 20px;">“Prior to the lodgement of a building permit application, a signage and lighting plan must be submitted to and approved by the Council. The plan must be prepared by an appropriately qualified person and must demonstrate to Council’s satisfaction, that signage and lighting on the site would have a minimal impact on residential properties. Within 3 months of completion, a report from an appropriately qualified person must be provided to Council, demonstrating to Council’s satisfaction, that light emissions from the site are in accordance with the lighting plan.”</p> <p>It is considered that the condition would provide certainty around the appropriate minimisation of lighting impacts and is measurable and enforceable.</p> <p>(d) As for (c) above.</p> <p>(e) The signs reflect their purpose and are typical of shopping centre and commercial centre signage.</p> <p>(f) The three adjoining properties are in Commercial and Utilities Zone and so both the existing and potential use would not be particularly sensitive to impacts on amenity from illuminated signage. Residential uses at 104, 106, 108 and 110 Stony Rise Road would be located no less than 80m from the illuminated blade sign at the site entry. The illuminated blade sign at the Stony Rise Road frontage would be located no less than 33m from the residential use at 109 Stony Rise Road and progressively further away to houses in each direction. The sign would face at an oblique angle to these houses. The residential uses are potentially impacted by light from illuminated signage and so a condition may be appropriate as described above at (c).</p> <p>(g) No signage would flash or change or be animated in any way.</p> <p>(h) No signage would flash or change or be animated in any way.</p> <p>(i) Dwell time is not relevant as no signage would flash or change or be animated in any way.</p>	

(j) The proposed signage would be located at least 40m from any electronic traffic control device and so would have no likely adverse impact.	
<b>A2</b> An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.	<b>P2</b> No Performance Criterion
<b>Comments:</b> In accordance with the Acceptable Solution, there would be no effect of flashing, animation or movement.	

## 5.3 C2 Parking and Sustainable Transport Code

The TIA contained at Appendix E has been prepared by an accredited Traffic Engineer and has addresses each Standard within the Code. The TIA concludes that the on-site parking areas proposed within the development site provide providing ample parking for staff, contractors and customers in compliance with Planning Scheme requirements.

### 5.3.1 Applicable Standards

#### C2.5.1 Car parking numbers

Objective	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) the site is subject to Clause C2.5.5; or</li> <li>(d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> <li>(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</li> <li>(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:</li> </ul> </li> </ul> <p><math>N = A + (C - B)</math>  N = Number of on-site car parking spaces required  A = Number of existing on site car parking spaces</p>	<p><b>P1.1</b></p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> <li>(ii) efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>(c) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(d) the availability and frequency of other transport alternatives;</li> <li>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> <li>(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;</li> <li>(g) the effect on streetscape; and</li> <li>(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.</li> </ul> <p><b>P1.2</b></p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use and car parking required;</li> </ul>



B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	(b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
<b>Comments:</b> Based on the analysis of car parking numbers in the TIA, it is considered that the Standard is met through the Acceptable Solution. The rationale regarding compliance is contained in the TIA at section 6.1.	

### C2.5.2 Bicycle parking numbers

Objective	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<b>A1</b> Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	<b>P1</b> Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.
<b>Comment:</b> Based on the analysis of bicycle parking numbers in the TIA, it is considered that the Standard is met through the Performance Criteria. The rationale regarding compliance is contained in the TIA at section 6.1.	

### C2.5.3 - Motorcycle parking numbers

Objective	
That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<b>A1</b> 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.	<b>P1</b> 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.
<b>Comment:</b> Based on the analysis of bicycle parking numbers in the TIA, it is considered that the Standard is met through the Performance Criteria. The rationale regarding compliance is contained in the TIA at section 6.1.	

### C2.5.4 – Loading bays

Objective	
That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
<b>A1</b> A loading bay must be provided for uses with a floor area of more than 1000m <sup>2</sup> in a single occupancy.	<b>P1</b> Adequate space for loading and unloading of vehicles must be provided, having regard to: (a) the type of vehicles associated with the use;

	<ul style="list-style-type: none"> <li>(b) the nature of the use;</li> <li>(c) the frequency of loading and unloading;</li> <li>(d) the location of the site;</li> <li>(e) the nature of traffic in the surrounding area;</li> <li>(f) the area and dimensions of the site; and</li> <li>(g) the topography of the site;</li> <li>(h) the location of existing buildings on the site; and</li> <li>(i) any constraints imposed by existing development.</li> </ul>
<p><b>Comment:</b> Based on the analysis of loading areas in the TIA, it is considered that the Standard is met through the Acceptable Solution. The rationale regarding compliance is contained in the TIA at section 5.2.</p>	

### C2.6.1 – Construction of parking areas

Objective	
That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b> All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) be constructed with a durable all weather pavement;</li> <li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ul>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing.</li> </ul>
<p><b>Comment:</b> Further to A1.1, the proposed parking areas would be paved with either concrete or bitumen seal and drained to the Council stormwater system in accordance with the requirements of the Council's Plumbing and Engineering Authorities. On this basis, there would be compliance with the Standard through the Acceptable Solution.</p>	

### C2.6.2 – Design and layout of parking areas

Objective	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> <li>(a) comply with the following: <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</li> </ul> </li> </ul>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the proposed slope, dimensions and layout;</li> <li>(c) useability in all weather conditions;</li> <li>(d) vehicle and pedestrian traffic safety;</li> <li>(e) the nature and use of the development;</li> <li>(f) the expected number and type of vehicles;</li> <li>(g) the likely use of the parking areas by persons with a disability;</li> <li>(h) the nature of traffic in the surrounding area;</li> <li>(i) the proposed means of parking delineation; and</li> <li>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2</li> </ul>

<p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p><b>A1.2</b></p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>	<p>-2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
<p><b>Comment - A1.1</b></p> <p>The TIA by GHD has confirmed that the proposed carpark meets the requirements of Australian Standard AS 2890- Parking facilities, Parts 1-6. The rationale regarding compliance is contained in the TIA at section 6.2 and 6.3.</p> <p><b>Comment - A1.2</b></p> <p>As shown on the site plan, accessible parking spaces are as close as practicable to the main entry of the building and are incorporated with the overall carpark design. The TIA by GHD has confirmed that the proposed carpark meets the requirements of Australian Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p> <p>On this basis, there would be compliance with the Standard through the Acceptable Solution.</p>	

### C2.6.5 – Pedestrian access

Objective	
That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles. A loading bay must be provided for uses with a floor area of more than 1000m<sup>2</sup> in a single occupancy.</p> <p><b>A1.2</b></p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p><b>P1</b></p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>

**Comment:**

It is considered that pedestrian access throughout the site would be appropriately safe and convenient. Further to the matters for which regard must be given it is noted that the site would be flat and the carparking areas free of visual obstructions. The design would allow proximate parking to buildings, thereby reducing walking distances. Accessible parking spaces are located adjacent to the building frontage meaning minimal interaction with the vehicle environment. The majority of parking areas would be adjacent to footpaths, providing a safe and convenient means of traversing the site. Footpaths would be separated from parking areas by a regular suburban kerb. This kerb provides an effective wheel stop, preventing vehicles from overhanging too far onto footpaths. The parking arrangement would dedicate more area to landscaping and pedestrian movement per vehicle parking space than that at the existing Homemaker Centre and it is considered to be appropriately safe and convenient.

The TIA by GHD has confirmed that the proposed pedestrian movements meet the requirements of A1.1 and A1.2. The rationale regarding compliance is contained in the TIA at section 6.4.

**C2.6.6 – Loading bays**

**Objective**

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

**Acceptable Solutions**

**A1**

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

**Performance Criteria**

**P1**

Loading bays must have an area and dimensions suitable for the use, having regard to:

- (a) the types of vehicles likely to use the site;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site;
- (e) the topography of the site;
- (f) the location of existing buildings on the site; and
- (g) any constraints imposed by existing development.

**Comment:**

In accordance with A1, the TIA by GHD has confirmed that the commercial vehicle facilities have been designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities. The rationale regarding compliance is contained in the TIA at section 5.2.

**5.4 C3 Road and Railway Assets Code**

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

**Objective**

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

**Acceptable Solutions**

**A1.1**

For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

- (a) a new junction;
- (b) a new vehicle crossing; or

**Performance Criteria**

**P1**

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

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

Objective	
<p>(c) a new level crossing.</p> <p><b>A1.2</b> For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p><b>A1.3</b> For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p><b>A1.4</b> Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p><b>A1.5</b> Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>(b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.</p>
<p><b>Comment:</b> Based on the analysis of traffic generation and intersection performance in the TIA, it is considered that the Standard is met through the Performance Criteria. The rationale regarding compliance is contained in the TIA at section 7 and 8.1.</p>	

## 5.5 DEV-P2.0 Particular Purpose Zone – Stony Rise Village

### 5.5.1 Use Table

The proposed use categories are:

- General retail and hire (permitted use) – shown on the plan as supermarket, tenancy 3, tenancies 10-13 and tenancy 15.
- Food services (permitted use) shown on plan as tenancies 4-9 and tenancy 16.
- Business and professional services (permitted use) – shown on plan as tenancy 1 and tenancy 2.
- Service industry (permitted use) – shown on plan as car wash.
- Bulky goods sales (permitted use) – shown on the plans as tenancy 14.

Each use is permitted uses within the Table of Use.

### 5.5.2 Applicable Standards

The applicable use and development standards are considered below.

### P3.5.1 All uses

Objective:	
That uses do not cause an unreasonable loss of residential amenity to residential zones.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Hours of operation of a use on a site within 50m of a General Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P1</b></p> <p>Hours of operation of a use, must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>
<p><b>Comment:</b></p> <p>In accordance with the Acceptable Solution, the proposed hours of operation would be 6am until 11pm. Delivery areas and the online pickup and delivery areas are located within 50m of land in the general residential zone and so these activities would be between the hours of 7am to 9pm Monday to Saturday and 8am to 9pm Sunday.</p>	
<p><b>A2</b></p> <p>External lighting for a use within 50m of the General Residential Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>	<p><b>P2</b></p> <p>External lighting for a use, must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p><b>Comment:</b></p> <p>In accordance with A2, all lighting within 50m of the General Residential Zone would not operate between the hours of 11pm and 6am. Any security lighting within 50m of the General Residential Zone would be baffled so that direct light does not extend onto any property in that Zone.</p>	
<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use within 50m of a General Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the adjoining residential area; and</p> <p>(f) potential conflicts with other traffic.</p>
<p><b>Comment:</b></p> <p>All commercial vehicle movements, including deliveries, would occur within the hours of 7am to 9pm Monday to Saturday and 8am to 9pm Sunday and public holidays.</p>	

### DEV-P3.5.2 Discretionary Uses

Objective:	
That uses listed as Discretionary are consistent with the purpose of the Zone and do not compromise or distort existing activity centres.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> A use listed as Discretionary must not compromise or distort the role of the Devonport Central Business District, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the functions of the activity centre and the surrounding activity centres; and</li> <li>(d) the extent that the proposed use impacts on other activity centres.</li> </ul>
<p><b>A2</b> No Acceptable Solution</p>	<p><b>P2</b> Discretionary Bulky Goods Sales uses must be consistent with the purpose of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The intended function of the zone to provide a neighbourhood centre for conveniences;</li> <li>(b) The extent to which the proposed use compliments existing uses within the zone;</li> <li>(c) The local area objectives prescribed for each Precinct in clause DEV-P3.2; and</li> <li>(d) Any need or specific requirement for the use to be located within the zone.</li> </ul>
<p><b>Comment:</b> No discretionary uses proposed.</p>	

### DEV-P3.6.1 Building Height

Objective:	
<p>That building height:</p> <ul style="list-style-type: none"> <li>(a) minimises visual prominence when viewed from the Bass Highway or Stony Rise Road; and</li> <li>(b) does not cause an unreasonable loss of amenity to adjoining residential zones.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> Building height must be not more than 12m.</p>	<p><b>P1</b> Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing building on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) the apparent height when viewed from the adjoining road and public places; and</li> </ul>

	(e) any overshadowing of public places.
<b>Comment:</b> The maximum height of a building on the site would be 11.63m from ground level, being the northern façade of the proposed medical centre.	
<b>A2</b> Building height within 20m of a General Residential Zone must be not more than 8.5m.	<b>P2</b> Building height within 20m of a General Residential Zone must be consistent with building height on adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) as overlooking and reduction of privacy; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
<b>Comment:</b> No buildings would be located within 20m of the General Residential Zone.	

### DEV-P3.6.2 Setbacks

<b>Objective:</b>	
Development of land is to minimise: (a) likelihood for conflict, interference and constraint between the use or development of land in Stony Rise Village and the use of adjoining land, and; (b) unreasonable impact on the amenity of use on land beyond the boundaries of Stony Rise Village.	
Acceptable Solutions	Performance Criteria
<b>A1</b> Buildings and parking areas must have a setback, or be separated a distance, of not less than 6m from the Stony Rise Road or Friend Street frontage and the setback area, or separation distance area must be landscaped in accordance with a landscape plan approved by the planning authority.	<b>P1</b> Buildings and parking areas must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.
<b>Comment:</b> No part of the site would have a frontage to Stony Rise Road. No building would be located within 6m of the Friend Street frontage but contrary to A1, part of the elevated parking area would have a 0m separation. The elevated parking area would comprise a suspended concrete slab and a solid fence above. The area within 6m is depicted in orange shading in Figure 27 below:	



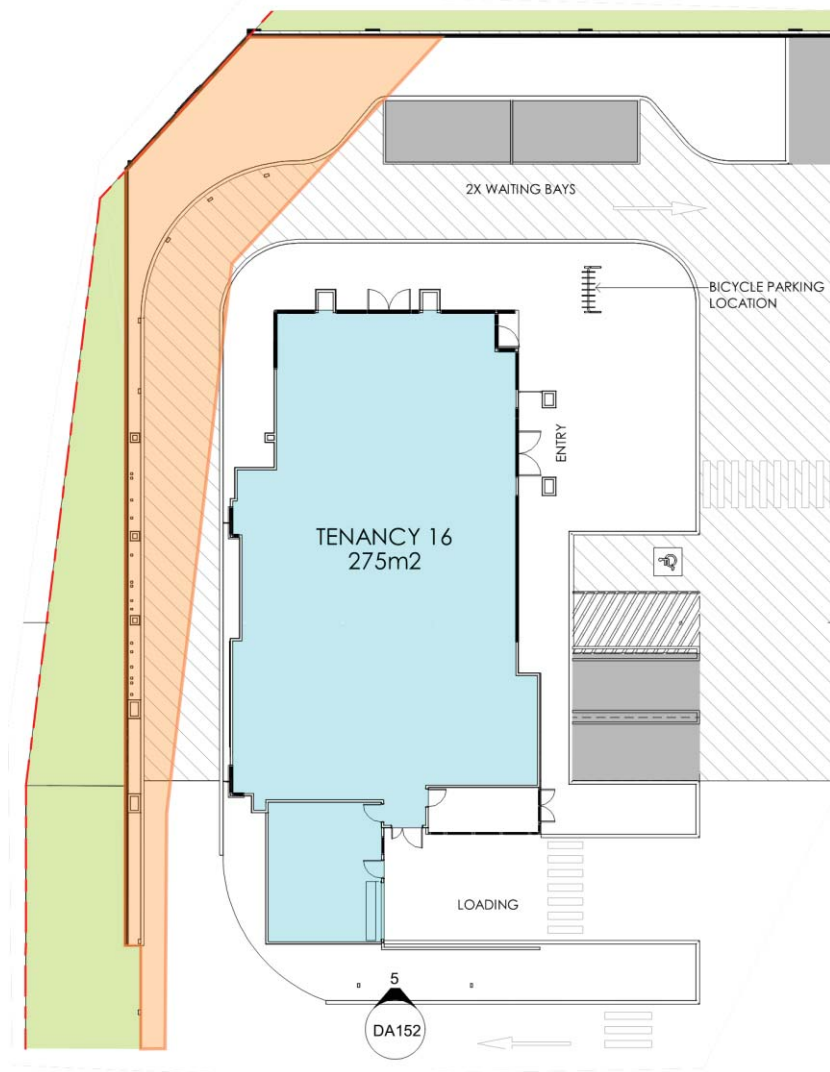
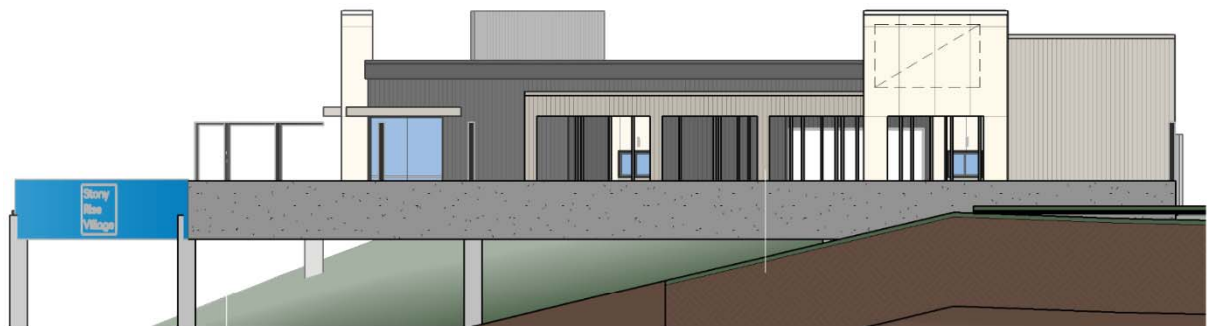


Figure 27 Extract from proposal plans. Area within 6m of Friend Street shaded orange.

The appearance of the elevated slab and solid fence would be as shown in Figure 28 below:



**6** TENANCY 16 - WEST ELEVATION  
 DA152 Scale: 1 : 200

Figure 28 Extract from proposal plans.

In accordance with P1, it is considered that the setback from Friend Street would provide adequate space for vehicle access, parking and landscaping. Further to the matters for which regard must be given, it is noted:

- (a) The topography of the site is such that the land within the frontage setback area could not otherwise be used for parking. Sufficient space exists in the frontage area to provide for landscaping. It is considered that landscaping would appropriately be managed through a landscape plan, which could be the subject of the following suggested condition on the permit:

“Prior to the lodgment of a building permit application, a landscaping plan must be submitted to and approved by Council. The plan must be prepared by an appropriately qualified person and must demonstrate to Council’s satisfaction, landscaping to enhance the amenity and appearance of the site and the streetscape. The plan must include measures for the establishment and ongoing maintenance and management of the quality of the landscaped spaces including the management of weeds and litter.”

- (b) Two large buildings in the Homemaker Centre are located a minimal distance from Friend Street with minimal landscaping. The proposal involves setbacks that would have similar or less impact on the visual amenity of the streetscape.
- (c) The setback between the proposed elevated parking area and the road and footpath edge is sufficient to ensure that the impacts on the safety of road users would likely be minor.

It is considered that the proposal would comply with the Standard through the Performance Criteria.

<p><b>A2</b></p> <p>Buildings must have setback from an adjoining non-road property:</p> <ul style="list-style-type: none"> <li>(a) within a General Residential Zone of not less than 10m</li> <li>(b) within all other zones of not less than 5m; and</li> <li>(c) the setback area must be landscaped in accordance with a landscape plan approved by the planning authority.</li> </ul>	<p><b>P2</b></p> <p>Buildings must be sited to not cause an unreasonable loss of amenity or function to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy to the adjoining property;</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property; or</li> <li>(d) impacts on traffic and movement; and</li> <li>(e) the setback area must be landscaped in accordance with a landscape plan approved by the planning authority; and</li> <li>(f) the setback must be no closer than 4m to a property in the General Residential Zone.</li> </ul>
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**Comment:** No buildings would be located within 10m of the General Residential Zone or within 5m of any other zone.

<p><b>A3</b></p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from the General Residential Zone. [S24]</p>	<p><b>P3</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 50m of the General Residential Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of the sensitive use; and</li> <li>(d) any proposed mitigation measures.</li> </ul>
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**Comment:**  
No air extraction, pumping, refrigeration systems or compressors would be located closer than 40m to land in the General Residential Zone. Accordingly, there would be compliance with the Standard through the Acceptable Solution.

## DEV-P3.6.3 Design

### Objective:

That building design is compatible with the streetscape.

#### Acceptable Solutions

##### A1

Buildings must be designed to satisfy all the following:

- (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;
- (b) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;
- (c) roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties;
- (d) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places;
- (e) provide awnings over a public footpath if existing on the site or on adjoining properties; and
- (f) provide external lighting to illuminate external vehicle parking areas and pathways.

#### Performance Criteria

##### P1

Buildings must be designed to be compatible with the streetscape, having regard to:

- (a) how the main pedestrian access to the building addresses the street or other public places;
- (b) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places;
- (c) minimising the visual impact of roof-top service infrastructure, excluding lift structures;
- (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and other alternatives are not practical;
- (e) the need for provision of awnings over a public footpath; and
- (f) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

### Comment:

In accordance with A1:

- (a) All buildings would contain a pedestrian entrance that faced the internal public carpark.
- (b) The fire pump room would house equipment within a building. All other mechanical plant and other service infrastructure would be located on the roof of the building. It is considered that compliance with A1(b) would be achieved with conditions on the permit as follows:
  - “Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;”
- (c) It is considered that compliance with A1(c) would be achieved with conditions on the permit as follows:
  - “Roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties”
- (d) It is considered that compliance with A1(d) would be achieved with conditions on the permit as follows:
  - “Windows or doors facing the main car parking area must not include security shutters or grilles”
- (e) Whilst the site contains no public footpaths, it is noted that awnings would be provided over most building entries and throughout the carpark. It is considered that A1(e) is appropriately met.
- (f) External vehicle parking areas would be lit. Further detail in relation to lighting would be provided as part of a lighting plan, discussed above in reference to P3.5.1 A2, C1.6.1 P1.1 and C1.6.2 P1.

It is considered that the conditions on the permit described above are certain and enforceable and would ensure compliance with the Standard through the Acceptable Solution.

### DEV-P3.6.4 Fencing

**Objective:**

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

**Acceptable Solutions**

**Performance Criteria**

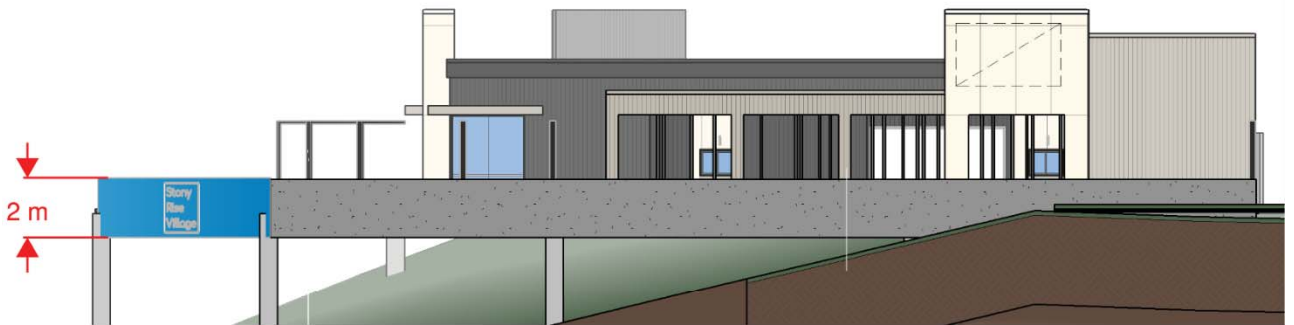
**A1**

No Acceptable Solution. [S25]

**P1**

A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to:  
 (a) its height, design, location and extent;  
 (b) its degree of transparency; and  
 (c) the proposed materials and construction.

**Comment:** As shown below, the proposal involves a suspended slab and solid fence, that would be located 0m from the Friend Street frontage. The fence would appear 2m high from outside the site but only 1m high from inside. The bottom half would be part of the suspended slab structure. The fence would present as a solid, heavy concrete form. It would have no transparency. However, in accordance with P1, it's appearance would be much like all the buildings nearby. On this basis, it is considered that it would be compatible with the streetscape and thereby compliant with the Standard.



**6 TENANCY 16 - WEST ELEVATION**  
 DA152 Scale: 1 : 200

**A2**

Common boundary fences with a property in a General Residential Zone must:  
 (a) have a height above existing ground level of not more than 2.1m; and  
 (b) not contain barbed wire or other injurious materials.<sup>2</sup>

**P2**

Common boundary fences with a property in a General Residential Zone must not cause an unreasonable loss of residential amenity, having regard to:  
 (a) their height, design, location and extent; and  
 (b) the proposed materials and construction.

**Comment:** The site shares no common boundary with land in the General Residential Zone.

### DEV-P3.6.5 Outdoor storage areas

**Objective:**

That outdoor storage areas do not detract from the appearance of the site or surrounding area.

**Acceptable Solutions**

**Performance Criteria**

**A1**

Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.

**P1**

Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

**Comment:** The proposal involves no outdoor storage areas.

### DEV-P3.6.6 Landscaping

<b>Objective:</b>	
That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <p>(a) to a depth of not less than 5.5m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p><b>P1</b></p> <p>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) existing vegetation on the site;</p> <p>(e) the location, type and growth of the proposed vegetation; and</p> <p>(f) the character of the streetscape and surrounding area.</p>
<p><b>Comment:</b></p> <p>It is considered that detail in relation to landscaping can be more fully considered and addressed through landscaping plan, required as a permit condition as suggested below.</p> <p>“Prior to the lodgment of a building permit application, a landscaping plan must be submitted to and approved by Council. The plan must be prepared by an appropriately qualified person and must demonstrate to Council’s satisfaction, landscaping to enhance the amenity and appearance of the site and the streetscape. The plan must include measures for the establishment and ongoing maintenance and management of the quality of the landscaped spaces including the management of weeds and litter.”</p> <p>It is considered that the condition would bring about compliance with the standard through the Acceptable Solution.</p>	

### DEV-P3.6.7 Signs

This clause is in addition to the Signs Code – clause C1.6.1 Design and siting of signs.

<b>Objective:</b>	
That the need for signs is recognised and the impact, size and number is managed.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>There must be not more than 1 sign at each access from Stony Rise Road.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>Comment:</b> No signage at the access from Stony Rise Road is proposed. 1 blade sign would be located adjacent to the Stony Rise Road frontage, approximately 36m from the access.</p>	
<p><b>A2</b></p> <p>A sign must not include flashing, moving, rotating or reflecting elements.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>Comment:</b> No signage involving flashing, moving, rotating or reflecting elements is proposed.</p>	
<p><b>A3</b></p> <p>For a sign located above the parapet or roof line of a building:</p> <p>(a) there must be not more than 1 sign for each tenancy; and</p> <p>(b) the area of each sign must be not more than 15m<sup>2</sup>.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>Comment:</b> No signage above the parapet or roof line of a building is proposed.</p>	

### DEV-P3.6.8 Pedestrian movement

Objective:	
There is safe vehicular and pedestrian access to the site.	
Acceptable Solutions	Performance Criteria
<b>A1</b> A separated and safe pedestrian network must be provided between the vehicle parking areas and the entry to buildings.	<b>P3</b> No Performance Criterion.
<b>Comment:</b> The TIA by GHD has confirmed the suitability of the proposed pedestrian network – see TIA at section 6.4. It is considered that pedestrian access throughout the site would be appropriately separated and safe. The site would be flat and the carparking areas free of visual obstructions. The design would allow proximate parking to buildings, thereby reducing walking distances. Accessible parking spaces are located adjacent to the building frontage meaning minimal interaction with the vehicle environment. Footpaths would be separated from parking areas by a regular suburban footpath and kerb. This kerb provides an effective wheel stop, preventing vehicles from overhanging too far onto footpaths. The parking arrangement would dedicate more area to landscaping and pedestrian movement per vehicle parking space than that at the existing Homemaker Centre and it is considered to be appropriately separated and safe. It is considered that the Standard is met through the Acceptable Solution.	

### DEV-P3.7.1 Lot design

Objective:	
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.	
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m <sup>2</sup> and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by clause 3.6.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 3.6.2 A1 and A2; (b) be required for public use by the Crown, council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
<b>Comment:</b> No subdivision proposed.	
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	<b>P2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site;

	(f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
<b>Comment:</b> 5 Friend Street has a frontage of 100m.	
<b>A3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<b>P3</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
<b>Comment:</b> 5 Friend Street has an access constructed to Friend Street.	

### DEV-P3.6.8 Services

Objective:	
That the subdivision of land provides services for future use and development of the land.	
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	<b>P1</b> A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
<b>Comment:</b> It is understood that the lot has an existing connection to a water supply.	
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.
<b>Comment:</b> It is understood that the lot has an existing connection to a sewerage drainage system.	
<b>A3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<b>P3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
<b>Comment:</b> It is understood that the lot has an existing connection to an existing stormwater drainage system.	

# Conclusion

Over the last 10 years, the northern 8ha of the 14.7ha Devonport Regional Homemaker Centre site has been successfully established but little has happened on the remaining 6.755ha to the south. With residential growth occurring in the suburbs of Miandetta and Stony Rise and urban renewal occurring in the Devonport CBD, it is timely to review and reconsider the highest and best use of this strategically significant land.

In summary, it is considered to be in community's interest to remove the Service Industrial SAP, to adjust the spatial extent of the existing Homemaker Centre SAP and to create a new Particular Purpose Zone at the site in order to permit a wider range of permissible uses to serve the local community. It is unlikely that the loss of land for uses aligned with the Service Industrial SAP or the Homemaker Centre SAP would have a significant impact on the balance of supply and demand.

A new particular Purpose Zone would provide opportunity to create a centre for the emerging residential suburbs of Miandetta, Stony Rise and suburbs in the wider area including Tugrah, Don, Quoiba and Spreyton. Stony Rise Village would provide these communities with opportunity to ride or walk or drive shorter distances to a place that can meet most of their daily and weekly needs.

The strategic planning environment explored in this report identifies a common theme around the desirability maintaining the primacy of the Devonport CBD for trade and commerce. However, no strategy at local, regional or State level expresses an intention to preclude activity occurring in other locations, particularly where that activity relates to daily and weekly convenience shopping needs. The Location IQ report has demonstrated that the use of the site for a limited range of retail and business activities would have a minor impact on CBD visitation and therefore be consistent with the strategic planning environment.

The conditions on the site including geotechnical, environmental, heritage and natural values are free from constraint and are considered to be well suited for development of the sort proposed. An analysis into the traffic environment has identified the need to better manage traffic, particularly at the Friend Street and Stony Rise Road intersection. This need for better traffic management exists under the present and proposed development scenarios and will need to be addressed irrespective of the proposal. The Proposed Signalisation report demonstrates that the intersection can be appropriately upgraded to serve these existing and proposed traffic needs for the foreseeable future.

Stony Rise Village is about making Devonport a better place for living, shopping and doing business. It would reflect business confidence and a growth mindset in Devonport and would be perfectly timed to complement public and private investment into urban infrastructure. Consultations have generated strong community support and highlighted the desire for more consumer choice, convenience and amenity in relation to daily and weekly shopping needs.

It is considered that the proposed Planning Scheme amendment and development application would manage use and development of the undeveloped land at the existing Homemaker Centre in a sustainable manner that would support the daily and weekly needs of the local community without unreasonable impact on the primacy of the existing CBD for trade and commerce. It is considered that this application meets the requirements of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme – Devonport and can be approved by the Council and the Tasmanian Planning Commission.



# Appendices

# Appendix A

Title Documentation

SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 15
EDITION 3	DATE OF ISSUE 15-Feb-2018

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 15 on Sealed Plan 167737  
 Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan, Part of Lot 278 Gtd. to Jocelyn Thomas & Part of Lot 39748 (4208m2) Gtd. to the Director of Housing  
 Prior CT 166236/1

SCHEDULE 1

D112497 TRANSFER to BUNNINGS PROPERTIES PTY LTD Registered  
 29-Sep-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP173536 BENEFITING EASEMENT: a signage easement over the  
 Signage Easement 'WW' 3.00 wide (SP173536) on SP167737  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP159930, SP161441 & SP163878 FENCING PROVISION in Schedule of  
 Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 M915440 CAVEAT by Tipalea Private No 24 Pty Ltd Registered  
 02-Sep-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements  
 pursuant to Request to Amend No. E45303 made under  
 Section 103 of the Local Government (Building and  
 Miscellaneous Provisions) Act 1993. Search Sealed

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Plan No. 167737 Lodged by DOUGLAS & COLLINS on  
26-Jun-2017 BP: 173536

SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 18
EDITION 4	DATE OF ISSUE 19-Dec-2019

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 18 on Sealed Plan 167737  
 Derivation : Part of Lot 4579 (107A-2R-0P) Gtd. to Andrew  
 Murray Milligan  
 Prior CT 163878/5

SCHEDULE 1

M780257 TRANSFER to BEST STREET INVESTMENTS PTY LTD  
 Registered 19-Dec-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP159930, SP161441 & SP167737 FENCING PROVISION in Schedule of  
 Easements  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 E66835 CAVEAT by LDC Infrastructure Holding Company Pty Ltd  
 affecting that part of the said land within described  
 as shown on the plan annexed to the Caveat  
 Registered 29-Sep-2016 at noon  
 E203670 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 19-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 167737	FOLIO 104
EDITION 2	DATE OF ISSUE 24-Jul-2014

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.27 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 104 on Sealed Plan 167737  
 Derivation : Part of Lot 4579 (107A-2R-0P) Gtd. to Andrew  
 Murray Milligan  
 Prior CT 163878/5

SCHEDULE 1

D45058 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 24-Jul-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167737 EASEMENTS in Schedule of Easements  
 SP163878 FENCING PROVISION in Schedule of Easements  
 SP167737 FENCING PROVISION in Schedule of Easements  
 SP159930 & SP161441 FENCING PROVISION in Schedule of Easements  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

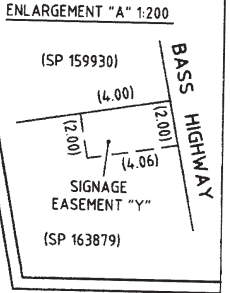
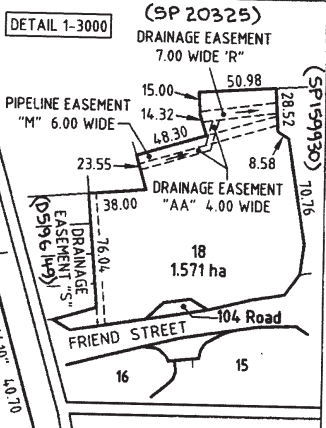
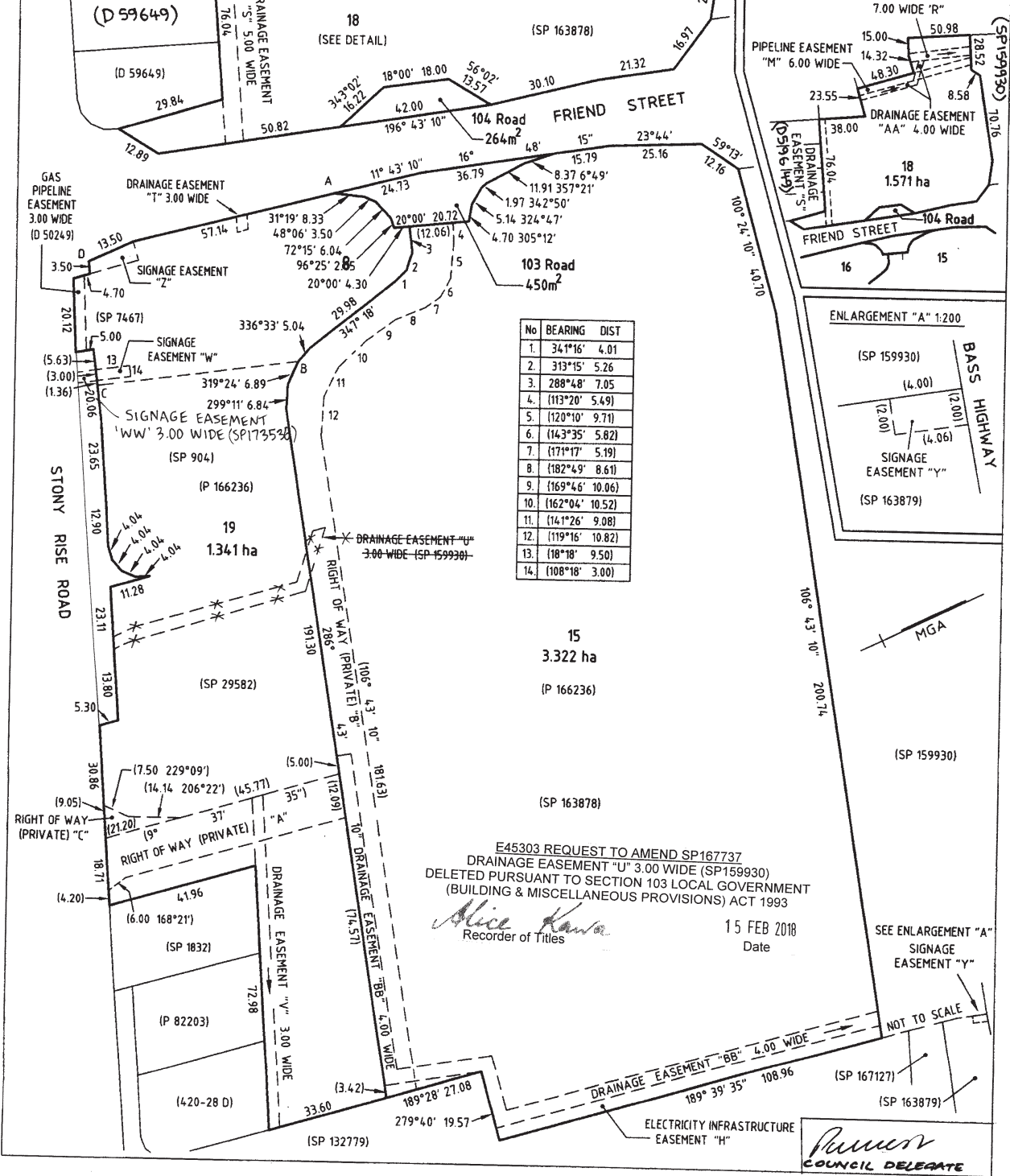
OWNERS: LAUNCESTON GASWORKS PTY. LTD.  
FOLIO REFERENCE: FR 166236-1, FR 163878-5  
GRANTEE: PART OF LOT 4579 (107a-2r-0p) GRANTED TO ANDREW MURRAY MILLIGAN, PART OF LOT 278 GRANTED TO JOCELYN THOMAS, PART OF LOT 39748 (4208m2) GRANTED TO THE DIRECTOR OF HOUSING

**PLAN OF SURVEY**  
BY SURVEYOR M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250  
LOCATION CITY OF DEVONPORT  
SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER **SP167737**  
APPROVED EFFECTIVE FROM 6 JUN 2014  
*Alice Kawa*  
Recorder of Titles

MAPSHEET MUNICIPAL CODE No: 108 (4443 - 12) LAST UPI No. LAST PLAN: P 166236, SP 163878 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 19 COMPILED FROM FR 166236-1 AND THIS SURVEY LOT 18 COMPILED FROM FR 163878-5 AND THIS SURVEY



E45303 REQUEST TO AMEND SP167737  
DRAINAGE EASEMENT "U" 3.00 WIDE (SP159930)  
DELETED PURSUANT TO SECTION 103 LOCAL GOVERNMENT  
(BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

*Alice Kawa*  
Recorder of Titles  
15 FEB 2018  
Date

*Patricia*  
COUNCIL DELEGATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 167737</b>

PAGE 1 OF 7 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.

**DEFINITIONS**

SIGNAGE EASEMENT means:

The right to erect and install and maintain an illuminated sign of a height no greater than 10 metres on the designated servient land and at all times thereafter:

- a) to lay and maintain electric cabling to the said sign and to cause or permit electrical energy to flow through the said cabling/wiring;
- b) to enter into and upon the servient land for the purposes of examining, operating, maintaining, repairing, modifying, adding to or replacing the sign without doing unnecessary damage to the servient land and making good all damage occasioned thereby; and
- c) to erect a fence or barrier or other protective structure upon the servient land around the sign if in the opinion of the owner of the dominant tenement these are necessary for reason of safety.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REF: C.T. 166236-1, C.T. 163878-5 SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott)	PLAN SEALED BY: Devonport City Council DATE: <i>20<sup>th</sup> February 2014</i> <i>PA 2013: 0147</i> REF NO. <span style="float: right;"><i>Parment</i> Council Delegate</span>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

ELECTRICITY INFRASTRUCTURE EASEMENT means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") 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 Aurora may determine above, on or under the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 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 Aurora 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;
- 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

**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.



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora 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 or objects within the said easement without the prior written consent of Aurora 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.

“TasWater” means:

Tasmanian Water and Sewerage Corporation (North Western Region) Pty. Ltd. (A.C.N. 133 655 008) and/or its successor and assigns.

Right of Carriageway means and includes the following conditions:

- a) the Grantor grants the Grantee the full and free right for the Grantee, in common with the Grantor and all others having the like right, to go, pass and repass across and over the Right of Carriageway at all times for all purposes with or without vehicles or both, to and from the Lot benefited or to any part of the Lot benefited;
- b) the Grantor must keep the Right of Carriageway in good and proper trafficable repair and in a condition suitable for the purpose of the grant under this easement. However, where the Grantee has caused or contributed to any damage to the Right of Carriageway, then the Grantee is liable for all reasonable costs of repair works attributed to the rectification of that damage and the Grantee must pay or reimburse the Grantor for those costs on demand.

**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.



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

**EASEMENTS**

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "A" shown on the Plan.

Lot 15 on the Plan is together with a Signage Easement over that part of Lot 19 marked Signage Easement "W" shown on the Plan.

Lot 15 on the Plan is subject to an ~~existing~~ Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd as shown on P166236 and SP163878 and shown as Electricity Infrastructure Easement "H" on the Plan.

Lot 15 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 19) over the land marked Right of Way (Private) "B" shown on the Plan.

~~Lot 15 is subject to a right of drainage in favour of TasWater over that area marked Drainage Easement "U" 3.00 wide shown on SP159930 and on the Plan.~~

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa* 15 FEB 2018  
Recorder of Titles Date

Lot 15 on the Plan is subject to a right of drainage in favour of TasWater over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is subject to a right of drainage in favour of the Devonport City Council over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "C" shown on the Plan.

~~Lot 15 on the Plan is subject to an existing right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan.~~

**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.

*Alice Kawa*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

Lot ~~15~~<sup>19</sup> is subject to ~~an existing~~ Gas Supply Easement in favour of Tas Gas Networks Pty. Ltd. over the land marked "Gas Pipeline Easement 3.00 wide" on P166236 and as shown on the Plan. and as created by and more fully set forth in D50249.

Lot 19 on the Plan is together with a Right of Carriageway over that part of Lot 15 marked Right of Way (Private) "B" shown on the Plan.

Lot 19 on the Plan is subject to a Signage Easement<sup>(as hereinafter defined)</sup> (appurtenant to Lot 15) over the area marked Signage Easement "W" shown on the Plan.

Lot 19 on the Plan is subject to ~~an existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "T" 3.00 wide on P166236 and SP163878 and as shown on the Plan. /

~~Lot 19 on the Plan is subject to ~~an existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan. /~~

Lot 19 on the Plan is subject to ~~an existing~~ Signage Easement (appurtenant to the lands comprised in Lots 2 and 3 on SP 159930 and Lot 1 on SP 161441) over the area marked Signage Easement "Z" shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "A" shown on the Plan.

Lot 19 on the Plan is subject to ~~an existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "V" 3.00 wide shown on P166236 and SP163878 and as shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "C" shown on the Plan.

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*  
Recorder of Titles

15 FEB 2018  
Date

**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.**

*[Signature]*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd.                  FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5                  &amp; 103 &amp; 104</p>	

Lots 15, 18 and 19 on the Plan are together with ~~an existing~~ Signage Easement over the area marked Signage Easement "Y" shown on P166236 and SP163878 and as shown on the Plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "AA" 4.00 wide on SP163878 and as shown on the Plan.

Lot 18 on the Plan is subject to ~~an existing~~ Pipeline Easement in favour of TasWater over the area marked Pipeline Easement "M" 6.00 wide on SP163878 and shown on the Plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "R" 7.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

Lot 18 on the Plan is subject to <sup>Right of Drainage</sup> ~~an existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "S" 5.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

**COVENANTS**

~~The owner of Lot 19 covenants with the owner of Lot 15 to the intent that the burden of this covenant runs with and binds every part of the covenantor's Lot except the areas marked Signage Easement "W" and Signage Easement "Z" to observe the following stipulation:~~

~~Not to construct or erect any buildings or like structures or improvements within the area marked ABCD on the Plan.~~

COVENANTS CONTINUED ON PAGE 7 ➔

**FENCING PROVISION**

In respect to the Lots on the Plan the vendor (Launceston Gasworks Pty. Ltd.) shall not be required to fence.


**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.

*Signature*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p><b>SP 167737</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5</p>	

**EXECUTED** by **LAUNCESTON GASWORKS PTY. LTD.** being the registered proprietor in Folios of the Register volume 166236 folio 1 and volume 163878 folio 5 pursuant to Section 127(1) of the Corporations Act by its attorney GEOFFREY WILLIAM ARNOTT pursuant to Power of Attorney Registered Number PA80227 (and the said Geoffrey William Arnett declares that he has received no notice of revocation of the said Power) in the presence of:



Witness   
 Full name **DEBBIE MAREE GULLIDGE**  
 Address **9-13 GEORGE STREET**  
 Occupation **LAUNCESTON TAS 7250**  
**LAW CLERK**

**COVENANTS**

The owner of Lot 19 on the plan covenants with the owner of Lot 15 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 shall be annexed to and devolve with each and every part of the said Lot 15 shown on the plan to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked ABCD on the plan except within the areas marked Signage Easement "W" and Signage Easement "Z" on the plan.

**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.



SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 16
EDITION 3	DATE OF ISSUE 11-Dec-2021

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.14 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 16 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CTs 167737/19, 7467/2, 61873/4 and 61873/5

SCHEDULE 1

M893399 TRANSFER to BEST STREET INVESTMENTS PTY LTD  
 Registered 10-Aug-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP173536 EASEMENTS in Schedule of Easements  
 SP173536 COVENANTS in Schedule of Easements  
 SP167737 COVENANTS in Schedule of Easements  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon  
 M916403 MORTGAGE to Murdoch Clarke Mortgage Management  
 Limited Registered 11-Dec-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 17
EDITION 2	DATE OF ISSUE 07-Sep-2020

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.14 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 17 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CT 167737/19

SCHEDULE 1

M837980 TRANSFER to EDWARD STAN NELSON Registered  
 07-Sep-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP173536 EASEMENTS in Schedule of Easements  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 173536	FOLIO 105
EDITION 2	DATE OF ISSUE 17-Apr-2018

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 12.07 PM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 105 on Sealed Plan 173536  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan  
 Prior CT 167737/19

SCHEDULE 1

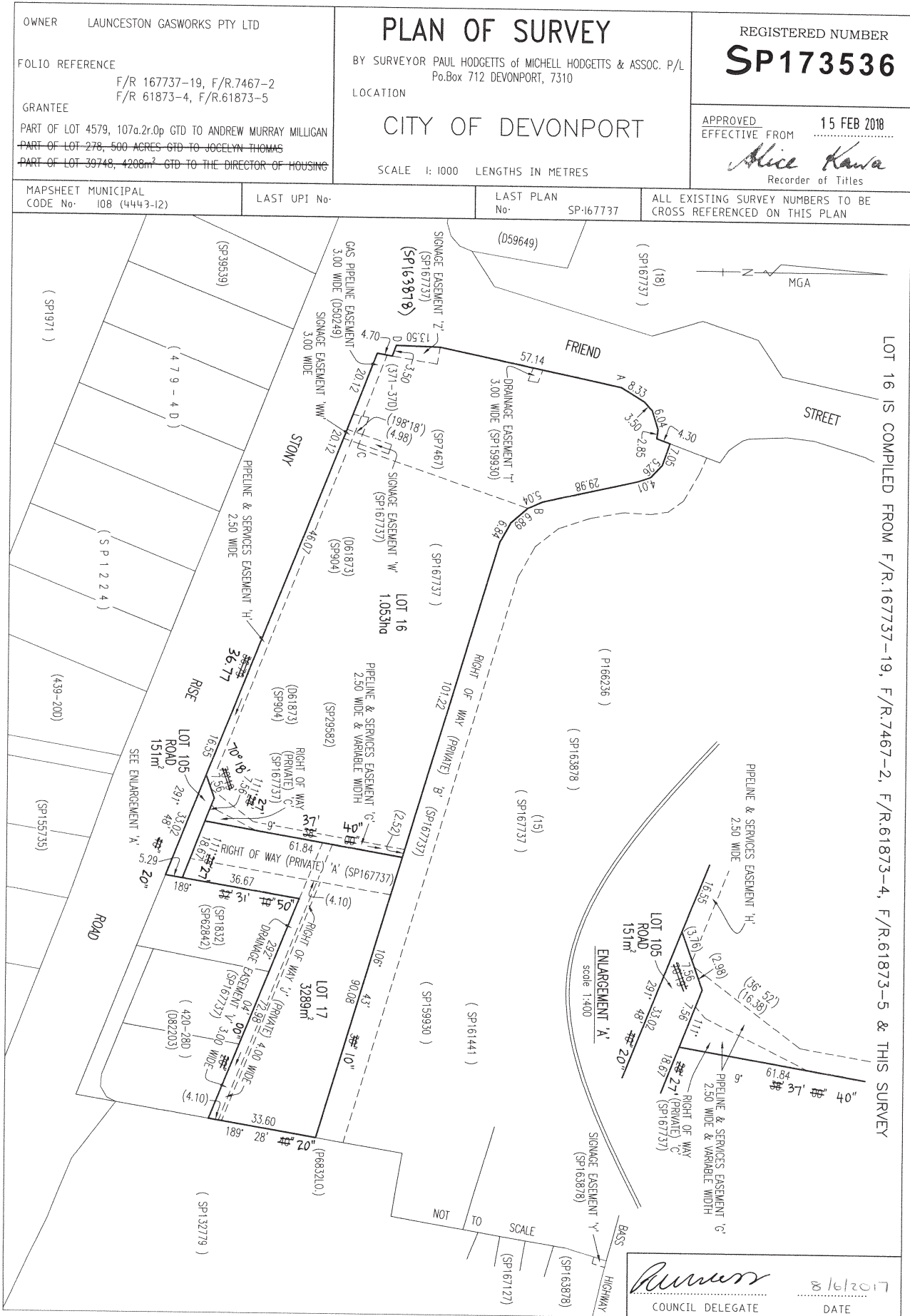
M682062 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 17-Apr-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in  
 Schedule of Easements  
 SP 29582 FENCING COVENANT in Schedule of Easements  
 SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 92056 BOUNDARY FENCES CONDITION in Transfer  
 135041 FENCING CONDITION in Transfer  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 173536</b>

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGE/S

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.

DEFINITIONS

“Easement Land” means any Lot on the Plan that is expressed as being subject to a Gas Supply Easement in this Schedule.

“Fixtures” includes fixtures or personal property installed by Tas Gas including the pipes and ancillary facilities associated with Tas Gas’ supply of gas, including without limitation vehicle access tracks and equipment, storage facilities, mainline vales, scraper stations, cathodic protection facilities, meter stations, sales taps and communication systems;


“gas” means anything that may be conveyed through pipes and is a gas within the meaning of the *Gas Act*;

“Gas Act” means the *Gas Act 2000* (Tas);

“Gas Supply Easement” means the following rights and powers at all times -

- (a) a right of carriage way over the Easement Land and the right to enter and remain upon the Easement Land for the purposes of laying, constructing, maintaining, inspecting, repairing, renewing, enlarging, replacing, altering or removing the Fixtures or works as the case may be and opening up the soil of the Easement Land and make any accessway, cuttings, fillings,

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REF: 167737-19, 7467-2, 61, 73-4, 61873-5 SOLICITOR & REFERENCE: Douglas & Collins (S.W. Arnott)	PLAN SEALED BY: Devonport City Council DATE: 27 November 2017 PA2013.0147 REF NO.  Council Delegate
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP173536</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5</p>	

grades, batters or trenches and to re-open the same and generally to do and perform such acts or things upon the Easement Land as may be necessary to enable Tas Gas to receive the full free use and enjoyment of the rights and privileges granted hereunder;

- (b) to lay, construct, maintain, inspect, repair, renew, enlarge, replace, alter and remove the Fixtures and works on, in, over and under the soil of the Easement Land provided that such Fixtures and works shall be of a sufficient internal diameter and material suitable for the Tas Gas' use; and
- (c) to use the Fixtures and works in and upon the Easement Land for the purpose of conveying gas without interruption or impediment.

“Signage Easement” has the same meaning as that given to it in SP167737.

“Tas Gas” means Tas Gas Networks Pty Ltd ACN 104 499 569, its successors and assigns.

“TasWater” means Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns.

**EASEMENTS**

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked “Signage Easement W” shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked “Signage Easement WW 3.00 wide” shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lots 2 and 3 on SP159930 and Lot 1 on SP16441) over the area marked “Signage Easement Z” shown on the Plan.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 173536</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5</p>	

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Gas Pipeline Easement 3.00 wide) on P166236 and as shown on the Plan and as created by and more fully set forth in D50249.

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Pipeline and Services Easement H 2.50 wide" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour TasWater over the area marked "Drainage Easement T 3.00 wide" on P166236, SP163878 and SP167737 and as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737  
~~Lot 16 on the Plan~~ is together with a Signage Easement over the area marked "Signage Easement Y" shown on P166236, SP163878 and SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement G 2.50 wide and variable width" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement H 2.50 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) A" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Drainage Easement V 3.00 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way J (Private) 4.00 wide" as shown on the Plan.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP173536</b></p>
<p>SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5</p>	

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way (Private) A" as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737 & Lot 17 are each ~~Lots 16 and 17 on the Plan are~~ together with a Right of Carriageway over that part of Lot 15 on SP167737 marked "Right of Way (Private) B" as shown on SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Carriage Way (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) C" as shown on the Plan.

**COVENANTS**

The owner of Lot 16 on the Plan covenants with the owner of Lot 15 on SP167737 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 shall be annexed to and evolve with each every other part of the said Lot 15 to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked "ABCD" on the Plan except within the areas marked "Signage Easement W", "Signage Easement WW" and "Signage Easement Z" as shown on the Plan.

**EXECUTED** by **LAUNCESTON GASWORKS PTY. LTD.**  
being the registered proprietor in Folios of the Register volume 167737 folio 19, volume 7467 folio 2, volume 61873 folio 4 and volume 61873 folio 5 pursuant to Section 127(1) of the Corporations Act by being signed by the sole director and secretary:

.....*Douglas Gray*.....  
Douglas John Gray

**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.

SEARCH OF TORRENS TITLE

VOLUME 20325	FOLIO 6
EDITION 2	DATE OF ISSUE 02-Oct-2000

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 6 on Sealed Plan 20325  
 Derivation : Part of Lot 4579 Gtd. to A.M. Milligan  
 Prior CT 4392/26

SCHEDULE 1

C193311 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 02-Oct-2000 at noon

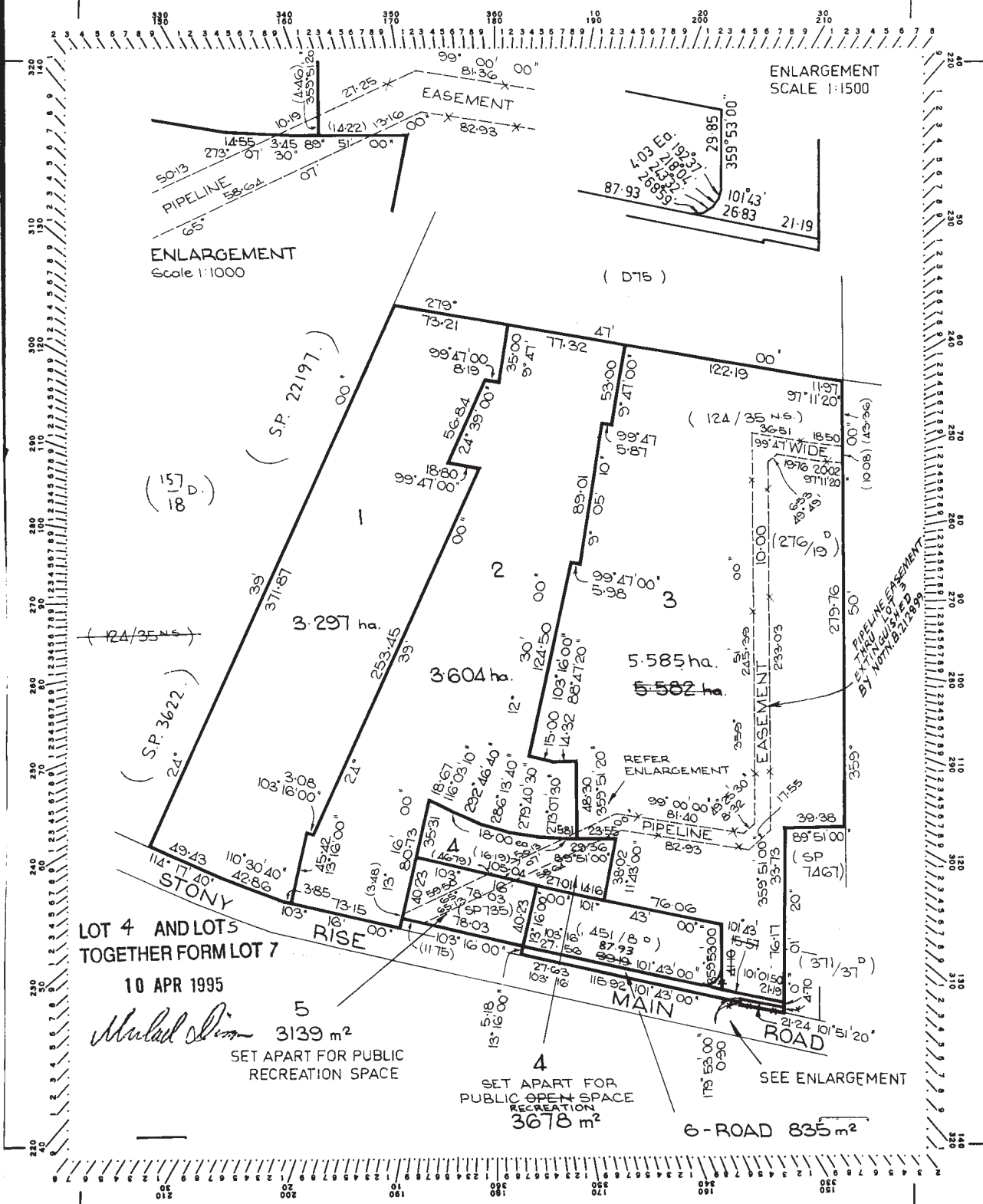
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 92056 BOUNDARY FENCES CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p><b>Owner:</b> Devon Developments Pty. Ltd. City of Devonport</p>	<p><b>PLAN OF SURVEY</b> by Surveyor <b>MR. N. D. LESTER</b> of land situated in the</p>	<p>Registered Number <b>P20325</b></p>
<p><b>Title Reference:</b> 3511-6 CT. 2167-33 CT.</p>	<p><b>CITY OF DEVONPORT</b></p>	<p>Effective from: <b>25 AUG 1987</b></p>
<p><b>Grantee:</b> Part of Lot 4579, 107'-2'-0" Andrew Murray Milligan, pur.</p>	<p>SCALE 1: 2500 MEASUREMENTS IN METRES</p>	<p>Acting Recorder of titles</p>







**SCHEDULE OF EASEMENTS**

**PLAN NO.**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification. **20325**

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easement shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows. Lots 2, 3, 4 and 5 are each subject to a pipeline easement created by Transfer of Easement No. A685812 in favour of the North-West regional water authority over such portion of the pipeline easement 10.00 wide on the Plan shown passing through

**PART I - EASEMENTS** such Lot.

~~Lots 3 4 and 5 are subject to the pipeline easement as shown on Certificate of Title Volume 3511 Folio 6.~~

No other easements or profits à prendre are created to benefit or burden the lots shown on the plan.

**PART II - COVENANTS**

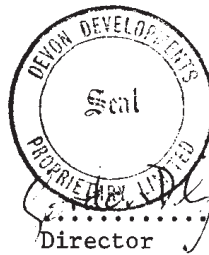
The owner of ~~each~~ lots <sup>1, 2, 3 and 4</sup> on the plan covenants with the Vendors Devon Developments Pty Ltd that the Vendors "shall not be required to fence".

SIGNED by Vivian James )  
Cardenzana the registered )  
proprietor of registered )  
mortgage No A671204 in the )  
presence of: )

*Sheryl Eban*  
Law Clerk  
Devonport

*Vivian Cardenzana*

THE COMMON SEAL of DEVON )  
DEVELOPMENTS PTY LTD the )  
Registered Proprietor of )  
Certificate of Title Volume )  
3511 Folio 6 was hereunto )  
affixed in the presence of: )



Director

*[Signature]*  
Secretary

EXECUTED by Westpac Banking Corporation the registered proprietor of Mortgage No: A869008

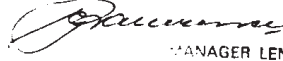
Signed by WESTPAC BANKING CORPORATION by its Attorneys

GORDON WILLIAM LAWRENCE and

DAUGH BROUGHAM under power No. 60/1469 (who hereby respectively declare that they have received no notice of revocation of the said power) in the presence of

Bank Officer, Hobart

**WESTPAC BANKING CORPORATION**  
by its Attorneys



MANAGER LENDING,  
TASMANIA DIVISION



ASSISTANT TO MANAGER  
LEGAL,  
TASMANIA DIVISION

as mortgagee under mortgage A869008

2  
3

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....  
*Subdivider/Solicitor for the Subdivider*

This is the schedule of easements attached to the plan of ..Devon..Developments..Pty..Ltd.....  
*(Insert Subdivider's Full Name)*  
and the Mayor, Aldermen and Citizens of the City of Devonport ..... affecting land in

Certificate of Title Volume 3511 Folio 6 and Certificate of Title 2167-33  
*(Insert Title Reference)*

Scaled by *Devonport City Council* ..... on *11<sup>th</sup> April* ..... 19*85*

.....  
*Council Clerk/Town Clerk*

137

SEARCH OF TORRENS TITLE

VOLUME 159930	FOLIO 100
EDITION 3	DATE OF ISSUE 20-Jan-2017

SEARCH DATE : 15-Mar-2022

SEARCH TIME : 11.29 AM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 100 on Sealed Plan 159930  
 Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan  
 Prior CT 20325/3

SCHEDULE 1

M603983 TRANSFER to DEVONPORT CITY COUNCIL Registered  
 20-Jan-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP159930 EASEMENTS in Schedule of Easements  
 SP159930 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements/covenants pursuant to Request to Amend No. D6037 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 159930 Lodged by MICHAEL ROSE on 02-Mar-2011 BP: 161441

NOTICE: This folio is affected as to amended plan pursuant to Request to Amend No. D48682 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 159930 & 161441 Lodged by MICHAEL ROSE on 19-Apr-2012 BP: D48682

OWNERS: LAUNCESTON GASWORKS PTY. LTD.  
FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1,  
FR 239967-1, FR 153936-3, FR 20325-3  
GRANTEE: PART OF LOT 4579 (107a-2r-Op) GRANTED TO  
ANDREW MURRAY MILLIGAN, PART OF LOT 278  
GRANTED TO JOCELYN THOMAS, WHOLE OF LOT 40157  
(2121m2) GRANTED TO DIRECTOR OF HOUSING, WHOLE OF  
LOT 39748 (4208m2) GRANTED TO DIRECTOR OF HOUSING

**PLAN OF SURVEY**  
BY SURVEYOR M.R. ROSE OF  
2/3 WALDEN STREET, NEWSTEAD 7250  
LOCATION CITY OF DEVONPORT

Registered Number  
**SP 159930**

APPROVED  
EFFECTIVE FROM 27 JUL 2010

*Alice Kawa*  
Recorder of Titles

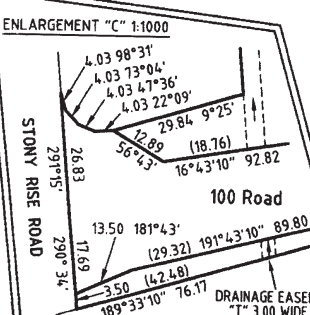
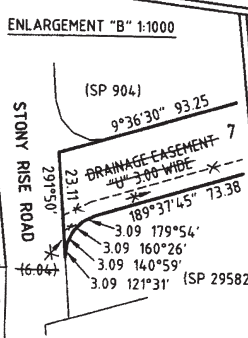
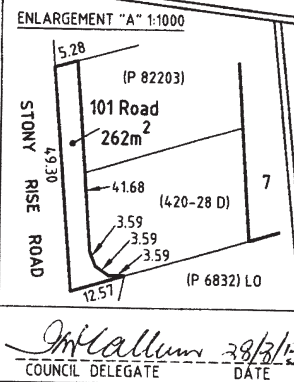
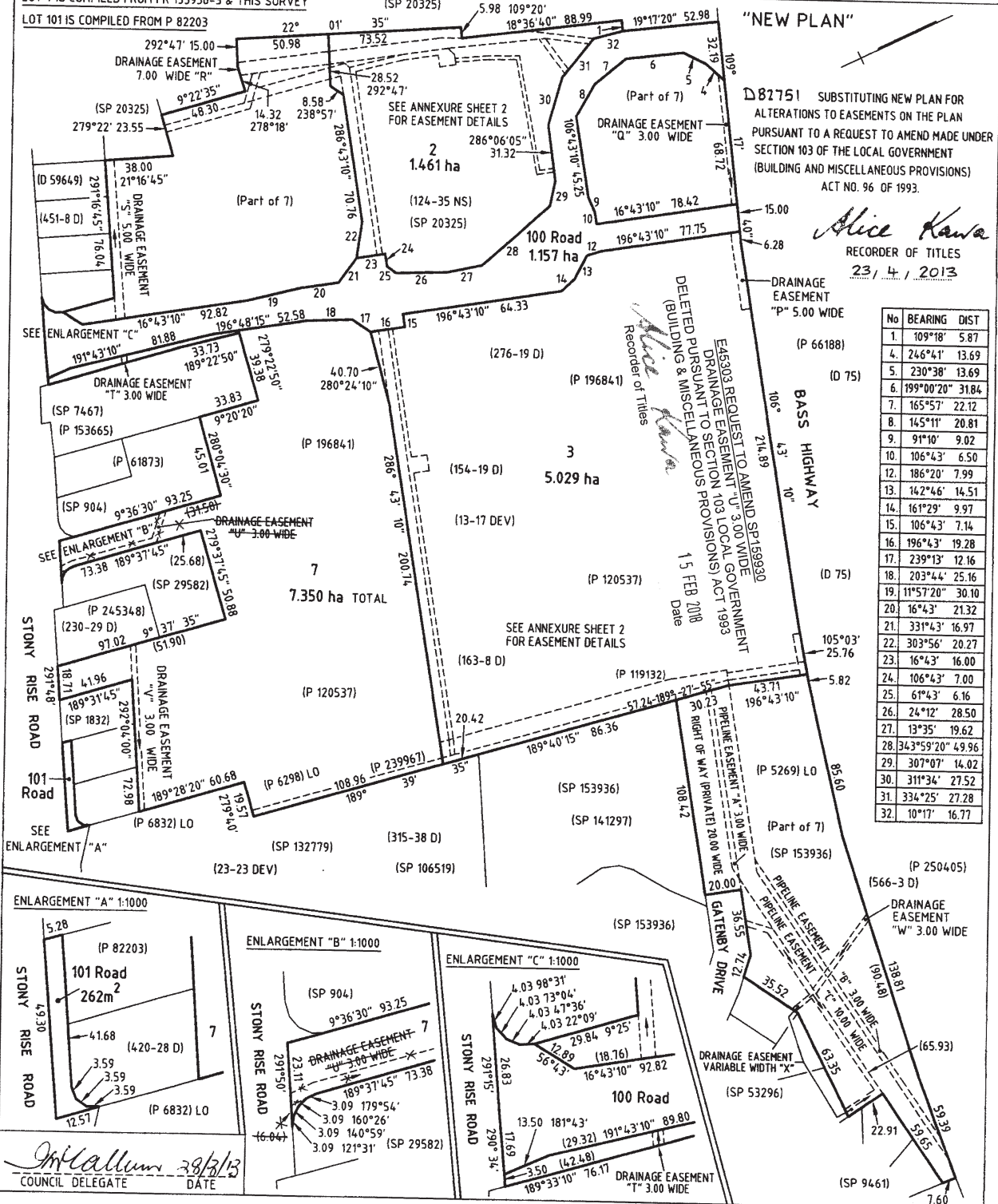
MAPSHEET MUNICIPAL  
CODE No: 108 (4443-12)

LAST UPI No: 4609297, 4609298,  
4611049, GQC82, GEP85, GEP86

LAST PLAN: SP 153936, SP 20325, P 196841,  
P 120537, P 119132, P 239967

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN

LOT 7 IS COMPILED FROM FR 153936-3 & THIS SURVEY  
LOT 101 IS COMPILED FROM P 82203



**NEW PLAN OF SURVEY**  
**ANNEXURE SHEET**  
SHEET 2 OF 2 SHEETS

OWNERS: LAUNCESTON GASWORKS PTY. LTD.  
FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 19684-1,  
FR 239967-1, FR 153936-3, FR 20325-3  
SCALE 1:2000 LENGTH IN METRES

Registered Number  
**SP 159930**

SIGNED FOR IDENTIFICATION PURPOSES.

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

APPROVED  
EFFECTIVE FROM 27 JUL 2010

*McCallum* 28/3/13  
Council Delegate Date

*Alice Kawa* 16-3-2013  
Registered Land Surveyor Date

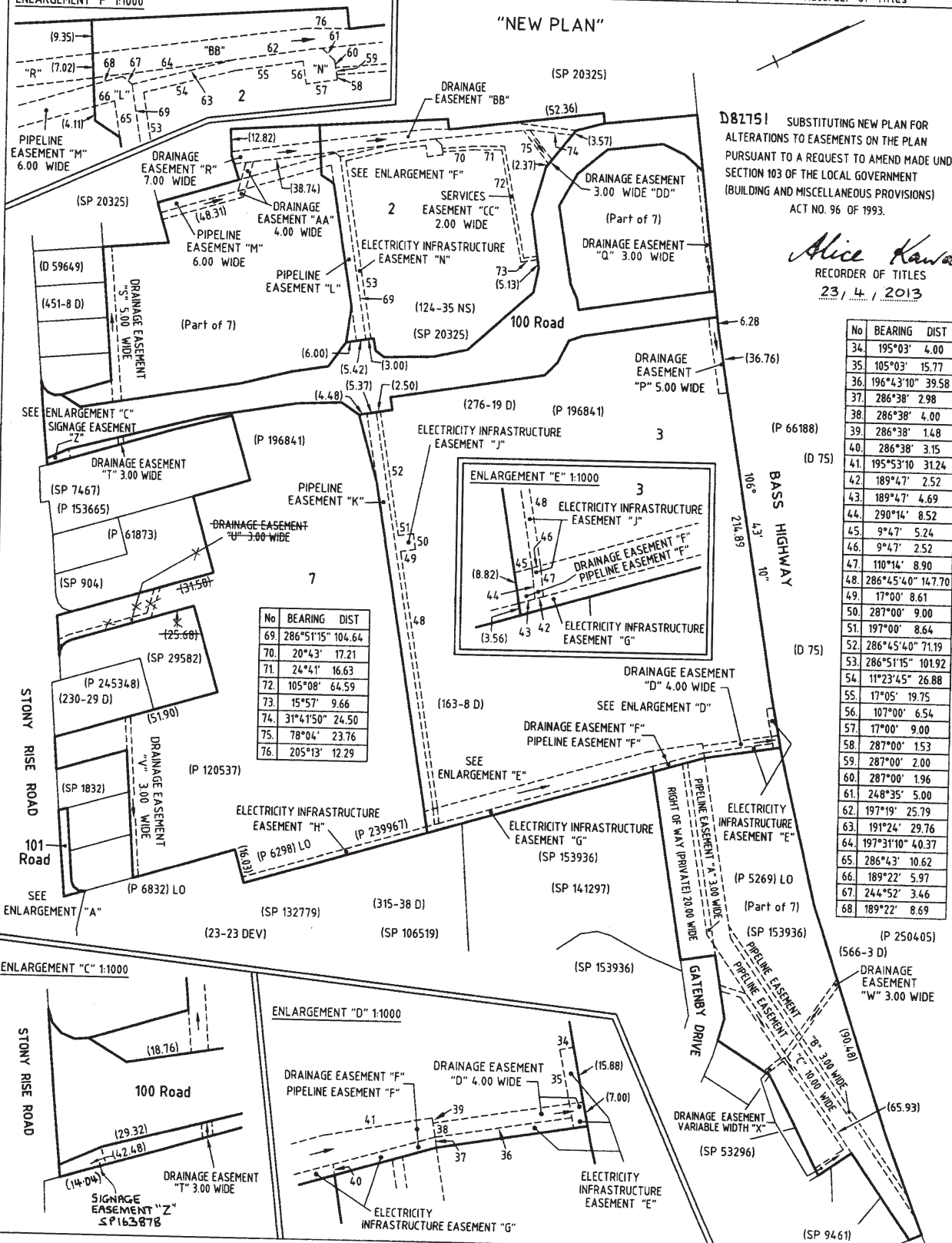
*Alice Kawa*  
Recorder of Titles

ENLARGEMENT "F" 1:1000

"NEW PLAN"

D82151 SUBSTITUTING NEW PLAN FOR ALTERATIONS TO EASEMENTS ON THE PLAN PURSUANT TO A REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT NO. 96 OF 1993.

*Alice Kawa*  
RECORDER OF TITLES  
23 / 4 / 2013



No	BEARING	DIST
34	195°03'	4.00
35	105°03'	15.77
36	196°43'10"	39.58
37	286°38'	2.98
38	286°38'	4.00
39	286°38'	1.48
40	286°38'	3.15
41	195°53'10"	31.24
42	189°47'	2.52
43	189°47'	4.69
44	290°14'	8.52
45	9°47'	5.24
46	9°47'	2.52
47	110°14'	8.90
48	286°45'40"	16.770
49	17°00'	8.61
50	287°00'	9.00
51	197°00'	8.64
52	286°45'40"	71.19
53	286°51'15"	101.92
54	11°23'45"	26.88
55	17°05'	19.75
56	107°00'	6.54
57	17°00'	9.00
58	287°00'	1.53
59	287°00'	2.00
60	287°00'	1.96
61	248°35'	5.00
62	197°19'	25.79
63	191°24'	29.76
64	197°31'10"	40.37
65	286°43'	10.62
66	189°22'	5.97
67	244°52'	3.46
68	189°22'	8.69

No	BEARING	DIST
69	286°51'15"	104.64
70	20°43'	17.21
71	24°41'	16.63
72	105°08'	64.59
73	15°57'	9.66
74	31°41'50"	24.50
75	78°04'	23.76
76	205°13'	12.29

ENLARGEMENT "C" 1:1000

ENLARGEMENT "D" 1:1000

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	<b>SP 159930</b>

**EASEMENTS AND PROFITS**

PAGE 1 OF 8 PAGE/S

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.

Lot 7 is subject to a right of drainage in favour of Cradle Mountain Water over the lands marked DRAINAGE EASEMENTS "Q", "R", "T", "X", "and "V" 3.00 WIDE passing through that lot on the plan

Devonport City Council &

Lot 7 is subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "S" 4.00 WIDE passing through that lot on the plan

5.00

Devonport City Council &

Lot 3 is subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "P" 3.00 WIDE passing through that lot on the plan


5.00

Lot 7 on the plan is subject to a right of carriageway (appurtenant to lot 2 on SP 141297) over the RIGHT OF WAY (PRIVATE) 20.00 WIDE passing through that lot on the plan

Lot 7 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "C" 10.00 wide shown on the plan and more fully defined in Transfer A942117.

Lot 7 on the plan is subject to a Pipeline Easement (as hereinafter defined) in favour of Cradle Mountain Water over the Pipeline Easement "A" 3.00 wide and the Pipeline Easement "B" 3.00 wide shown on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REF: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3 SOLICITOR & REF: DOUGLAS & COLLINS (J. ABEY)	PLAN SEALED BY: DEVONPORT CITY COUNCIL DATE: 11/7/2010 PA2009.0177 REF NO.
 Council Delegate	
<b>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</b>	

Rights of Drainage S P R hereon amended by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kwan  
Recorder of Titles  
23/4/2013

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
Alice Kwan  
Recorder of Titles  
Date 15 FEB 2008

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF <sup>15</sup> / <sub>18</sub> PAGES	Registered Number <b>SP159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

Lot 7 <sup>is</sup> and Lot 2 ~~are~~ subject to a right of drainage in favour of Cradle Mountain Water over the land marked DRAINAGE EASEMENT "W" 3.00 WIDE passing through those lots on the plan.

Lot 7 is subject to a right of drainage over the drainage easements (variable width) "X" shown on the plan in favour of Cradle Mountain Water.

Lot 7 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENTS ~~"H", "K" AND "M"~~ shown on the plan.  
6.00 wide

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENT "G" shown on the plan.~~

~~Lot 3 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water as the successor to the Crown over the PIPELINE EASEMENT "D" 10.00 wide shown on the plan and more fully defined in Folio of the Register Volume 119132 Folio 1.~~

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water as the successor to The North-West Regional Water Authority over the Pipeline Easement "E" 10.00 wide shown on the plan and more fully defined in Transfer of Easement A650261 and as presently shown on Folio of the Register Volume 120537 Folio 1.~~

~~Lot 3 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water as the successor to The North-West Regional Water Authority over the PIPELINE EASEMENT "F" 10.00 wide shown on the plan and more fully defined in Transfer A650258 and as presently shown on Folio of the Register Volume 196841 Folio 1.~~

~~Lot 2 on the plan is subject to a pipeline easement in favour of Cradle Mountain Water over the PIPELINE EASEMENT "P" shown on the plan.~~

**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.

Right of Drainage hereon deleted from Lot 2, Pipeline Easements D E F 10.00 wide & G H K J hereon deleted & Pipeline Easement M hereon amended by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 8 PAGES 3	Registered Number <b>SP 159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

Electricity Infrastructure Easement 3.00 wide hereon deleted by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kawa  
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 23 / 4 / 2013

~~Lot 3 and Lot 7 are subject to an electricity infrastructure easement (as hereinafter defined) (appurtenant to Aurora Energy Pty. Ltd.) over the land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE" shown on the plan.~~

~~Lot 3 and Lot 7 are subject to and together with the easements set forth in the Schedule of Easements for SP 153936.~~

**Fencing provision**

In respect to the lots on the plan the vendor (Launceston Gasworks Pty. Ltd.) shall not be required to fence

**Interpretation**

Pipeline Easements "A" and "B" has the same meaning as that set out in the Schedule of Easements for SP153936 being the full free right and liberty from time to time and at all times hereafter for Cradle Mountain Water to lay relay inspect maintain repair renew remove and cleanse a line of water pipes for the purposes of carrying water over or under the strip of land marked Pipeline Easement A 3.00 wide and Pipeline Easement B 3.00 wide and the right to go pass and repass over and along the said strip of land with the right to enter into and upon the said strip of land with workmen servants agents or other persons for the purposes of repairing maintaining and keeping in good order the said line or lines of water pipes and at all times hereafter making good any disturbance to the soil and without doing unnecessary damage to the land.

In the remaining Pipeline Easements the term PIPELINE EASEMENT means the full free right and liberty from time to time and at all times hereafter for Cradle Mountain Water to lay relay inspect maintain repair renew remove and cleanse a line of water pipes for the purposes of carrying water over or under the strips of land marked PIPELINE EASEMENT and the right to go pass and repass over and along the said strips of land with the right enter into and upon the said strips of land with workmen servants agents or other persons for the purposes of repairing maintaining and keeping in good order the said line or lines of water pipes and at all times hereafter making good any disturbance to the soil and without doing unnecessary damage to the land.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF <del>8</del> 8 PAGES</p>	<p>Registered Number</p> <p><b>SP159930</b></p>
<p>SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD                  FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3</p>	

In relation to the Drainage and Pipeline Easements referred to above the additional restrictions are to apply:

1. Not to excavate, plough or drill or otherwise penetrate the surface of the soil within such Easements below a depth of 500mm except as authorised by Cradle Mountain Water.
2. Not to do anything which reduces the soil over the Pipeline to less than the depth required in Paragraph 1 except as authorised by Cradle Mountain Water.
3. Not to drive or move any vehicle or equipment across the Easements except vehicles or towed or self propelled wheeled equipment with a gross weight per wheel of 2,500kg or less which is driven or towed across the Easement at no less than a 45% angle to the Easement.
4. Except as permitted by Paragraph 3 or as authorised by Cradle Mountain Water not to drive, move or leave any vehicle or equipment on the Easements;
5. Not to install or erect, or permit to be installed or erected, on, under or over the Easements, any pit, well, foundation or other structure, installation or improvement except a road, track or pavement or as authorised by Cradle Mountain Water.
6. Not to plant any trees or shrubs within the Easement except as authorised by Cradle Mountain Water.
7. Not to move, obscure or tamper with any above ground markers for Cradle Mountain Water.

If the Plan shows an Electricity Infrastructure Easement then within any area of the Electricity Infrastructure Easement shown on the Plan not to do anything that breaches any condition or requirement of the terms of any Easement in favour of Cradle Mountain Water.

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 8 PAGES 8</p>	<p>Registered Number</p> <p><b>SP 159930</b></p>
<p>SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3</p>	

ELECTRICITY INFRASTRUCTURE EASEMENT means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") 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 Aurora may determine above, on or under the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 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 Aurora 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;
- 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;

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 8 PAGES	Registered Number  <b>SP 159930</b>
SUBDIVIDER: LAUNCESTON GASWORKS PTY LTD FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	

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 Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora 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 or objects within the said easement without the prior written consent of Aurora 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.

In this Schedule of Easements a reference to "Cradle Mountain Water" means Tasmanian Water and Sewerage Corporation (North Western Region) Pty. Ltd. (A.C.N. 133 655 008) or its successor presently trading as Cradle Mountain Water.

**EXECUTED by LAUNCESTON GASWORKS PTY. LTD.**

being the registered proprietor in Folios of the Register volume 119132 folio 1, volume 120537 folio 1, volume 196841 folio 1, volume 239967 folio 1, volume 153936 folio 3 and volume 20325 folio 3 pursuant to Section 127(1) of the Corporations Act by being signed by the sole director and secretary:

.....*Doug Gray*.....  
 Douglas John Gray

**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.

**ANNEXURE TO  
SCHEDULE OF EASEMENTS**

**PAGE 7 OF 8 PAGES**

**SP159930**

SUBDIVIDER: - LAUNCESTON GASWORKS PTY LTD

FOLIO REFERENCE: - 119132/1, 120537/1, 196841/1, 239967/1, 153936/3, 20325/3

**EASEMENTS CONTINUED**

Lot 2 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "L" shown on the plan.

Lot 2 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the Drainage Easement "BB" shown on the plan.

Lot 2 on the plan is subject to a Right of Drainage in favour of Devonport City Council over the Drainage Easement "DD" 3.00 wide shown on the plan.

Lot 2 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "N" shown on the plan.

Lot 2 on the plan is subject to a Service Easement (as hereinafter defined) (appurtenant to Lot 1 on SP161441) over the Services Easement "CC" 2.00 wide shown on the plan.

Lot 2 on the plan is together with a Signage Easement over the Signage Easement "Z" shown on the plan.

Lot 3 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "E, G & J" shown on the plan.

Lot 3 on the plan is subject to a Pipeline Easement in favour of Cradle Mountain Water over the Pipeline Easement "F" & "K" shown on the plan.

Lot 3 on the plan is subject to a Right of Drainage in favour of Cradle Mountain Water over the Drainage Easement "D" shown on the plan.

Lot 3 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the Drainage Easement "F" shown on the plan.

Lot 3 on the plan is together with a Signage Easement over the Signage Easement "Z" shown on the plan.

Lot 7 on the plan is subject to a Right of Drainage in favour of Devonport City Council and Cradle Mountain Water over the land marked Drainage Easement "R" 7.00 wide shown on the plan.

Lot 7 on the plan is subject to a Right of Drainage in favour of Devonport City Council over the Drainage Easement "AA" 4.00 wide shown on the plan.

Lot 7 on the plan is subject to an Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement "H" shown on the plan.

**NOTE: - Every annexed sheet 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.**

Rights of Drainage D, F, BB, DD hereon created, Pipeline Easements F K L, hereon created, Electricity Infrastructure Easement E G H J N hereon created, Services Easement CC 2.00 wide & Signage Easement Z hereon created by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*

23 / 4 / 2013

Recorder of Titles

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p><b>PAGE 8 OF 8 PAGES</b></p>	<p><b>SP159930</b></p>
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SUBDIVIDER: -	LAUNCESTON GASWORKS PTY LTD
FOLIO REFERENCE: -	119132/1, 120537/1, 196841/1, 239967/1, 153936/3 & 20325/3

**INTERPRETATION**

“Services Easement” means the right, within the area marked “Services Easement “CC” 2.00 wide” on the plan, to lay any cable, wire, conductor, or apparatus for the transmission or distribution of electrical energy, including telephonic and communication equipment, and including the right to enter into and upon the said area for the purpose of inspecting, cleaning, repairing, renewing, maintaining or removing the same and to carry out all necessary work thereon causing as little damage as possible and making good all damage done under or caused thereby.

Services Easement interpretation hereon created by me pursuant to Request to Amend No. D82751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

23 / 4 / 2013      *Alice Kawa*  
Recorder of Titles

**NOTE: -** Every annexed sheet 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.

# Appendix B

Location IQ report



# DEVONPORT, TASMANIA

## Economic Needs Assessment

Prepared for Tipalea Partners

October 2021



# CONTENTS

<b>ABOUT LOCATION IQ</b>	<b>3</b>
<b>COVID-19 DISCLAIMER</b>	<b>4</b>
<b>INTRODUCTION</b>	<b>5</b>
<b>EXECUTIVE SUMMARY</b>	<b>6</b>
<b>1 LOCATION AND COMPOSITION</b>	<b>9</b>
1.1. Regional & Local Context	9
1.2. Proposed Development	13
<b>2 TRADE AREA ANALYSIS</b>	<b>17</b>
2.1. Trade Area Definition	17
2.2. Total Devonport Area Population	22
2.3. Socio-economic Profile	24
2.4. Devonport Area Retail Expenditure Capacity	27
<b>3 COMPETITIVE ENVIRONMENT</b>	<b>31</b>
3.1. Devonport City Centre	33
3.2. Surrounding Competition	36
3.3. Proposed Developments	36
3.4. Supermarket Floorspace Provision	36
3.5. Summary	38
<b>4 ASSESSMENT OF RETAIL POTENTIAL</b>	<b>39</b>
4.1. Sales Overview	39
4.2. Methodology	39
4.3. Supermarket Sales Potential	40
4.4. Total Retail Sales Potential	43
4.5. Sales Impacts	43
4.6. Employment and Consumer Impacts	48
<b>5 NON-RETAIL POTENTIAL</b>	<b>52</b>
5.1. Childcare	52
5.2. Gyms	55
5.3. Medical	57
<b>6 NEEDS ANALYSIS</b>	<b>59</b>
6.1. Population and Retail Floorspace Demand	59
6.2. Consumer Trends	60
6.3. Location	60
6.4. Impacts on Existing and Proposed Retailers	61
6.5. Impacts on Retail Hierarchy	62





# ABOUT LOCATION IQ

Gavin Duane founded Location IQ in January 2009 following a desire to create a new generation economics advisory firm providing insightful, tactical and targeted direction regarding location-based decisions. Since that time, the business has experienced phenomenal growth and now comprises a team of around 20 professionals including consulting and mapping executives.

This success highlights the depth of the team's experience and its commitment to the provision of exceptional and collaborative customer service. Key clients include Woolworths, AMP, Stockland, The GPT Group, Vicinity Centres, Charter Hall and Lendlease. We also work for a number of Local Councils and private developers, assessing the potential for new and existing property developments throughout Australia. Our website – [www.locationiq.com.au](http://www.locationiq.com.au) – provides greater detail on our services and clients.

Location IQ provides a variety of services including:

- i. Site analysis and sales forecasting for major retail stores (discount department stores, supermarkets, liquor stores and electronics stores).
- ii. Assessment for property redevelopments, including retail, residential, commercial and industrial projects.
- iii. Market share reviews for retailers and shopping centre owners.
- iv. Economic Impact Assessments to be lodged as part of Development Applications for new property developments.
- v. Expert advice at State and Federal Planning Courts and Tribunals in relation to trends, need and demand for property projects, and modelling of economic impacts.
- vi. Network optimisation studies for retailers.
- vii. Industry-related presentations for clients and other property bodies (e.g. Property Council of Australia).



# COVID-19 DISCLAIMER

COVID-19 is a respiratory illness caused by a new form of coronavirus. It was first reported in December 2019 in Wuhan City in China, with the virus able to be spread easily from person to person. The first Australian cases were recorded on 25 January 2021.

Since the outbreak of COVID-19 in Australia, the Federal and State governments have taken a precautionary approach to implementing strategies to minimise disease transmission through strong border measures, social distancing legislation and communication activities. Each of the States and Territories are enforcing restrictions at different levels, depending on the numbers of cases and rate of transmission of the virus.

Unprecedented world events such as the COVID-19 pandemic will take time for the market to absorb and be reflected in the data used to assess its impact. As such, it is difficult to predict the scale and duration of its impact on the Australian economy, and more specifically, on the property market. On this basis, changes in market conditions as at the date of this report may not be reflected in the data and information.

Location IQ will continue to monitor the impact of the pandemic on the retail landscape, sales, and consumer preferences with a view to implementing findings in future reports and forecasts. The information and recommendations in this report are current as at the date of this report and (unless otherwise specifically stated) necessarily assume that the Australian economy and the subject asset(s) or site(s) to which the report relates, have not been significantly impacted by the COVID-19 pandemic. However, it is important to note that the COVID-19 pandemic is an important risk factor which must be taken into consideration when relying on the data and recommendations in this report.

Location IQ disclaim all liability and responsibility in respect of any loss suffered or incurred as a result of the COVID-19 pandemic materially impacting the findings of this report, but only to the extent that such impact is not reflected in the data and information used to support the recommendations.



# INTRODUCTION

This report presents an independent assessment of the need and demand for a full-line supermarket and associated supporting shops and non-retail facilities at a site in the southern suburbs of Devonport in the North-West region of Tasmania. The report also considers the likely economic impacts that would result from the proposed development of a full-line supermarket at the site. The proposal is referred to as the Devonport site throughout the remainder of this report.

This report is structured and presented in **six (6) sections** as follows:

- **Section 1** details the location of the Devonport site and discusses the context of the site within the Devonport area. The proposed development scheme is also reviewed.
- **Section 2** details the trade area likely to be served by the Devonport site, including current and projected population and retail spending levels over the period to 2041. A review of the socio-economic profile of the trade area population is also provided.
- **Section 3** summarises the current and future competitive retail environment within the surrounding region.
- **Section 4** outlines an assessment of the market and sales potential for the proposed Devonport site and provides the range of economic impacts, both positive and negative that may result from development at the site.
- **Section 5** provides a brief overview of the potential for non-retail facilities at the Devonport site and within the precinct overall.
- **Section 6** presents the conclusions of this report, including an assessment of the need for an supermarket and shops on the site.



# EXECUTIVE SUMMARY

Key Points to note regarding this independent retail needs assessment for the proposed Devonport site, include:

- i. Devonport is a coastal city located on the north coast of Tasmania, roughly 205 km north of Hobart. The City of Devonport serves as the main port of travel by ferry to and from Melbourne.
- ii. The Devonport site is located on 5 Friend Street, just off the Bass Highway in the suburb of Stony Rise, within the Devonport Homemaker Centre precinct. Overall, the proposed site enjoys a high-profile location, accessible by two major arterial roads. The Devonport site is positioned on the southern side of Bass Highway and as well as servicing current and future local residents to the south, the site would service traffic to and from Devonport's outer western suburbs.
- iii. The total retail expenditure levels generated by the total Devonport population is currently estimated at \$550.0 million and is projected to increase at an average annual rate of around 1.1% to \$678.3 million by 2041 (constant 2020/21 dollars and including GST).
- iv. The largest spending market is food and liquor at \$284.9 million, or 51.8% of the total spending market. This is the most relevant market for supermarket spending.
- v. Devonport City Centre is the primary focus of retail facilities in the Devonport area and also serves a number of smaller towns such as Sheffield, Spreyton and Latrobe.
- vi. The major facility is Devonport Central across some 13,300 sq.m of total floorspace, which includes a Kmart Discount Department store as well as Coles and Woolworths supermarkets of 3,600 sq.m and 3,470 sq.m, respectively. These supermarkets are understood to trade strongly. The centre also includes a small provision of retail supporting floorspace located adjacent to the Woolworths.
- vii. The main focus for retail shopping is within the Rooke Lane/Stewart Street precinct where there is a significant provision of food catering and apparel floorspace. This precinct is also pedestrianised along The Mall which extends from Rooke Street to the north, creating a destinational retail precinct that residents would still visit frequently to undertake a higher order non-food shop, particularly for apparel items.
- viii. Across the Devonport area, the provision of supermarket floorspace is currently 305 sq.m per 1,000 persons, well below benchmark Australian levels (354 sq.m per 1,000 persons). The provision of



floorspace is lower in the main trade area at 135 sq.m per 1,000 persons, less than half the national average.

- ix. With the inclusion of a supermarket at the Devonport site, the provision of supermarket floorspace would increase to 335 sq.m per 1,000 persons in the main trade area, which is still slightly lower than the Australian average (354 sq.m per 1,000 persons). The provision across the total Devonport region would be around 397 sq.m per 1,000 persons, in line with the Australian average.
- x. The largest impact in dollar terms would be on Devonport Central at \$28.1 million or 18.5, however, it is understood that the existing Woolworths and Coles supermarkets trade strongly. Both supermarket would still trade at above the Australian average should a supermarket open at the Devonport site. Further the main shopping mall along Rooke Street will not be impacted to any great degree given its focus on food catering and apparel. The overall Devonport City centre at over 40,000 sq.m and 210 shops will remain the focus for retailing in the broader Devonport area.
- xi. The impact on Spreyton is also projected to be 15%, or \$3.4 million. Again, this is based on the assumption that Supa IGA at Spreyton currently achieves strong sales and would continue to achieve above average sales should a supermarket be developed at the Devonport site. This store also includes Australia Post and a news agency.
- xii. The only other impact above 10% is assumed to fall on retail facilities at Latrobe. This impact is projected to be 17.5%, or \$4.3 million, the majority of which would fall on the high trading Supa IGA supermarket.
- xiii. Smaller percentage impacts are projected on a range of retail precincts including facilities elsewhere within the Devonport area at the East Devonport and Sheffield.
- xiv. Overall, the proposed Devonport development would not impact on the viability or continued operation of any existing centre within the Devonport area, despite the impacts. The large impacts generally result from supermarkets in the area achieving sales significantly higher than the Australian average. These supermarkets would likely still achieve sales at above average productivity should a supermarket-based shopping centre be developed at the Devonport site.
- xv. The retail component of the development is projected to employ around 301 additional persons over and above existing levels. Taking a conservative view and allowing for an estimated 10% of the total increase to be because of reduced employment at existing facilities, net additional jobs are estimated at 288 across both components.
- xvi. Based on Average Weekly Earnings data released by the ABS for May 2021 (Cat. 6302.0), the additional retail permanent employees would earn combined total salary/wages of \$11.3 million for retail workers at the site.



- xvii. It is estimated that the construction period of the proposed retail and commercial component would directly create some 79 full-time, part time and temporary jobs over the development timeline.
- xviii. Overall, the retail and non-retail component of the subject development is estimated to directly generate 367 jobs. It is estimated that an additional 400 jobs will be created indirectly. Some 767 jobs are likely to be created both directly and indirectly as a result of the subject development.
- xix. It is concluded that the combination of the substantial positive economic impacts serves to more than offset the trading impacts that could be anticipated for a small number of existing and proposed retail stores, particularly supermarkets, in the region. Further, the impacts would not threaten the viability of any retail facilities.





# 1 LOCATION AND COMPOSITION

This section of the report reviews the regional and local context of the Devonport site in the Devonport Local Government Area (LGA) and provides a summary of the proposed development scheme.

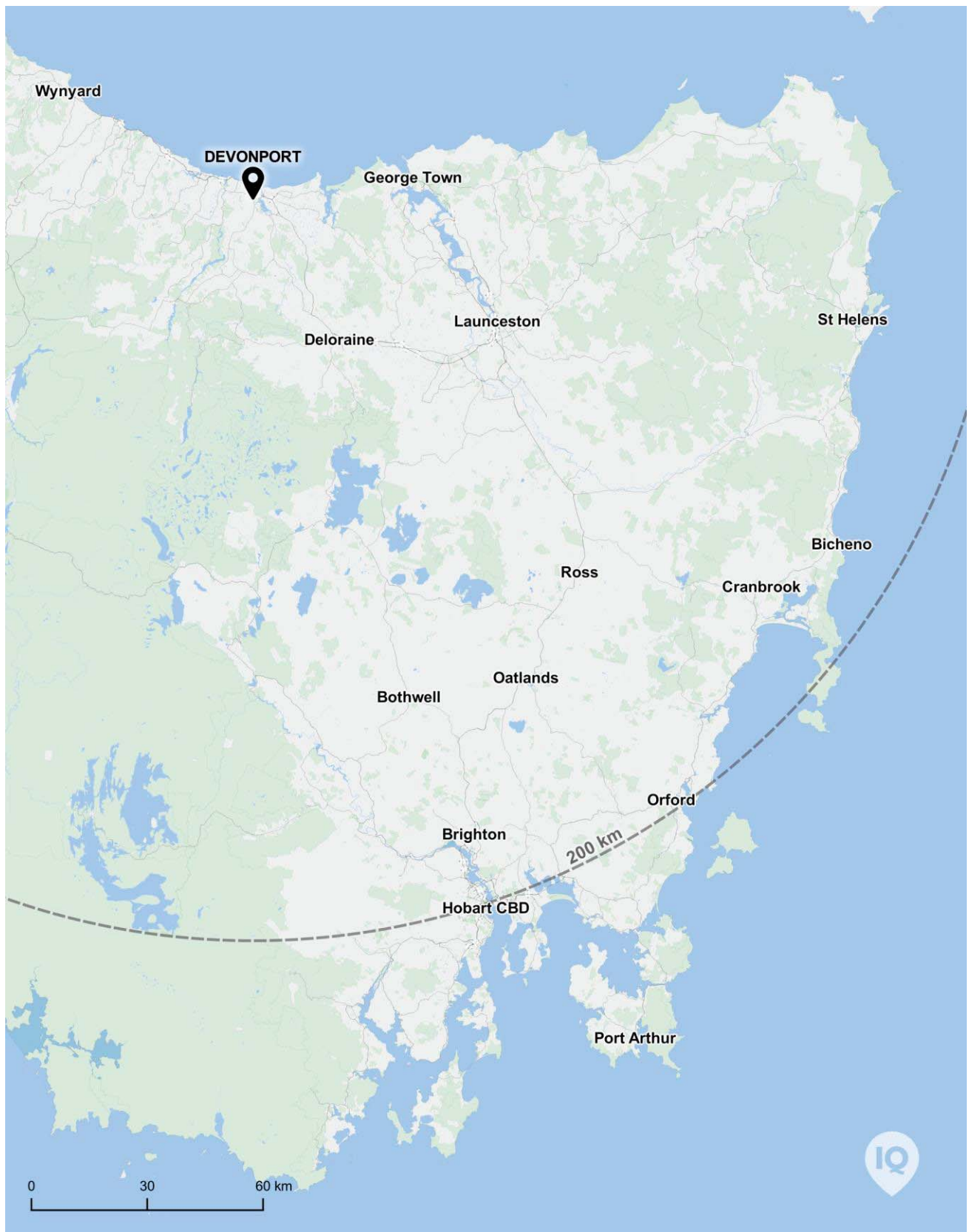
## 1.1. Regional & Local Context

- i. Devonport is a coastal city located on the north coast of Tasmania, roughly 205 km north of Hobart (refer Map 1.1). The City of Devonport serves as the main port of travel by ferry to and from Melbourne.
- ii. The North-West region of Tasmania is generally focused around both north and west coasts of the island and includes a number of towns such as Devonport, Burnie and Smithton in the north as well as Queenstown and Strahan in the west.
- iii. As of 2020, the local resident population of the Devonport LGA was estimated at 25,747 persons.
- iv. Tasmania is known as a significant tourist destination for local and international tourists. The North-West Region of Tasmania received around 143,000 tourists visits in the 12 months to March 2021, down from over 500,000 the previous year. Devonport received visitation of around 48,000 tourists in the 12 months to March 2021, down from over 155,000 in the year prior. This significant decline in tourism is due to COVID-19 and will likely return to pre-COVID-19 levels over time, with the opening of both state and international borders.
- v. Driven by the large tourism numbers, the primary industries of employment within the region include accommodation and food service, construction, health care, and education.
- vi. The Devonport site is located on 5 Friend Street, just off the Bass Highway in the suburb of Stony Rise, within the Devonport Homemaker Centre precinct (see map 1.2). Key points to note regarding the local context of the site include:
  - Devonport Homemaker Centre is provided to the immediate north of the site with major tenants including Harvey Norman, BCF, Supercheap Auto, Autobarn, McDonalds and Bunnings.
  - A BP service station is co-located with Devonport Homemaker Centre, just off the Bass Highway
  - There is a small provision of industrial floorspace to the east of the site.

- vii. Overall, the proposed site enjoys a high-profile location, accessible by two major arterial roads. The Devonport site is positioned on the southern side of Bass Highway and as well as servicing current and future local residents to the south (e.g. Spreyton, Latrobe, Sheffield and Railton etc.), the site would service traffic to and from Devonport's outer western suburbs.



## MAP 1.1. DEVONPORT REGIONAL CONTEXT



## MAP 1.2. DEVONPORT LOCAL CONTEXT



PhotoMap by nearmap.com

- Site
- Petrol Station
- Industrial
- Retail



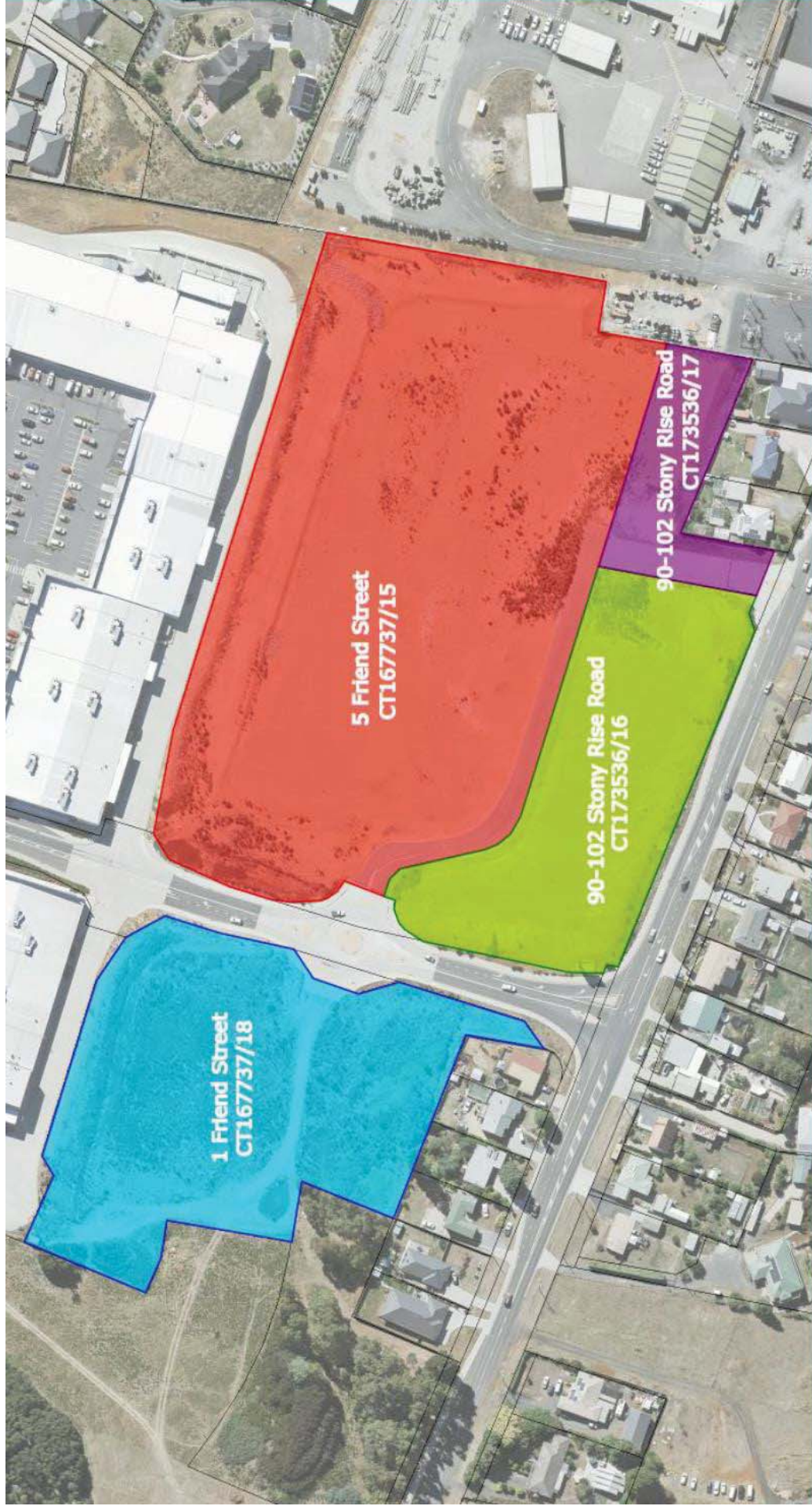
## 1.2. Proposed Development

- i. Plans for the development of the Devonport site have been provided by Tipalea Partners and are outlined in Figure 1.1. Key points to note include:
  - The total site comprises over 33,000 sq.m of land with the majority of retail and non-retail floorspace provided at the eastern end of the site.
  - There are a number of other sites provided in the immediate area, including to the south and west (refer Figure 1.2). The sites indicated on the eastern side of Friend Street, to the south of the Devonport site, would also be appropriated locations for complementary retail and non-retail floorspace.
  - There would be minimal impact on the provision of large format retail floorspace at the combined sites as the zoning for the Devonport site could easily be accommodated on one of the adjacent sites which are not large enough to accommodate a supermarket.
  - The site on the western side of Friend Street would be most suited to large format retail uses, satisfying any additional demand for floorspace of this type over time.
  - A supermarket of 4,000 sq.m anchors the site along with a freestanding building of 900 sq.m provided with access off the car park (refer Table 1.1).
  - A medical centre of 1018 sq.m is proposed to be provided across two levels. Access to the medical centre is provided via stairs at the rear or via a lift on the main street.
  - Retail supporting floorspace totals some 1,343 sq.m although this may include some non-retail floorspace. This level of supporting floorspace is generally supportable for a centre of this size.
  - A non-retail tenant of 106 sq.m is provided, namely a vet.
  - Access to the site is provided via a single entry/exit point along Friend Street to the west with loading dock access provided to the south of the site off Stony Rise Road.
  - A convenient provision of some 373 at-grade car parking is located primarily on the western part of the site and along the edge to the north. This results in a provision of 5.4 car parks per 100 sq.m of retail floorspace which is in line with the average for supermarket-based shopping centres.
- ii. For the purposes of this assessment, the assumed first full year of trading is assumed to be 2023/24 (i.e., FY2024).

**FIGURE 1.1. DEVONPORT SITE PROPOSED PLAN**



**FIGURE 1.2. SURROUNDING SITES**



**TABLE 1.1. DEVONPORT SITE COMPOSITION**

Category	GLA (sq.m)	Devonport	% of Retail
<b>Majors</b>			
Supermarket	4,000		64.1%
Mini-majors	900		14.4%
<b>Retail Specialties</b>			
Food Catering	757		12.1%
General Retail	284		4.5%
Retail Services	<u>302</u>		<u>4.8%</u>
Total Retail Spec.	1,343		21.5%
<b>Total Centre - Retail</b>	<b>6,243</b>		<b>100%</b>
<b>Non-retail</b>			
Vet	106		
Medical Centre	1,018		
<b>Total Centre</b>	<b>7,367</b>		

Source : Tipalea



# 2 TRADE AREA ANALYSIS

This section of the report outlines the trade area likely to be served by the proposed development at the Devonport site, including current and projected population and retail spending levels. The socio-economic profile of the trade area population is also reviewed.

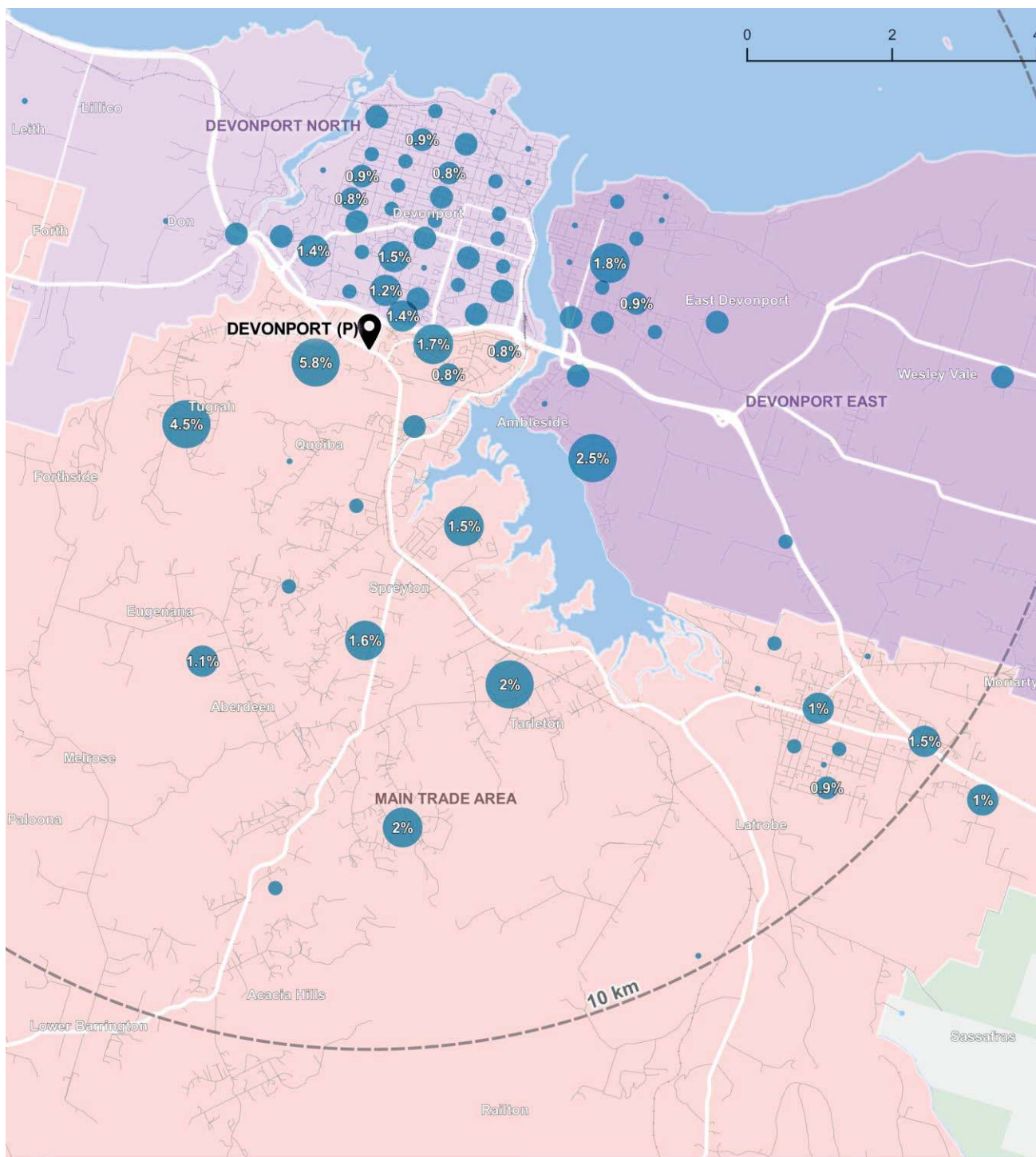
## 2.1. Trade Area Definition

- i. The trade area for Devonport site has been defined considering the following:
  - The scale and composition of the development.
  - The provision of existing and proposed retail facilities throughout the region.
  - Regional and local accessibility
  - The pattern of urban development
  - Significant physical barriers such as rivers and major roads.
  - Visitation patterns to the existing Devonport Homemaker Centre from mobile phone data as outlined below, acknowledging that visitation patterns may change with additional retail floorspace of a different type (i.e. traditional retail versus large format retail).
- ii. Orbital Insight data has been utilised to examine the existing patterns of visitation to the Devonport Homemaker Centre over the period from September 2019 to the end of June 2021. Orbital Insight use aggregated mobile phone location data from a variety of high-quality sources, including software development kits (SDKs) and mobile advertising SDKs.
- iii. Orbital Insight ingests, interprets and analyses petabytes of geospatial data, including cell phone geolocation “pings” all over the world. The data vintage is only a couple of days old from the day it has been requested and enables an accurate, current view of the people visiting the location.
- iv. Using the ping data, the place of residence of customers visiting the property can be determined and then aggregated into SA1 areas (the smallest available ABS geography). Map 2.1 illustrates the percentage of devices by SA1 over the period from September 2019 to the end of June 2021. The

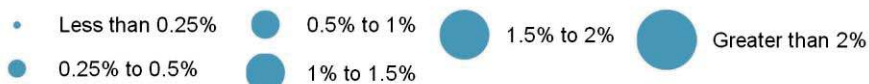
dots represent the percentage of customers from each SA1. The larger the dot the larger the percentage of customers.

- v. Map 2.2 then shows the monthly visitor density per square kilometre over the same period. The darker the shading per SA1, the higher the penetration rate (i.e. customers per 1,000 persons). As shown, Devonport Homemaker Centre draws significantly from the Devonport urban area to the north as well as from smaller satellite towns surrounding Devonport.
- vi. The total Devonport area has been defined to include the main trade area for the site and two sectors representing the remaining Devonport urban area (refer Map 2.3):
  - The **main trade area** is bounding by the Bass Highway in the north and the Mersey River in the east, extending to the south to include the towns of Spreyton and Latrobe.
  - The **Devonport east** sector extends to the east of the Mersey River, extending some 12 km to include the eastern part of the Devonport urban area.
  - The **Devonport north** sector includes the majority of the Devonport urban area, including the town centre, also extending some 9 km to the west along the north coast.
- vii. The definition of the Devonport east and Devonport north sectors is to assist in assessing the total level of supermarket facilities in the broader Devonport area. Although, the subject development will not draw significantly from these areas, they assist in providing the market for facilities in the Devonport City Centre, in particular.
- viii. The defined Devonport area is consistent with most centres across Australia, acknowledging overlapping catchments are typical in any retail hierarchy. It is observed in any established population area that residents/customers move freely between different shopping facilities depending on choice, offer, complementary trip purposes, place of work, place of education, place of recreation and the like.
- ix. It is not unreasonable to expect consumers to make choices about their shopping patterns based on these types of criteria and conversely, it is highly unlikely that residents would just undertake shopping at their closest facility all of the time.

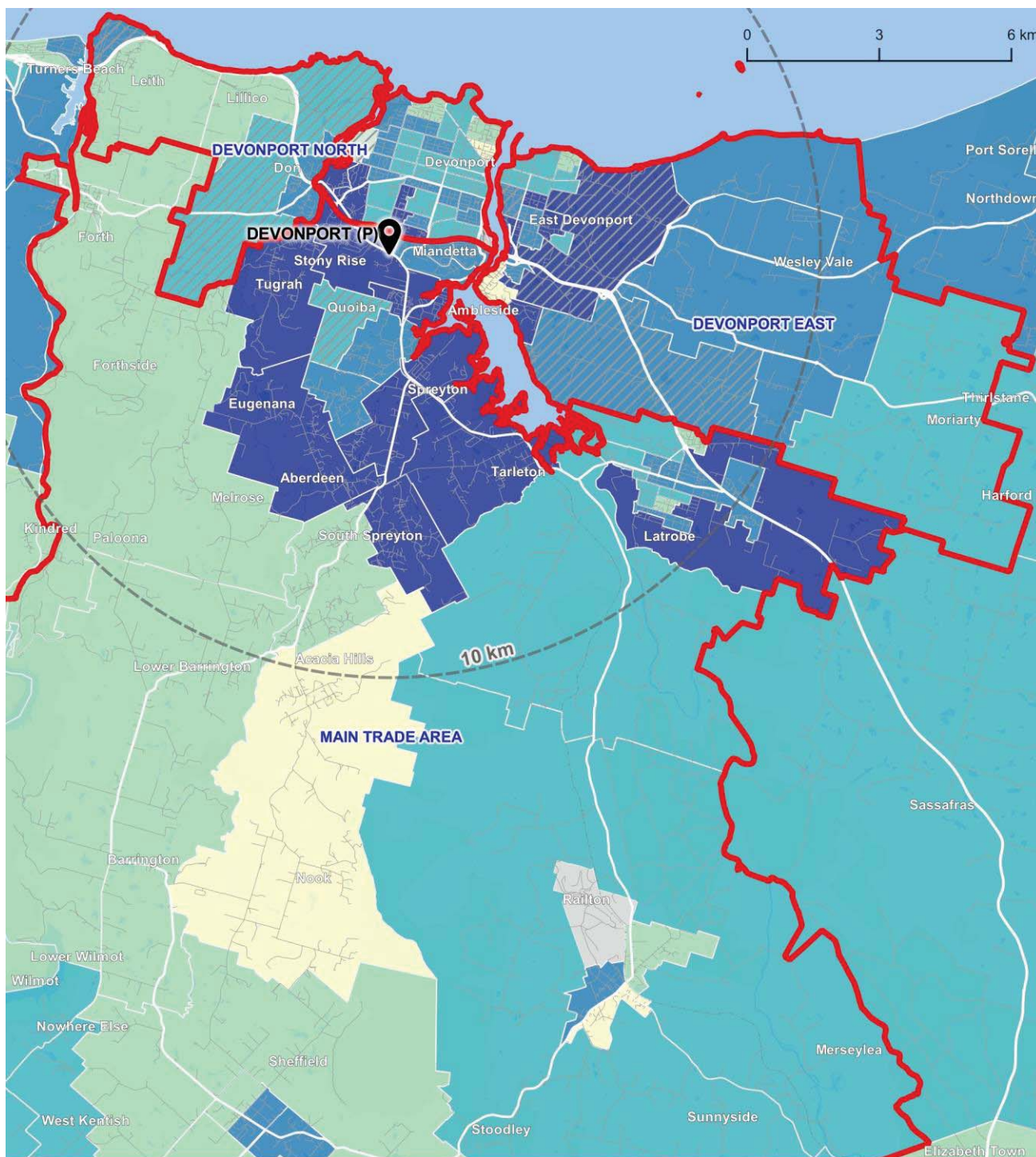
**MAP 2.1. DEVONPORT SMKT TOTAL % VISITS, SEPTEMBER 2019 – JUNE 2021**



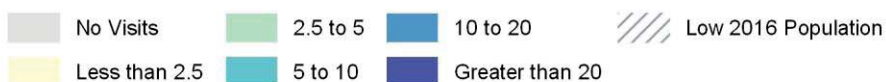
**% of Devonport Visits**



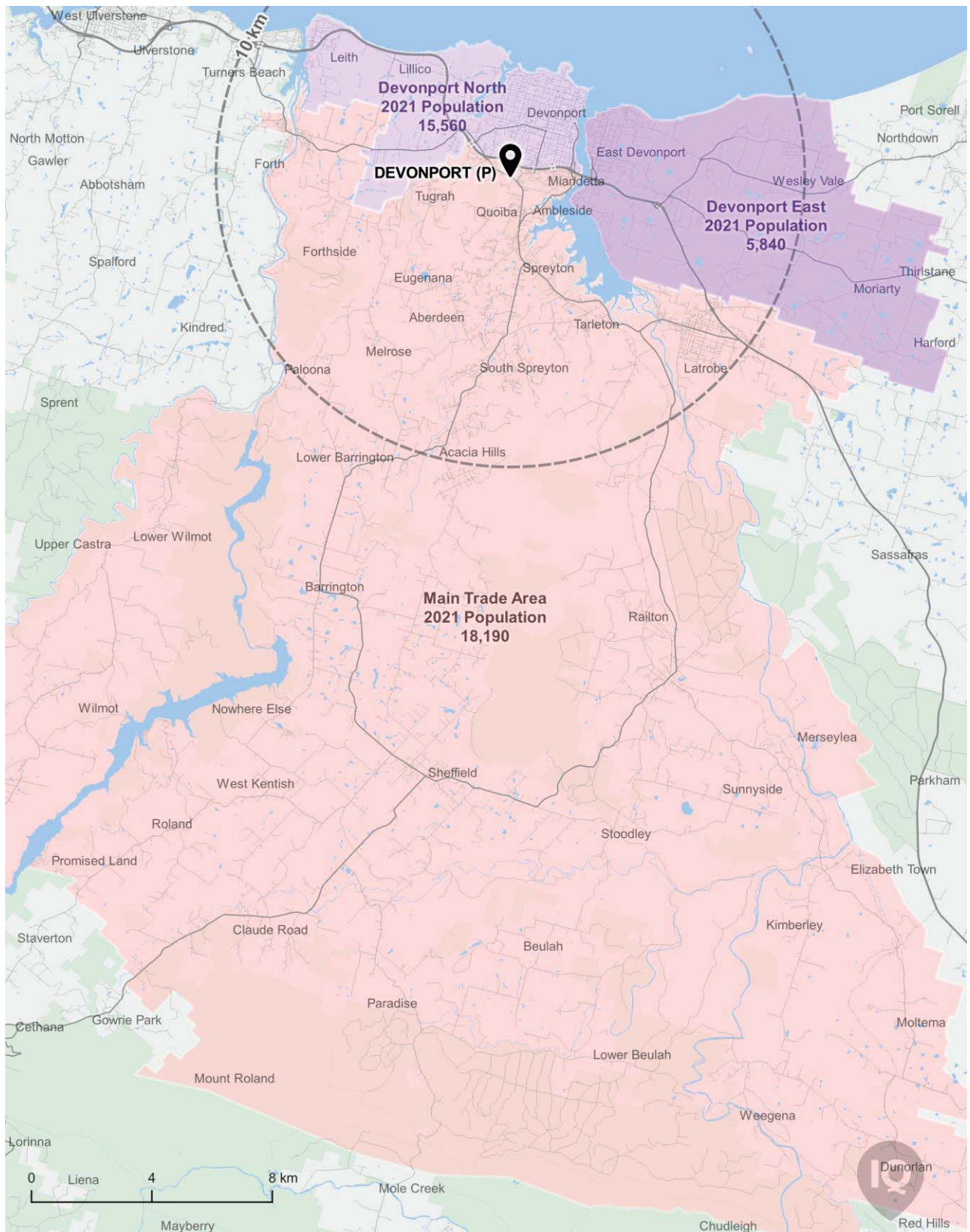
**MAP 2.2. DEVONPORT SMKT MONTHLY VISITS, SEPTEMBER 2019 –JUNE 2021**



**Total Monthly Visit density per 1000 persons**



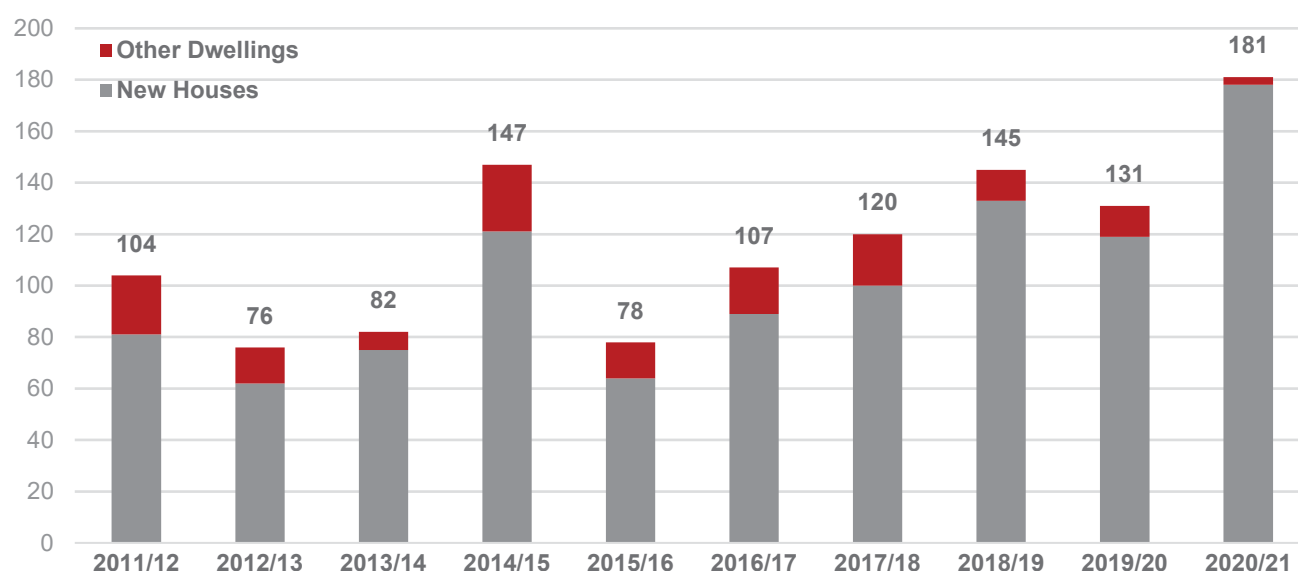
## MAP 2.3. DEVONPORT AREA AND SUBURBS



## 2.2. Total Devonport Area Population

- i. Table 2.1 details the total trade area current and projected population levels by sector. This information is sourced from the following:
  - The 2011 and 2016 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS).
  - New dwelling approvals statistics sourced from the ABS over the period from 2011/12 to 2020/21 (refer Chart 2.1), which shows new dwelling approvals have averaged 117 per annum over the period, with the average over the past five years being 137 (main trade area).
  - Official population projections prepared at the LGA level by the Tasmanian Government (Department of Treasury and Finance).
  - Investigations by this office into new residential developments in the region.
- ii. Immigration from overseas forms the largest component of population growth in Australia. There is likely to be large impact on Australia's population growth over the next 2 - 3 years due to the border closures and lower immigration as a result of COVID-19. This has been assumed in the population projections.
- iii. The total Devonport population is currently estimated at 39,590 (2021) and is projected to increase to 42,640 by 2041, reflecting an average annual growth rate of 0.4%.

**CHART 2.1. MAIN TRADE AREA NEW DWELLING APPROVALS, 2011/12 – 2020/21**



Source: ABS

**TABLE 2.1. DEVONPORT POPULATION, 2011 – 2041**

Population	Actual				Forecast		
	2011	2016	2021	2026	2031	2036	2041
Main Trade Area	16,490	17,240	18,190	18,890	19,640	20,390	21,140
<b>Remaining Devonport</b>							
• East	6,010	5,790	5,840	5,890	5,890	5,890	5,890
• North	15,730	15,510	15,560	15,610	15,610	15,610	15,610
Total Remaining Devonport	21,740	21,300	21,400	21,500	21,500	21,500	21,500
<b>Total Devonport</b>	<b>38,230</b>	<b>38,540</b>	<b>39,590</b>	<b>40,390</b>	<b>41,140</b>	<b>41,890</b>	<b>42,640</b>

Average Annual Change (No.)	Actual			Forecast			
	2011-16	2016-21	2021-26	2026-31	2031-36	2036-41	
Main Trade Area		150	190	140	150	150	150
<b>Remaining Devonport</b>							
• East		-44	10	10	0	0	0
• North		-44	10	10	0	0	0
Total Remaining Devonport		-88	20	20	0	0	0
<b>Total Devonport</b>		<b>62</b>	<b>210</b>	<b>160</b>	<b>150</b>	<b>150</b>	<b>150</b>

Average Annual Change (%)	Actual			Forecast		
	2011-16	2016-21	2021-26	2026-31	2031-36	2036-41
Main Trade Area	0.9%	1.1%	0.8%	0.8%	0.8%	0.7%
<b>Remaining Devonport</b>						
• East	-0.7%	0.2%	0.2%	0.0%	0.0%	0.0%
• North	-0.3%	0.1%	0.1%	0.0%	0.0%	0.0%
Total Remaining Devonport	-0.4%	0.1%	0.1%	0.0%	0.0%	0.0%
<b>Total Devonport</b>	<b>0.2%</b>	<b>0.5%</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.4%</b>

<i>Australian Average</i>	1.7%	1.4%	1.3%	1.3%	1.2%	1.1%
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All figures as at June and based on 2016 SA1 boundary definition.  
Sources : ABS; Tas. Department of Treasury and Finance

## 2.3. Socio-economic Profile

- i. Table 2.2 summarises the socio-economic characteristics of the Devonport area population, compared with the non-metropolitan Tasmanian and Australian benchmarks. This information is based on the 2016 Census of Population and Housing.
- ii. Key characteristics to note include:
  - Average income levels are generally slightly lower than the non-metropolitan Tasmania averages.
  - Average age of Devonport area residents is in-line with the non-metropolitan Tasmanian benchmark, however, is significantly older than the Australian benchmark. The main trade area is the youngest across the Devonport area at 41.5 years, compared with 42.3 years.
  - There is a high proportion of home ownership within the main trade area at around 80%. Home ownership in the remaining Devonport areas is lower at around 63%.
  - A high proportion of Devonport area residents are Australian born at around 90%.
  - A significant proportion of the population in the main trade area comprise couples with dependent children as compared with Devonport north and Devonport east, indicating a significant family market who associate strongly with supermarket facilities.
- iii. Table 2.3 outlines the change in socio-economic profile across the Devonport area between the 2011 and 2016 census, compared with the non-metropolitan Tasmania average. Overall, incomes have risen in-line with the average, with average household size also declining due to the aging population.



**TABLE 2.2. DEVONPORT AREA SOCIO-ECONOMIC PROFILE, 2016 CENSUS**

Characteristic	Main TA	Remaining Devonport		Total Devonport	Non Metro TAS Average	Aust Average
		East	North			
<b>Income Levels</b>						
Average Per Capita Income	\$30,173	\$28,078	\$30,050	\$29,815	\$31,056	\$38,500
Per Capita Income Variation	-2.8%	-9.6%	-3.2%	-4.0%	n.a.	n.a.
Average Household Income	\$72,589	\$61,500	\$65,062	\$67,729	\$70,823	\$98,486
Household Income Variation	2.5%	-13.2%	-8.1%	-4.4%	n.a.	n.a.
Average Household Size	2.4	2.2	2.2	2.3	2.3	2.6
<b>Age Distribution (% of Pop'n)</b>						
Aged 0-14	17.9%	17.7%	17.1%	17.6%	16.6%	18.0%
Aged 15-19	6.3%	6.4%	6.3%	6.3%	6.2%	6.1%
Aged 20-29	9.6%	11.1%	10.8%	10.3%	10.7%	13.9%
Aged 30-39	10.7%	9.4%	10.6%	10.4%	10.6%	14.1%
Aged 40-49	13.9%	11.8%	12.6%	13.0%	13.1%	13.7%
Aged 50-59	15.2%	13.5%	13.4%	14.2%	15.0%	12.9%
Aged 60+	26.4%	30.2%	29.2%	28.1%	27.9%	21.3%
Average Age	41.5	42.3	42.7	42.1	42.3	38.9
<b>Housing Status (% of H'holds)</b>						
Owner/Purchaser	80.1%	63.7%	63.5%	70.7%	72.6%	67.9%
Renter	19.9%	36.3%	36.5%	29.3%	27.4%	32.1%
<b>Birthplace (% of Pop'n)</b>						
Australian Born	91.1%	92.7%	91.8%	91.6%	89.9%	72.9%
Overseas Born	8.9%	7.3%	8.2%	8.4%	10.1%	27.1%
• Asia	1.0%	0.8%	1.7%	1.3%	1.5%	10.7%
• Europe	5.9%	4.6%	4.5%	5.2%	5.7%	8.0%
• Other	2.0%	1.9%	1.9%	2.0%	2.9%	8.4%
<b>Family Type (% of Pop'n)</b>						
Couple with dep't children	40.2%	30.8%	34.1%	36.4%	37.6%	45.2%
Couple with non-dep't child.	7.3%	7.8%	6.3%	7.0%	6.7%	7.8%
Couple without children	29.2%	26.8%	24.9%	27.1%	28.0%	23.0%
Single with dep't child.	8.5%	15.2%	13.3%	11.4%	9.7%	8.9%
Single with non-dep't child.	3.5%	3.5%	4.0%	3.7%	3.5%	3.7%
Other family	0.6%	0.7%	0.8%	0.7%	0.8%	1.1%
Lone person	10.7%	15.2%	16.7%	13.7%	13.9%	10.2%

Sources: ABS Census of Population and Housing 2016

**TABLE 2.2. DEVONPORT AREA SOCIO-ECONOMIC CHANGES, 2011 – 2016**

Characteristic	Devonport Area			Non Metro TAS		
	2011	2016	Change (%)	2011	2016	Change (%)
<b>Income Levels</b>						
Average Per Capita Income	\$25,898	\$29,815	15.1%	\$26,927	\$31,056	15.3%
Average Household Income	\$61,781	\$67,729	9.6%	\$64,224	\$70,823	10.3%
<b>Age</b>						
Average Age	40.3	42.1	4.5%	40.1	42.3	5.6%
<b>Birthplace (% of Pop'n)</b>						
Australian Born	90.8%	91.6%	0.8%	89.0%	89.9%	0.9%
Overseas Born	9.2%	8.4%	-0.8%	11.0%	10.1%	-0.9%
<b>Household Size &amp; Structure</b>						
Average Household Size	2.4	2.3	-4.8%	2.4	2.3	-4.4%
Couple with dep't children	38.9%	36.4%	-2.6%	40.3%	37.6%	-2.7%
<b>Housing Status (% of H'holds)</b>						
Owner/Purchaser	71.9%	70.7%	-1.2%	73.5%	72.6%	-0.9%
Renter	28.1%	29.3%	1.2%	26.5%	27.4%	0.9%

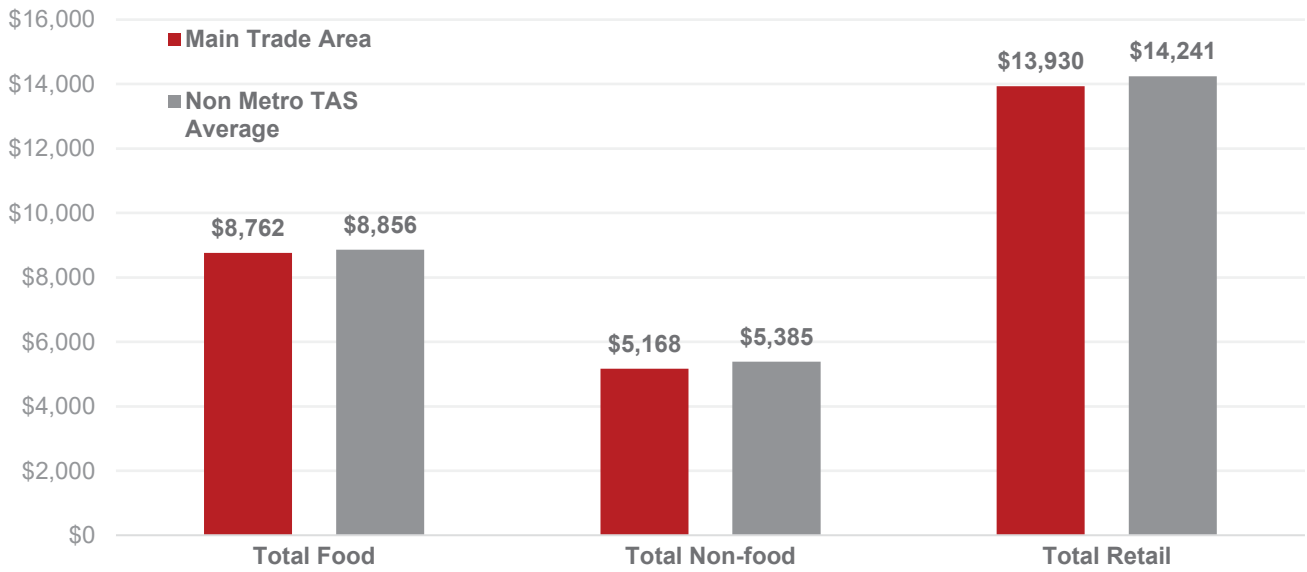
Source: ABS Census of Population and Housing 2011 & 2016



## 2.4. Devonport Area Retail Expenditure Capacity

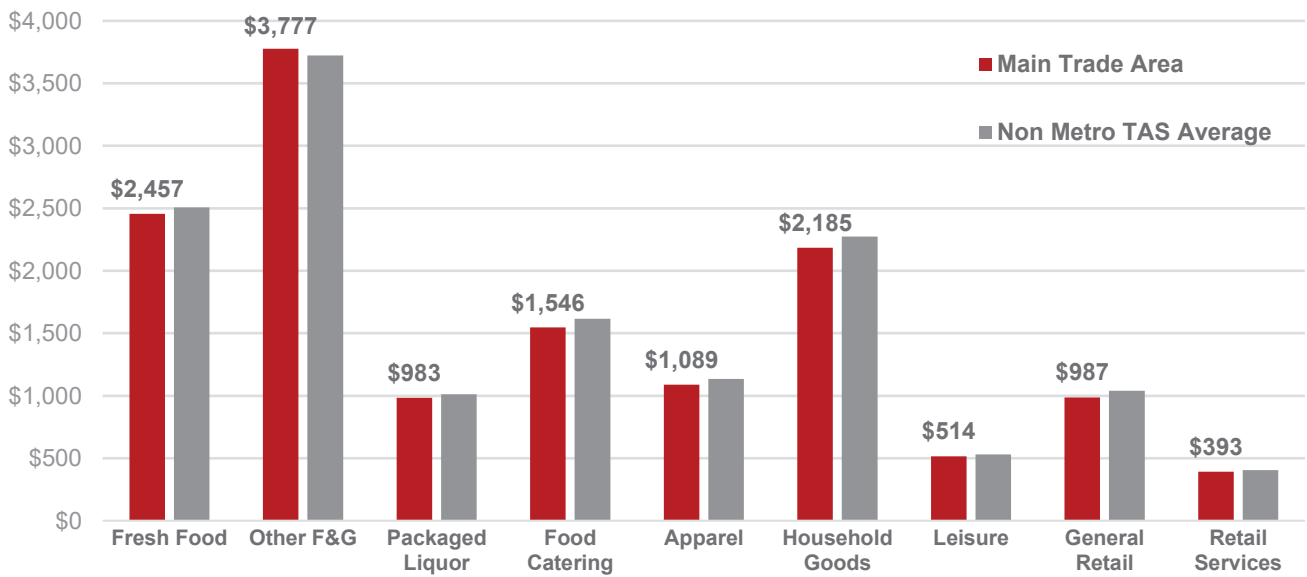
- i. The estimated retail expenditure capacity of the Devonport area population is based on information sourced from MDS Market Data Systems. MDS utilises a detailed micro-simulation model of household expenditure behaviour for all residents of Australia.
- ii. The MDS model considers information from a wide variety of sources, including the regular ABS Household Expenditure Survey, National Accounts Data, Census Data, and other information. MarketInfo estimates used in this analysis are based on the 2016 release, benchmarked against the latest National Accounts Data, released by the ABS. All figures presented in this report are in constant 2021 dollars and include GST.
- iii. Chart 2.2 details the per capita retail spending of the total Devonport population as compared with the non-metropolitan Tasmania benchmark. Chart 2.3 illustrates the breakdown of per capita retail spending by key commodity groups compared with the benchmark.
- iv. Table 2.4 outlines the total retail expenditure levels generated by the total Devonport population, which is currently estimated at \$550.0 million and is projected to increase at an average annual rate of around 1.1% to \$678.3 million by 2041 (constant 2020/21 dollars and including GST).
- v. The average annual retail spending growth rate of 1.1% reflects the following:
  - Real growth in retail spending per capita of 0.0% is assumed over the period to 2023, reflecting the impact of the COVID-19 pandemic on the economy. From 2024 real growth per capita is assumed at 0.5% annually for food retail and 1.0% for non-food retail over the period to 2041.
  - Total Devonport population growth of 0.4% over this timeframe.
- vi. Table 2.5 details the total Devonport traditional retail expenditure generated by key commodity group. The largest spending market is food and liquor at \$284.9 million, or 51.8% of the total spending market. This is the most relevant market for supermarket spending.

**CHART 2.2. AVERAGE PER CAPITA RETAIL SPENDING, 2020/21**



Source: Marketinfo

**CHART 2.3. AVERAGE PER CAPITA RETAIL SPENDING BY COMMODITY GROUP, 2019/20**



Source: Marketinfo

**TABLE 2.4. TOTAL DEVONPORT RETAIL EXPENDITURE, 2021 – 2041**

Y/E June	Main Trade Area	Remaining Devonport		Total Devonport
		East	North	
2021	254.8	80.3	214.9	550.0
2022	257.1	80.5	215.0	552.6
2023	259.0	80.6	215.2	554.8
2024	262.9	81.3	216.9	561.2
2025	266.9	82.1	218.7	567.7
2026	270.9	82.8	220.4	574.2
2027	275.0	83.5	222.2	580.7
2028	279.3	84.1	223.8	587.2
2029	283.5	84.7	225.5	593.8
2030	287.9	85.4	227.2	600.4
2031	292.3	86.0	228.9	607.2
2032	296.7	86.6	230.6	613.9
2033	301.2	87.3	232.3	620.8
2034	305.7	87.9	234.0	627.7
2035	310.3	88.6	235.8	634.7
2036	315.0	89.2	237.6	641.8
2037	319.7	89.9	239.3	649.0
2038	324.5	90.6	241.1	656.2
2039	329.3	91.2	243.0	663.5
2040	334.2	91.9	244.8	670.8
2041	339.1	92.6	246.6	678.3
<b>Expenditure Growth</b>				
2021-26	16.2	2.5	5.5	24.2
2026-31	21.4	3.2	8.4	33.0
2031-36	22.7	3.2	8.7	34.7
2021-36	60.3	8.9	22.7	91.8
<b>Average Annual Growth Rate</b>				
2021-26	1.2%	0.6%	0.5%	0.9%
2026-31	1.5%	0.8%	0.8%	1.1%
2031-36	1.5%	0.7%	0.7%	1.1%
2036-41	1.5%	0.7%	0.8%	1.1%
2021-41	1.4%	0.7%	0.7%	1.1%

\*Constant 2020/21 dollars & including GST

Source : MarketInfo



**TABLE 2.5. TOTAL DEVONPORT RETAIL EXPENDITURE BY KEY COMMODITY GROUP, 2021 – 2041**

Y/E June	Food & Liquor	Food Catering	Apparel	H'hold Goods	Leisure	General Retail	Retail Services
2021	284.9	61.0	43.0	86.3	20.3	39.0	15.5
2022	286.3	61.3	43.2	86.7	20.4	39.1	15.6
2023	287.4	61.6	43.4	87.0	20.5	39.3	15.7
2024	290.0	62.4	44.0	88.3	20.8	39.9	15.9
2025	292.7	63.3	44.6	89.5	21.1	40.4	16.1
2026	295.3	64.2	45.2	90.8	21.4	41.0	16.3
2027	297.9	65.1	45.8	92.1	21.6	41.6	16.6
2028	300.5	66.0	46.5	93.3	21.9	42.1	16.8
2029	303.2	66.9	47.1	94.6	22.2	42.7	17.0
2030	305.8	67.8	47.8	95.9	22.6	43.3	17.2
2031	308.5	68.8	48.4	97.3	22.9	43.9	17.5
2032	311.2	69.7	49.1	98.6	23.2	44.5	17.7
2033	313.9	70.7	49.7	100.0	23.5	45.1	18.0
2034	316.6	71.6	50.4	101.3	23.8	45.7	18.2
2035	319.3	72.6	51.1	102.7	24.1	46.4	18.4
2036	322.1	73.6	51.8	104.1	24.5	47.0	18.7
2037	324.9	74.6	52.5	105.6	24.8	47.6	18.9
2038	327.7	75.6	53.2	107.0	25.1	48.3	19.2
2039	330.5	76.7	53.9	108.5	25.5	49.0	19.5
2040	333.3	77.7	54.7	110.0	25.8	49.6	19.7
2041	336.2	78.8	55.4	111.5	26.2	50.3	20.0
<b>Expenditure Growth</b>							
2021-26	10.4	3.2	2.2	4.5	1.1	2.0	0.8
2026-31	13.2	4.6	3.2	6.5	1.5	2.9	1.1
2031-36	13.6	4.8	3.4	6.9	1.6	3.1	1.2
2036-41	14.1	5.2	3.6	7.3	1.7	3.3	1.3
2021-41	51.3	17.7	12.4	25.2	5.9	11.3	4.5
<b>Average Annual Growth Rate</b>							
2021-26	0.7%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2026-31	0.9%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
2031-36	0.9%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
2036-41	0.9%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
2021-41	0.8%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%

\*Constant 2020/21 dollars & including GST

Source : MarketInfo



# 3 COMPETITIVE ENVIRONMENT

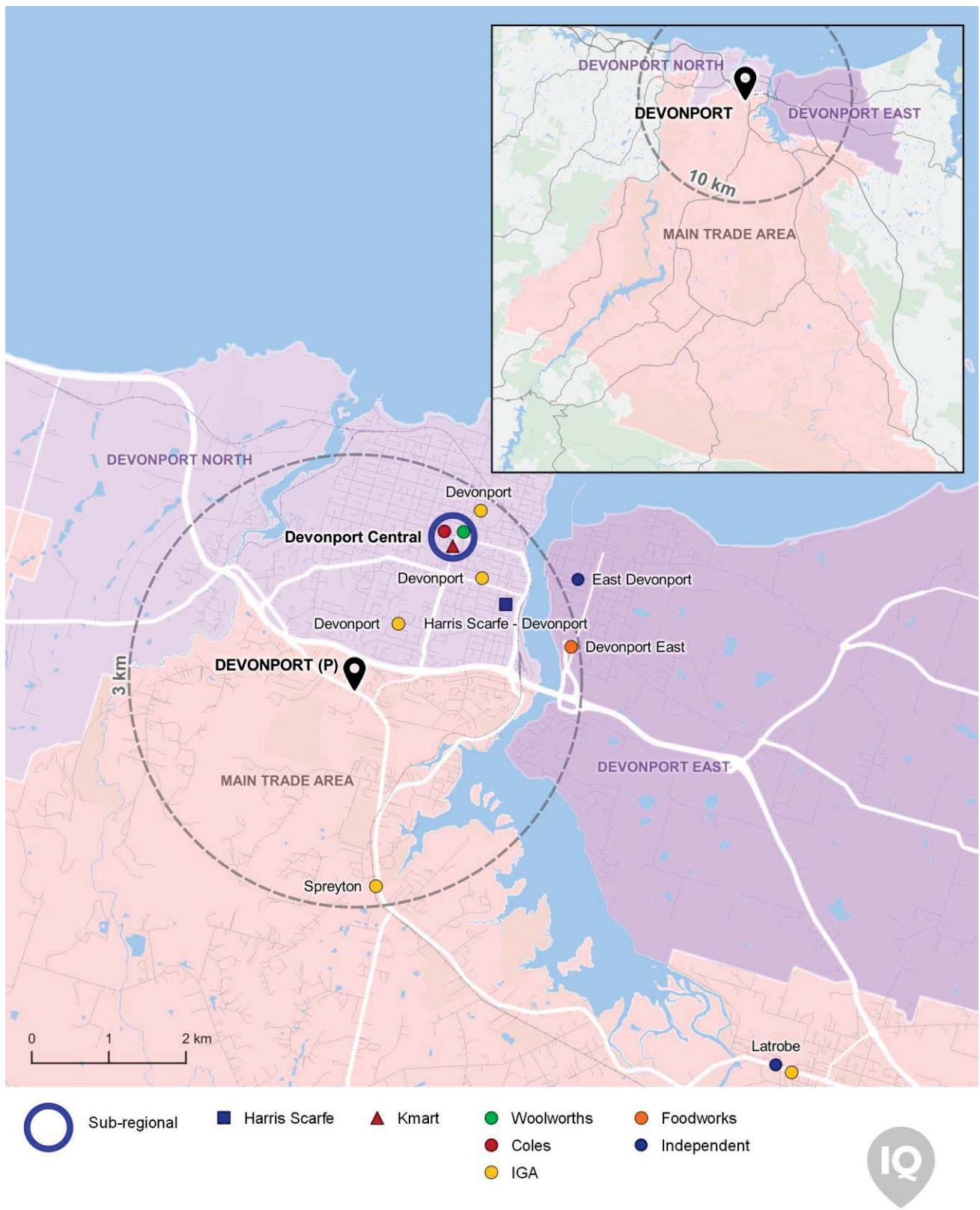
This section of the report provides a summary of the existing and future competitive developments within the region, to assist with the assessment of likely trading impacts. Map 3.1 illustrates the major competitive retail facilities currently provided within the region, with details of these centres summarised in Table 3.1.

**TABLE 3.1. COMPETITIVE CENTRES**

Centre	Shopfront GLA (sq.m)	Anchor Tenants	Dist. From Site (km)
<b>Sub-Regional Shopping Centres</b>			
<u>Devonport City Centre</u>	<u>44,300</u>		<u>3.6</u>
• Devonport Central	13,300	Kmart (5,500), Coles (3,600), Woolworths (3,470)	
• Other	31,000	IGA Valley Rd (520), IGA X-Press Oldaker St (400), Hill Street Grocer (1,452)	
<b>Supermarket Based Shopping Centres</b>			
Spreyton	2,500	Supa IGA (1,200)	3.0
East Devonport	2,500	Foodworks (575), IGA X-Press (350)	4.9
Latrobe	5,000	Supa IGA (1,250), IGA X-Press (230)	10.9
Sheffield	1,500	IGA Everyday (300)	24.0

Source: Australian Shopping Centre Council Database

### MAP 3.1. DEVONPORT AREA AND COMPETITION



\* White dot indicates proposed store



### 3.1. Devonport City Centre

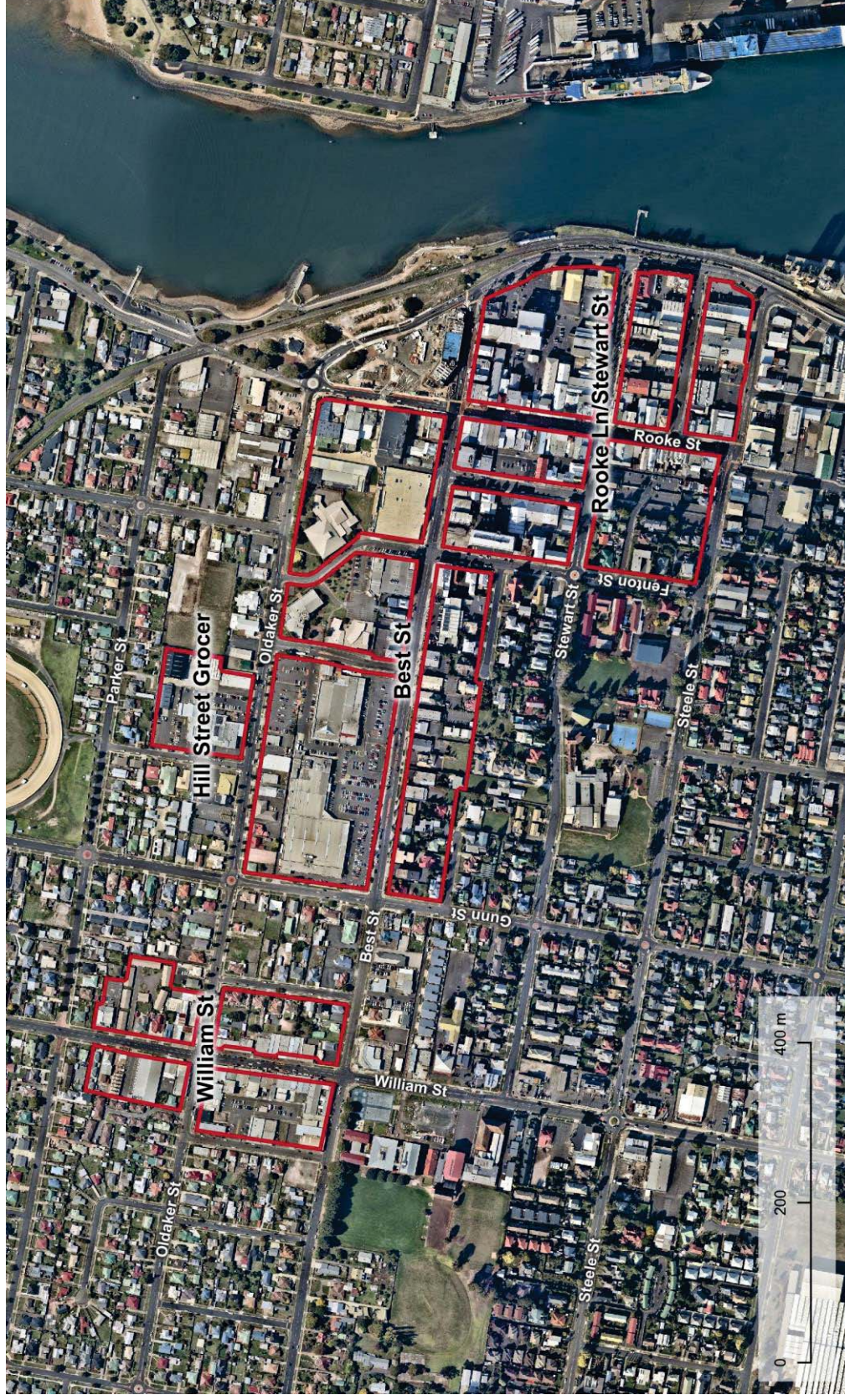
- i. Devonport City Centre is the primary focus of retail facilities in the Devonport area and also serves a number of smaller towns such as Sheffield, Spreyton and Latrobe.
- ii. The majority of floorspace is provided in a strip style format typically of smaller city centres in non-metropolitan locations across Australia. Map 3.2 breaks down the Devonport City Centre into three sub-precincts, with Table 3.2 detailing an analysis of retail uses within each sub-precinct. This is based on a Street View analysis carried out in October 2021 using Street View imagery from August 2017.
- iii. The major facility is Devonport Central across some 13,300 sq.m of total floorspace, which includes a Kmart Discount Department store as well as Coles and Woolworths supermarkets of 3,600 sq.m and 3,470 sq.m, respectively. These supermarkets are understood to trade strongly. The centre also includes a small provision of retail supporting floorspace located adjacent to the Woolworths.
- iv. The main focus for retail shopping is within the Rooke Lane/Stewart Street precinct where there is a significant provision of food catering and apparel floorspace. This precinct is also pedestrianised along The Mall which extends from Rooke Street to the north, creating a destinational retail precinct that residents would still visit frequently to undertake a higher order non-food shop, particularly for apparel items. The provision of food catering floorspace throughout this precinct is also on a significantly larger scale than would be provided at the Devonport site. Overall, this precinct includes some 117 shops, or over half the shops within the Devonport City Centre.
- v. The Best Street precinct is situated to the north-west of the Rooke Lane/Stewart Street precinct and includes Devonport Central. This precinct is predominantly focused on non-retail and retail services uses with a small provision of food catering floorspace. The William Street precinct is located to the west of the Best Street precinct and takes on a similar composition, although there is a higher provision of food retail tenants.
- vi. There are also a number of smaller supermarkets and food stores located throughout the Devonport City Centre, including:
  - Hill Street Grocer is located to the north of Devonport Central (1,452 sq.m).
  - IGA X-press is provided along Oldaker Street to the west of the Devonport CBA (400 sq.m).
  - On Valley Road is free-standing IGA Devonport (520 sq.m).
- vii. Overall, the Devonport City Centre provides over 44,000 sq.m. of floorspace including over 210 shops. The subject development would be much smaller at less than 6,000 sq.m. and around 15 supporting shops.


**TABLE 3.2. DEVONPORT CITY CENTRE PRECINCTS**

Key Category	Devonport City Centre			Total Devonport
	Rooke Ln/Stewart St	Best Street	William Street	
Food Retail	3	2	9	14
Food Catering	26	8	9	43
Apparel	35	2	5	42
Household Goods	7	2	2	11
General Retail	8	1	7	16
Leisure	7	2	3	12
Retail Services	17	6	10	33
Non-retail	14	17	12	43
<b>Total</b>	<b>117</b>	<b>40</b>	<b>57</b>	<b>214</b>

Source: Location IQ Streetview analysis Oct 2021. Streetview imagery Aug 2017.

**MAP 3.2. DEVONPORT CITY CENTRE PRECINCTS**



 Precincts



PhotoMap by nearmap.com

## 3.2. Surrounding Competition

- i. There are a number of small satellite towns in the area surrounding Devonport that support a small provision of retail floorspace. The supermarkets in these towns would likely trade at a significant premium as there are no convenient full-line supermarket provided outside the Devonport City Centre. These include:
  - Spreyton is located some 3 km to the south of the site and includes a Supa IGA of 1,200 sq.m.
  - East Devonport is situated immediately opposite the Devonport City Centre on the eastern side of the Mersey River and includes Foodworks of 575 sq.m as well as a small IGA X-press food store of 350 sq.m.
  - Latrobe is located to the south east of the site and includes Supa IGA of 1,250 sq.m and a small IGA X-press food store of 230 sq.m.
  - Sheffield is situated some 24 km to the south of the site and includes a small IGA food store of 300 sq.m.

## 3.3. Proposed Developments

- i. There are no known proposed retail developments of significance within the Devonport Area. Big W has considered Devonport as a potential location in the past and may consider Devonport as a potential location in the future given the success of the brand recently. This has not been assumed for the purposes of this report.

## 3.4. Supermarket Floorspace Provision

- i. A full-line supermarket is typically defined as a supermarket of at least 2,500 sq.m offering a full-range of goods across bakery, produce, meat, dry groceries, dairy, fish and the like. Major supermarket chains such as Coles and Woolworths typically operate and build new full-line supermarkets of at least 3,200 sq.m.
- ii. Tables 3.3 and 3.4 provides a summary of the current provision of full-line supermarket floorspace and total supermarket across the Devonport area as compared with the Australian benchmark.
- iii. As shown in the following tables, across the Devonport area, the provision of supermarket floorspace is currently 305 sq.m per 1,000 persons, which is well below benchmark Australian levels. The provision of floorspace is lower in the main trade area at 135 sq.m per 1,000 persons, less than half the national average.

- iv. With the inclusion of a supermarket at the Devonport site, the provision of supermarket floorspace would increase to 335 sq.m per 1,000 persons in the main trade area, which is still slightly lower than the Australian average (354 sq.m per 1,000 persons). The provision across the total Devonport region would be around 397 sq.m per 1,000 persons, in line with the Australian average.
- v. The preferred store size for Woolworths and Coles has increased in recent years, with both chains now typically seeking stores of around 3,400 sq.m. The major supermarket chains target a population of 8,000 – 10,000 persons to support one full-line supermarket and will locate across a wide variety of centres including neighbourhood, sub-regional and regional centres, as well as free-standing locations.
- vi. The main trade area at in excess of 18,000 persons could support 1 - 2 full line supermarkets, with no full-line supermarkets currently provided. The broader Devonport area – including the east and north sectors with a combined population of 37,000 persons – could support 4-5 full line supermarkets, with only 2 currently provided.

**TABLE 3.3. DEVONPORT FULL-LINE SUPERMARKET PROVISION, 2020/21**

Trade Area Sector	No. of Supermarkets*	GLA (sq.m)	2021 Population	GLA per 1,000 persons
Main Trade Area	0	0	18,190	0
<b>Remaining Devonport</b>				
• East	0	0	5,840	0
• North	2	7,070	15,560	454
Total Remaining Devonport	2	7,070	21,400	330
<b>Total Devonport</b>	<b>2</b>	<b>7,070</b>	<b>39,590</b>	<b>179</b>

\* Defined as 2,500 sq.m or larger

**TABLE 3.4. DEVONPORT SUPERMARKET PROVISION, 2020/21**

Trade Area Sector	No. of Supermarkets*	GLA (sq.m)	2021 Population	GLA per 1,000 persons
Main Trade Area	2	2,450	18,190	135
<b>Remaining Devonport</b>				
• East	1	575	5,840	98
• North	3	9,042	15,560	581
Total Remaining Devonport	4	9,617	21,400	449
<b>Total Devonport</b>	<b>6</b>	<b>12,067</b>	<b>39,590</b>	<b>305</b>
<i>Australian Average</i>				354

\* Defined as 500 sq.m or larger



### 3.5. Summary

- i. Devonport includes a significant city centre which caters to the food and non-food shopping needs of residents across the Devonport area.
- ii. Devonport Central includes a Kmart Discount Department store as well as Coles and Woolworths supermarkets of 3,600 sq.m and 3,470 sq.m, respectively. These supermarkets are understood to trade strongly.
- iii. The Devonport City Centre is a destinational retail precinct that residents would still visit frequently to undertake a higher order non-food shop, particularly for apparel items.
- iv. The provision of supermarket floorspace across the Devonport area is currently 305 sq.m per 1,000 persons, well below benchmark levels. The provision of floorspace is lower in the main trade area at 135 sq.m per 1,000 persons, less than half the national average.

# 4 ASSESSMENT OF RETAIL POTENTIAL

This section of the report considers the level of supportable retail floorspace and likely sales potential for the Devonport site as well as the likely trading and other impacts that can be anticipated following the construction of the proposed development.

## 4.1. Sales Overview

- i. To assess the potential economic benefits and impacts that may arise from the development of the proposed Devonport Supermarket, the sales level which the development is projected to achieve is outlined.
- ii. The sales performance of any retail facility, be it an individual store or a collection of stores provided in a shopping centre or precinct, is determined by a combination of the following critical factors:
  - The composition and quality of the facility, including the major trader or traders; the mix of supporting shops; centre layout and configuration; ease of accessibility and parking; and the overall feel of the centre.
  - The size of the available catchment which the facility serves.
  - The location and strength of competitive retail facilities.

## 4.2. Methodology

- i. Assessing a proposed retail development fundamentally requires an understanding of a variety of factors and methodologies, including:
  - Retail turnover;
  - Market shares;
  - Retail supply, demand and impacts.
- ii. Location IQ adopt an evidence-based model that has been tested and refined over more than 10 years and across a range of clients. The model uses all available data, including the Location IQ proprietary database of supermarket and shopping centre tenant size and sales figures.

- iii. Location IQ has undertaken more than 100 retail needs assessments/economic impact assessments in Australia over the last decade, adopting a similar methodology as presented in this report for the high-level overview of retail demand. A range of other property consulting firms also adopt the approach outlined by Location IQ.

### 4.3. Supermarket Sales Potential

- i. The proposed supermarket at the site will be 4,000 sq.m in size. Supermarkets generate sales primarily from the food and groceries market, as discussed and measured in Section 2 of this report.
- ii. Table 4.1 details the potential for supermarkets in the defined trade area taking into account the proposed supermarket at the Devonport site. The calculations in this Table go through a series of steps, commencing with the available expenditure that is of relevance to supermarkets, namely food and grocery spending; assessing the share of expenditure which all supermarkets are likely to achieve; and then concluding with the likely sales which Devonport area supermarkets can expect to generate.
- iii. Forecast sales are detailed, noting that supermarkets are defined as grocery and dry goods stores of at least 500 sq.m. Smaller foodstores less than 500 sq.m are excluded from this analysis.
- iv. The assessment detailed in Table 4.1 is based on the experience of many comparable analyses in locations throughout Australia, as follows:
  - For the Devonport area defined earlier in this report, the total food and grocery spending market is estimated at \$246.1 million for the year to June 2021. The food and grocery spending market for the Devonport area population is projected to increase to \$250.5 million by 2023/24 and further to \$280.6 million by 2035/36 (constant 2021 dollars).
  - Typically, in Australia, approximately 70% - 75% of food and grocery expenditure is directed to supermarkets, not including small corner stores, convenience stores and milk bars. This ratio varies from location to location depending on the provision of such facilities and the socio-economic profile of the trade area population. In the defined Devonport area, the proportion of food and grocery spending directed to supermarkets is currently estimated at 70.0% and is (conservatively) not estimated to increase over the forecast period, even allowing for new supermarkets. Typically, there would be an allowance for an increase in this figure as additional supermarkets in an area generate a higher propensity for residents to shop at supermarkets.
  - The next step in the analysis is to estimate the likely proportion of food and grocery expenditure which can be retained by Devonport area supermarkets; specifically in this case, the proportion of expenditure that can be retained by the proposed supermarket at the Devonport site as well



as other existing supermarkets, as compared with spending directed to supermarkets beyond the Devonport area.

- Assuming the proposed Devonport supermarket, the level of retained spending is projected to increase from 90% across the Devonport area to 95% in 2023/24.
  - Additionally, supermarket sales are likely to be attracted from beyond the defined Devonport area, reflecting the convenient location of the site.
- v. The steps detailed above generate the annual estimates of food and grocery spending available to supermarkets within the Devonport area, projected to increase from \$171.3 million currently to \$184.0 million in 2023/24.
- vi. Finally, to estimate the total likely sales volume available to Devonport area supermarkets, additional components of sales (other than food and grocery) are taken into account, the major component of which is general merchandise and non-food items. Non-food items typically generate around 6% of total store sales for modern supermarket chains. On this basis, the total volume of sales available is estimated to increase from \$182.2 million currently to \$195.8 million in 2023/24.
- vii. The proposed supermarket at the Devonport site is projected to achieve sales of \$41.1 million at over \$10,000 a square metre, representing a very strong sales level.
- viii. Further, other supermarkets within the trade area continue to trade at strong levels.

**TABLE 4.1. DEVONPORT SUPERMARKET TRADE AREA SUPERMARKET ANALYSIS, 2021 TO 2036**

	2021	Financial Year			
	2021	2024	2026	2031	2036
<b>Total Food &amp; Grocery (F&amp;G) Spending</b>					
Devonport Main Trade Area	113.0	116.4	124.0	127.2	137.1
<b>Remaining Devonport</b>					
• East	37.2	37.6	38.7	39.1	40.3
• North	95.9	96.5	99.1	100.1	103.2
Total Remaining Devonport	133.1	134.1	137.9	139.2	143.5
<b>Total Devonport</b>	<b>246.1</b>	<b>250.5</b>	<b>261.8</b>	<b>266.4</b>	<b>280.6</b>
<b>F&amp;G Spending to Supermarkets</b>					
Devonport Main Trade Area (@ 70%)	79.1	81.5	86.8	89.0	96.0
<b>Remaining Devonport</b>					
• East (@ 70%)	26.1	26.3	27.1	27.4	28.2
• North (@ 70%)	67.1	67.6	69.4	70.1	72.2
Total Remaining Devonport (@ 70%)	93.2	93.9	96.5	97.5	100.4
<b>Total Devonport (@ 70%)</b>	<b>172.3</b>	<b>175.4</b>	<b>183.3</b>	<b>186.5</b>	<b>196.4</b>
<b>F&amp;G Spending Retained by TA Smkts</b>					
Devonport Main Trade Area (@ 90% incr. to 95% in 22/23)	71.2	77.4	82.4	84.6	91.2
<b>Remaining Devonport</b>					
• East (@ 90% incr. to 95% in 22/23)	23.5	25.0	25.8	26.0	26.8
• North (@ 90% incr. to 95% in 22/23)	60.4	64.2	65.9	66.6	68.6
Total Remaining Devonport (@ 90% incr. to 95% in 22/23)	83.9	89.2	91.7	92.6	95.4
<b>Total Devonport (@ 90% incr. to 95% in 23/24)</b>	<b>155.1</b>	<b>166.6</b>	<b>174.1</b>	<b>177.2</b>	<b>186.6</b>
F&G Sales from Beyond TA (@ 9.5%)	<u>16.2</u>	<u>17.4</u>	<u>18.2</u>	<u>18.6</u>	<u>19.5</u>
<b>Total F&amp;G Sales for TA Smkts</b>	<b>171.3</b>	<b>184.0</b>	<b>192.4</b>	<b>195.7</b>	<b>206.1</b>
General Merchandise Sales (@ 6%)	<u>10.9</u>	<u>11.7</u>	<u>12.3</u>	<u>12.5</u>	<u>13.2</u>
<b>Total TA Smkt Sales</b>	<b>182.2</b>	<b>195.8</b>	<b>204.6</b>	<b>208.2</b>	<b>219.3</b>
Smkt Floorspace in TA (sq.m)**	12,067	16,067	16,067	16,067	16,067
Average Trading Level (\$/sq.m)	15,102	12,186	12,736	12,960	13,647
<b>Distribution of TA Smkt Sales</b>					
Devonport Smkt	0.0	41.1	43.4	44.4	47.4
Other TA Supermarkets**	<u>182.2</u>	<u>154.7</u>	<u>161.2</u>	<u>163.8</u>	<u>171.9</u>
<b>Total TA Smkt Sales</b>	<b>182.2</b>	<b>195.8</b>	<b>204.6</b>	<b>208.2</b>	<b>219.3</b>

\*Constant 2020/21 dollars & including GST

\*\*Existing supermarket in TA as at October 2021

## 4.4. Total Retail Sales Potential

- i. Table 4.2 shows total retail forecast sales for the Devonport site, including for the supermarket as outlined previously, and other retail floorspace, including mini-majors.
- ii. Assuming a 'maximum sales' scenario, whereby all supporting shop floorspace is occupied by retail tenants outside the supermarket, total retail forecast sales are \$48.5 million.

**TABLE 4.2. DEVONPORT SUPERMARKET FORECAST SALES, 2023/24**

Tenant/ Category	GLA (sq.m)	Forecast Sales*	
		(\$'000)	(\$/sq.m)
Supermarket	4,000	41,084	10,271
Mini-majors	900	2,250	2,500
Other Retail	1,343	7,387	5,500
<b>Total Retail</b>	<b>6,243</b>	<b>48,471</b>	<b>7,764</b>

*\*Inflated dollars & Including GST*

## 4.5. Sales Impacts

- i. This sub-section of the report outlines the likely sales impacts on competitive retail facilities because of the opening of the retail component of the proposed Devonport site.
- ii. It is important to note that impacts outlined in this report are indicative as it is difficult to precisely project the sales impact of the opening of a new store/centre on existing retail facilities. Several factors can influence the impact on individual centres/retailers, including but not limited to:
  - Refurbishment/improvements to existing centres.
  - Expansions to existing centres.
  - Loyalty programs of existing retailers.
  - The existing centre mix and how it competes with the proposed development.
- iii. For all these reasons and other similar factors, sales impacts outlined in this report should be used as a broad indication.
- iv. The following factors are typically considered when assessing the potential impacts of a new supermarket-based development on each existing facility or centre:
  - The distance of the (impacted) centre, by road, from the proposed development.

- The size of the centre, in terms of total retail floorspace.
  - The amount of supermarket floorspace, and brands of these supermarkets.
  - The quality of offer and unique attributes including 24 hour trade etc.
  - The role and function of the centre.
  - Relative accessibility and convenience compared with the proposed retail development.
  - The estimated performance of the centre (in current sales) and future performance (in the impact year), accounting for any future developments in the region that may also impact on the future sales of existing centres.
  - The share of available expenditure which the centre attracts from the identified trade area of the proposed development. A centre may not be situated in the identified trade area of the proposed development, but its trade area may extend to include parts, or all, of the trade area. For example, the trade area for large regional shopping centres typically includes circa 250,000 persons. Such a trade area is likely to include (partially or completely) trade areas for surrounding smaller convenience-based centres, sub-regional centres, retail strips and stand-alone supermarkets.
- v. The following key principles are then relied on when assessing the dollar (and percentage) impacts that are likely to be absorbed by existing facilities/centres:
- The greatest impacts are typically absorbed by the closest comparable centres. For example, a new or expanded Woolworths supermarket is generally likely to impact the closest nearby Woolworths supermarket to the greatest extent, followed by impacts on other comparable supermarkets (e.g. Coles), and at the lower end of the spectrum, smaller scale supermarkets/foodstores, which serve much more limited roles.
  - Impacts on smaller local supermarkets/foodstores tend to be smaller in scale, as these stores normally attract a lower market share of available trade area expenditure and perform a different role and function within the hierarchy, often serving the local walkable catchments surrounding them, and/or serving more specialised/discerning needs (e.g. a smaller IGA).
- vi. Table 4.3 outlines projected sales impacts from the proposed Devonport Supermarket development. The steps involved in assessing the sales and impacts on competitive centres are presented as follows:
- **Step 1** - Estimate sales levels for existing centres in the 2020/21 financial year. Existing sales for all centres outlined are based on:

- Expert opinions formed through qualitative consideration of factors including location, catchment, brand and infrastructure (our experience);
- Multiple visits to the region over the last 10 years;
- Actual data that includes publicly available information and Location IQ proprietary data (acquired from various retail clients and similar).

For centres where actual data was not available, the current sales levels are conservatively estimated. Retail supporting shop floorspace sales productivity levels of \$5,000 - \$6,000 per sq.m have been applied on average, which is well below (conservative) reported benchmark levels as follows:

- Supermarket based shopping centres: \$8,491 per sq.m (Urbis Retail Averages).
- Sub-regional shopping centres: \$8,761 per sq.m (Urbis Retail Averages).
- Regional shopping centres: \$10,693 per sq.m (Urbis Retail Averages).

This means that sales could well be higher at these centres, and as a result, impacts would be lower in percentage terms.

- **Step 2** - Forecast sales are presented for existing and proposed developments in 2023/24, the first full year of trading for the proposed Devonport site. These projections also allow for retail market growth and are presented in constant 2021 dollars (i.e. excluding inflation).
  - **Step 3** - Outline the change in sales at each centre in 2023/24 because of the redevelopment of the Devonport site. Again, all sales are expressed in constant 2021 dollars.
  - **Step 4** - Show the impact on sales in 2023/24, both in dollar terms and as a percentage of sales.
- vii. Generally, retail trading impacts between -10% - 15% are considered by the industry to be high but acceptable (particularly with high trading supermarkets as exists in the surrounding region), with impacts less than 10% considered relatively moderate, and impacts less than 5% generally considered minor/negligible. Other factors such as trading performance, expansions/refurbishments of centres, potential loss of services to the community, expected growth, and overall net community benefit should be considered.
- viii. The key information outlined in Table 4.3 is summarised as follows:
- Projected sales from the proposed Devonport site are \$48.5 million in 2023/24.

- The largest impact in dollar terms would be on Devonport Central at \$28.1 million or 18.5%, however, it is understood that the existing Woolworths and Coles supermarkets trade strongly. Both supermarket would still trade at above the Australian average should a supermarket open at the Devonport site. Further the main shopping mall along Rooke Street will not be impacted to any great degree given its focus on food catering and apparel. The overall Devonport City centre at over 40,000 sq.m and 210 shops will remain the focus for retailing in the broader Devonport area.
  - The impact on Spreyton is also projected to be 15%, or \$3.4 million. Again, this is based on the assumption that Supa IGA at Spreyton currently achieves strong sales and would continue to achieve above average sales should a supermarket be developed at the Devonport site. This store also includes Australia Post and a news agency.
  - The only other impact above 10% is assumed to fall on retail facilities at Latrobe. This impact is projected to be 17.5%, or \$4.3 million, the majority of which would fall on the high trading Supa IGA supermarket.
  - Smaller percentage impacts are projected on a range of retail precincts including facilities elsewhere within the Devonport area at the East Devonport and Sheffield.
- ix. Overall, the proposed Devonport development would not impact on the viability or continued operation of any existing centre within the Devonport area, despite the significant impacts in percentage terms. The large impacts generally result from supermarkets in the area achieving sales significantly higher than the Australian average. These supermarkets would likely still achieve sales at above average productivity should a supermarket-based shopping centre be developed at the Devonport site.
- x. Given these projected impact levels, the viability of any centres or precincts would not be threatened. Further, all centres would benefit from population and spending growth in the surrounding region, which will ameliorate impacts over time.
- xi. In addition, the proposed development is assumed to include around 10-15 additional supporting shops. Residents will continue to frequent other centres/shops in the surrounding area for a variety of tenants that are not likely to be provided as part of the proposed development. The projected impacts on these businesses, the majority of which do not compete directly with a supermarket, would therefore be limited.
- xii. In summary, all sales impacts across the identified centres are acceptable considering the high trading nature of existing supermarkets in the area, and when considered in the context of the size, performance and function of surrounding centres, would not result in a material reduction of retail service provision. The proposed Devonport development would add to the range of services in the region.

**TABLE 4.3. DEVONPORT SUPERMARKET PROJECTED IMPACTS, 2021 – 2024**

	Unit	Estimated 2021	Projected 2024		Impact 2024	
			Pre Dev.	Post Dev.	\$M	%
<b>Devonport Site</b>	<b>\$M</b>	<b>n.a.</b>	<b>n.a.</b>	<b>48.5</b>	<b>n.a.</b>	<b>n.a.</b>
<b>Devonport City Centre</b>						
Total Devonport	\$M	326.4	334.9	299.5	-35.5	-10.6%
• Devonport Central	\$M	148.3	152.1	124.0	-28.1	-18.5%
• Other	\$M	178.1	182.8	175.5	-7.3	-4.0%
<b>Supermarket Based Centres</b>						
Spreyton	\$M	22.1	22.7	19.3	-3.4	-15.0%
East Devonport	\$M	16.0	16.4	14.7	-1.6	-10.0%
Latrobe	\$M	23.8	24.4	20.1	-4.3	-17.5%
Sheffield	\$M	5.0	5.1	4.6	-0.5	-10.0%

\*Constant 2020/21 dollars & including GST

<sup>1</sup> Proposed centres and expansions assumed to be trading for a full year by FY2024

## 4.6. Employment and Consumer Impacts

i. The development of the proposed Devonport site would result in a range of important economic benefits which will be of direct benefit to the local community. These key positive employment and consumer impacts include:

- The provision of a wider range of retail facilities near residents' homes.
- Increased convenience, choice and price competition for residents.
- Improved customer amenity, design, and aesthetic for the local residents by way of a new and modern development.

### Ongoing Employment Generation

- Table 4.4 summarises the projected level of ongoing employment likely to be generated by the retail components of the Devonport site. The employment benchmarks (jobs per 1,000 sq.m) used to calculate the indicative total jobs generated is based on typical floorspace and employment yield benchmarks.
- The retail component of the development is projected to employ around 301 additional persons over and above existing levels.
- Taking a conservative view and allowing for an estimated 10% of the total increase to be because of reduced employment at existing facilities, net additional jobs are estimated at 288 across both components.
- Based on *Average Weekly Earnings* data released by the ABS for May 2021 (Cat. 6302.0), the additional retail permanent employees would earn combined total salary/wages of \$11.3 million for retail workers at the site.

### Construction

- Construction of the Devonport site is indicated to incur total capital costs of some \$20 million, generating significant employment within the construction and associated industries during the development of the project.
- By using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and a deflated estimated total capital cost of construction of \$11.3 million (i.e. in 1996/97 dollars reflecting the year in which the Input/Output Multipliers apply), it is estimated that the construction period of the proposed retail and commercial component would directly create some 79 full-time, part time and temporary jobs over the development timeline (refer Table 4.5).



### Multiplier Effect

- Overall, the retail and non-retail component of the subject development is estimated to directly generate 367 jobs, including (refer Table 4.6):
    - **Ongoing Employment from Planned Floorspace:** 288 jobs
    - **Construction Phase:** 79 jobs
  - In addition to this direct employment, multiplier effects will flow through the local economy and indirectly generate additional employment opportunities through ancillary businesses/suppliers that support the development and services, as well as additional consumption expenditure by workers employed within the precinct (spending wages).
  - Again, by using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and adjusting for inflationary and other changes to present, it is estimated that an additional 400 jobs will be created indirectly.
- ii. Overall, some 767 jobs are likely to be created both directly and indirectly as a result of the subject development.

**TABLE 4.4. ONGOING EMPLOYMENT GENERATING FLOORSPACE**

Component	Total Floorspace (sq.m)	Employment Potential		
		Employm. per 1,000 sq.m	Indic. Total Jobs	Net Increase <sup>1</sup>
<b>Retail</b>				
Supermarket	4,000	50.0	200	180
Mini-majors	900	22.5	20	18
Retail Specialty Shops	1,343	60.0	81	73
<b>Total Retail</b>	<b>6,243</b>		<b>301</b>	<b>271</b>
<b>Complementary Non-retail</b>				
Non-retail Shopfronts	106	40.0	4	4
Medical Suites	1,018	15.0	15	14
<b>Total Complementary Non-retail</b>	<b>1,124</b>		<b>20</b>	<b>18</b>
<b>Total</b>	<b>7,367</b>		<b>320</b>	<b>288</b>

1. Indicates the estimated number of net additional ongoing jobs as a result of the proposed development

Source : Australian National Accounts: Input-Output Tables 1996-97

**TABLE 4.5. CONSTRUCTION GENERATED EMPLOYMENT**

Metric	Total
<b>Estimated Capital Costs of Construction</b>	
Estimated Capital Costs 2020/21 (\$M)*	\$20.0
Estimated Capital Costs 1996/97 (\$M)	\$11.27
<b>Direct Employment Generation</b>	
Construction Jobs per \$1 million (2018/19)	3.94
<b>Total Construction Jobs<sup>1</sup></b>	<b>79</b>

Source : Australian National Accounts: Input-Output Tables 1996-97

Employment totals include both full-time and part-time work. Indicates the estimated number of jobs over the life of the construction project plus ongoing multiplier effects, for the equivalent of one year

**TABLE 4.6. ESTIMATED TOTAL EMPLOYMENT GENERATED**

Metric / Category	Est. Net Employment Increase <sup>1</sup>	Employment Multiplier Effects	Total Employment
<b>Ongoing Employment from Planned Floorspace</b>			
Retail	271	257	528
Complementary Non-retail	18	17	34
<b>Total</b>	<b>288</b>	<b>274</b>	<b>562</b>
<b>Construction Phase</b>			
Direct Employment Generation	79	126	205
<b>Net Additional Employment</b>		<b>400</b>	<b>767</b>

Source: Frasers Property Australia

1. Net increase includes an allowance for reduced employment levels at impacted centres estimated at 10% of the total increase

# 5 NON-RETAIL POTENTIAL

This section of the report provides a brief overview of the potential for non-retail facilities at the Devonport site and surrounding precinct overall, including childcare, medical and gyms.

## 5.1. Childcare

- i. There are a range of early childhood education and care services available to Australian children, including childcare centres (long day care), family day care, outside school hours care and occasional care. Childcare centres are the largest component of the childhood education & care services market, making up 58%.
- ii. Childcare centres provide care for children under school age (up to 6 years of age) within facilities built (or adapted) for early childhood education and care services. Childcare centres can offer all-day or part-time care and can be operated by private operators, community and non-profit organisations.
- iii. Childcare centres serve varying catchments that can range from 20,000 – 100,000 persons, depending on a range of factors.
- iv. There are three centre based childcare providers in the area, including the following:
  - Miandetta Children's Centre is located some 1.8 km to the east of the site and has 99 places available with limited to no vacancies.
  - Roseberry House Early Learning Centre Devonport is situated 1.1 km to the north east of the site and has limited vacancies.
  - Malangenna Children's Centre is provided 2.0 km to the north of the site adjacent to Tasmania TAFE and would largely serve students attending that facility. Vacancies are available.
- v. The two closest childcare centres to the site both have limited to no vacancies suggesting there may be demand for additional childcare facilities in the area.
- vi. Co-locating childcare facilities with retail and other non-retail facilities at the site would increase the destination appeal of the precinct and generate a higher level of traffic around the site (e.g. parents visiting when dropping off/picking up their children).

- vii. Childcare centres are large floorspace users, requiring a minimum of 3.25 sq.m of unencumbered indoor space and 7 sq.m of unencumbered outdoor space per child. While facilities can vary in size, they are often in-excess of 1,000 sq.m (not including play areas and car parking), depending on location.



## MAP 5.1. DEVONPORT CHILDCARE



## 5.2. Gyms

- i. There are many sizes and forms of gyms provided throughout Australia as follows:
  - The well-known brand health clubs such as Fitness First and Virgin Active typically operate large sized gyms of around 1,000 sq.m and serve a catchment of approximately 50,000 – 70,000 persons. Local gyms are typically around 200 sq.m in size and serve a catchment of around 10,000 persons.
  - Memberships generally account for around half of a gym's total revenue stream. Based on a 2015 survey conducted by Fitness Australia, 60% of gyms had less than 1,000 members, while the largest gyms (with over 5,000 memberships) made up just 6%.
- ii. Across Australia, there are typically 8 - 10 national or similar branded gyms provided for every 100,000 persons.
- iii. The only significant nationally branded gym in the area is F45 and Zap fitness, both of which are provided to the north in the Devonport City Centre. A range of other independent health facilities are also provided across Devonport.
- viii. There is solid potential for additional gym facilities at the Devonport site which could accommodate a national gym operator. In addition, the site has a number of attributes which would appeal to prospective gym operators, including:
  - Excellent exposure and regional accessibility.
  - Convenience of the site including being co-located with other convenience uses.
  - Ability to accommodate larger floorspace requirements.

## MAP 5.2. DEVONPORT GYMS



 F45 Training     Independent Gym

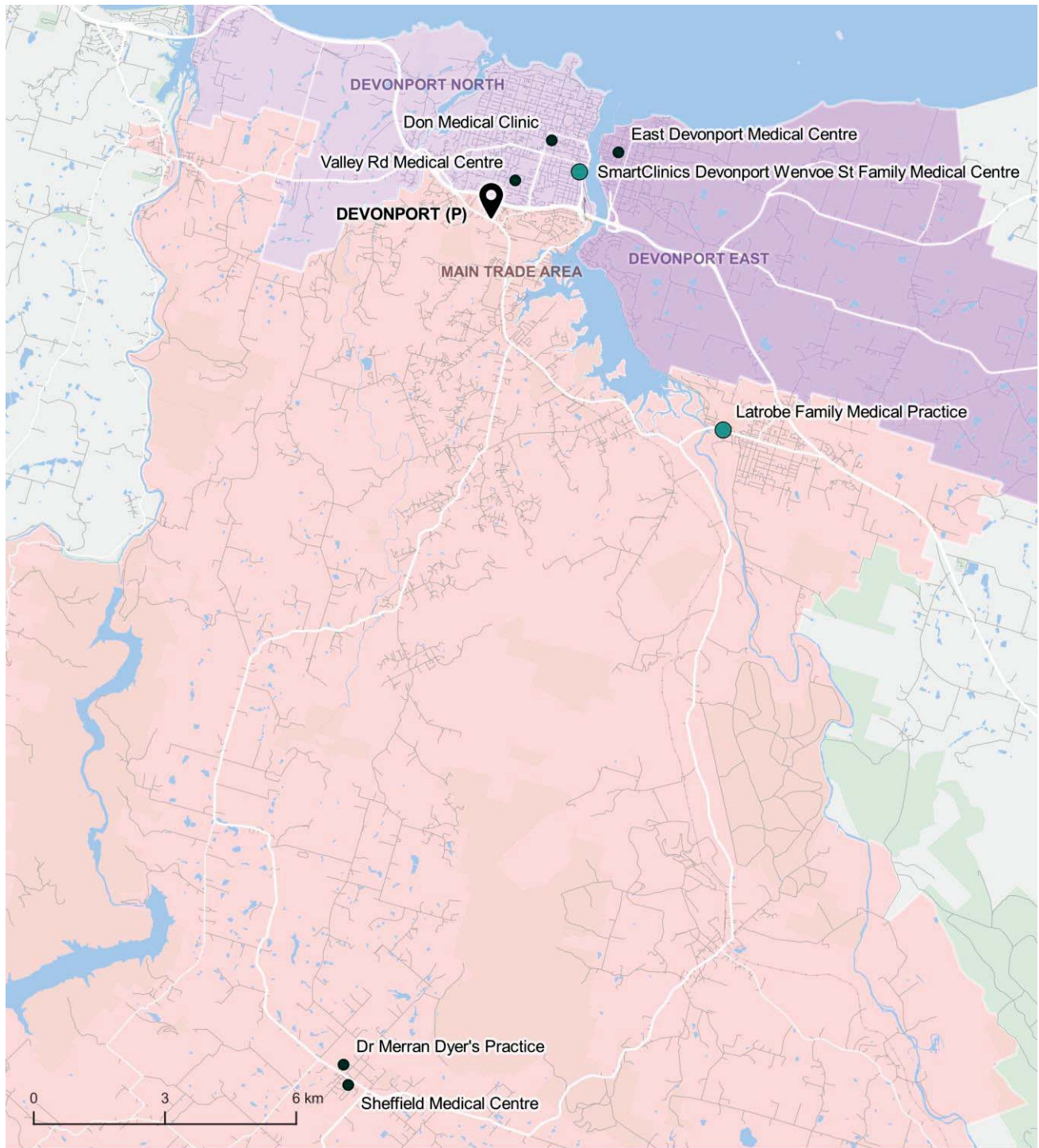




## 5.3. Medical

- i. 'Medical centre' is a term used for a collection of medical services provided at the same site, typically including General Practitioners (GPs) and other services such as a pharmacist, pathology, and the like.
- ii. Typically, successful medical centres are situated within high-profile locations, either along main roads or within proximity to a retail/commercial centre or transport node. Thereby facilities receive maximum exposure to passing traffic, but more importantly, are easily recognisable and accessible for the surrounding population.
- iii. It is important for medical precincts and clinics to provide an adequate number of facilities, including key tenants such as a doctor, dentist, chemist and physiotherapist, enabling a one-stop medical destination and serving a wide region with suitable facilities.
- iv. Medical centres can range in size from 250 sq.m – 1,000 sq.m (depending on the number of doctors and services offered) and often co-locate with complementary allied health (physio, pathology, etc), wellbeing or community facilities.
- v. The only medical centre provided outside the Devonport City Centre is Valley Road Medical Centre located adjacent to Tasmania TAFE, some 2.0 km to the north. The centre includes four doctors and only includes GP services.
- vi. An opportunity exists to provide a larger medical facility with a more diverse range of medical uses. Incorporating such uses within a precinct can also result in increased destination appeal and dwell-time and drive activity at the site during periods which are typically quieter. Other more intangible benefits include developing a sense of safety and relaxation amongst customers/patrons.

### MAP 5.3. DEVONPORT MEDICAL



● 1 - 4 doctors    ● 5 - 9 doctors



# 6 NEEDS ANALYSIS

The final section of this report summarises the key conclusions of the impact analysis for the proposed Devonport site development.

'Need' or 'Community Need' in a planning sense is a relative concept that refers to the overall wellbeing of a community. A use is needed, for example, if it would, on balance, improve the services and facilities available in a locality. The reasonable demands and expectations of a community are important, therefore, in assessing need.

Several important factors that relate to need, particularly economic need, include:

- Population and supermarket demand
- Consumer trends
- Location
- Impacts on existing retail facilities
- Impacts on retail hierarchy
- Net community benefits

## 6.1. Population and Retail Floorspace Demand

- i. The proposed Devonport site main trade area population is over 18,000 persons. This sector alone would support 1 – 2 full-line supermarkets, with a full-line supermarket provided for every 8,000-10,000 persons. The Devonport population would add to demand.
- ii. The proposed development would add around 6,000 sq.m of retail floorspace. Substantial other retail demand would be catered for at other centres, particularly for the non-food needs of the Devonport population which would primarily still be served by higher order non-food retail facilities in the Devonport City Centre.
- iii. The major component of any convenience facility would be a supermarket, serving the daily and weekly needs of surrounding residents. The proposed supermarket would therefore result in an increased level of facilities and services available to the local community.

## 6.2. Consumer Trends

- i. Retail facilities in Australia, such as the proposed development, play fundamental roles in the economies of Australia's metropolitan areas, having developed around the need to meet consumer demand. The nature of consumer demand continues to develop and evolve, reflecting social changes within society, such as:
  - Increasing time pressures on working families.
  - Population and income growth.
  - The evolution of new retail formats and traders.
  - Competitive retail developments and precincts.
- ii. The demands of retailers, as well as consumers, combine to add pressure for additional retail floorspace in existing retail precincts.
- iii. There is a strong need for supermarket facilities within close proximity to the homes of Devonport area residents, with consumers visiting supermarkets two to three times a week on average.
- iv. Over the past decade, there has been an increasing trend towards convenience shopping. This trend has been largely driven by broader social trends that have resulted in consumers becoming more time poor, such as longer working hours and an increase in the number of women in the labour force.
- v. Time pressures are ranked at the top of the list of issues that consumers face when undertaking their regular food and grocery shopping. As a result, there is growing demand for convenience shopping facilities to meet the needs of local residents.
- vi. The proposed development, including a supermarket, supporting shops, and complementary non-retail facilities, along a major road would be highly convenient for local families and passing traffic.

## 6.3. Location

- i. The proposed Devonport site development would enjoy a high-profile which would be very convenient and easily accessible for the local population and passing traffic. The Bass Highway is a major connector Road in the region.
- ii. The proposed development would generate a significant increase in economic activity by providing a supermarket that would anchor the precinct and a small provision of supporting shops. A number of new jobs would also be generated.

## 6.4. Impacts on Existing and Proposed Retailers

- i. The analysis of impacts provided in the previous section of this report shows the projected impacts on other retailers throughout the area from the proposed development would not threaten the viability or continued operation of any centre/precinct.
- ii. The largest impact in dollar terms would be on Devonport City Centre at \$34.7 million or 11.0%. The majority of this impact will be on supermarkets at Devonport Central, however, it is understood that the existing Woolworths and Coles supermarkets trade strongly. Both supermarkets would still trade at above the Australian average should a supermarket open at the Devonport site. Further the main shopping mall along Rooke Street will not be impacted to any great degree given its focus on food catering and apparel. The overall Devonport City centre at over 40,000 sq.m and 210 shops will remain the focus for retailing in the broader Devonport area.
- iii. The impact on Spreyton is also projected to be 15%, or \$3.4 million. Again, this is based on the assumption that Supa IGA at Spreyton currently achieves strong sales and would continue to achieve above average sales should a supermarket be developed at the Devonport site. This store also includes Australia Post and a news agency.
- iv. The only other impact above 10% is assumed to fall on retail facilities at Latrobe. This impact is projected to be 15%, or \$5.4 million, the majority of which would fall on the high trading Supa IGA supermarket.
- v. Smaller percentage impacts are projected on a range of retail precincts including facilities elsewhere within the Devonport area at the East Devonport and Sheffield.
- vi. Overall, the proposed Devonport development would not impact on the viability or continued operation of any existing centre within the Devonport area, despite the significant impacts in percentage terms. The large impacts generally result from supermarkets in the area achieving sales significantly higher than the Australian average. These supermarkets would likely still achieve sales at above average productivity should a supermarket-based shopping centre be developed at the Devonport site.
- vii. Given these projected impact levels, the viability of any centres or precincts would not be threatened. Further, all centres would benefit from population and spending growth in the surrounding region, which will ameliorate impacts over time.
- viii. In addition, the proposed development is assumed to include around 10-15 additional supporting shops. Residents will continue to frequent other centres/shops in the surrounding area for a variety of tenants that are not likely to be provided as part of the proposed development. The projected impacts on these businesses, the majority of which do not compete directly with a supermarket, would therefore be limited.

- ix. In summary, all sales impacts across the identified centres are acceptable considering the high trading nature of existing supermarkets in the area, and when considered in the context of the size, performance and role and function of surrounding centres, would not result in a material reduction of retail service provision. The proposed Devonport development would add to the range of services in the region.

## 6.5. Impacts on Retail Hierarchy

- i. The proposed development will provide additional choice and competition for convenience-based retail within the region.
- ii. The proposed development is not assumed to include a large provision of supporting shops and as such residents will continue to frequent other centres/shops in the surrounding area. Projected impacts on these businesses are likely to be limited, given the supermarket and associated supporting shops would primarily serve a convenience-based role in the retail hierarchy.
- iii. Residents of the region should be provided with a wide range of food and grocery items within proximity to their homes. The proposed Devonport site development would provide a key anchor tenant that would benefit most shopfronts in the immediate areas by increasing the ability of the population to shop locally, while not impacting the future viability of any existing shopping centres.
- iv. In addition, increased competition between supermarkets is beneficial to consumers and will not adversely affect the balance of the centre hierarchy.
- v. The Devonport City Centre is the primary focus for retail facilities in the Devonport area as it contains a number of convenience based and higher order retail facilities including supermarkets, a discount department store and a significant provision of non-food supporting retail floorspace. A supermarket-based development at the Devonport site would not impact the standing of retail facilities in the Devonport City Centre as residents would still need to visit to undertake a non-food based shop i.e. for apparel.

## 6.6. Net Community Benefits

- i. It is the conclusion of this report that a substantial net community benefit would result from the development of the proposed Devonport site. Offsetting the trading impacts on some existing retailers there are very substantial positive impacts including the following:
  - Significant improvement in the range of retail facilities that would be available to residents.
  - The proposed development would improve choice of location and allow for price competition.

- A reduction in the need for local residents to travel further afield for their supermarket and convenience-based shopping needs. The additional customer flows created through retained spending within the Devonport area would positively impact on the existing retail facilities within the local retail precinct.
  - The proposed development would include a limited provision of retail supporting shops. Residents will continue to frequent other centres/shops in the surrounding area, for a broader retail selection. In addition, the proposed retail supporting floorspace will provide greater choice for residents of Devonport and the surrounding suburbs.
  - The creation of additional employment which would result from the project, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. In total, some 738 jobs are likely to be created both directly and indirectly from the proposed development. This includes youth employment opportunities with retail developments generally employing a large number of younger staff.
- ii. It is concluded that the combination of the substantial positive economic impacts serves to more than offset the trading impacts that could be anticipated for a small number of existing and proposed retail stores, particularly supermarkets, in the region. Further, the impacts would not threaten the viability of any retail facilities/centres.



02 8248 0100  
Suite 5, Level 27, 25 Martin Place  
Sydney NSW 2000  
[Locationiq.com.au](http://Locationiq.com.au)



# **Appendix C**

## **Geotechnical Due Diligence**

Our ref: 12553088

14 July 2021

Scott Spanton  
Tipalea Partners Pty Limited

Sent by email to: [scott@tipalea.com.au](mailto:scott@tipalea.com.au)

5 Friend Street, Stony Rise – Geotechnical Due Diligence

Dear Scott,

## 1. Introduction

Tipalea Partners Pty Ltd is undertaking due diligence prior to proceeding with purchase of 5 Friend Street, Stony Rise from Bunnings Pty Ltd. Earthworks on the site were undertaken to prepare the site for construction of a Bunnings Warehouse, however this did not go ahead and the site has remained vacant. Access roads were also constructed at the completion of earth works.

Tipalea are proposing to construct a supermarket on the site.

## 2. Background

Two geotechnical investigations have been completed previously on the site prior to any development:

- Geotechnical Investigations – North West Coast Homemakers Centre, Devonport, Coffey Mining, January 2010.
- Preliminary Geotechnical investigation, Proposed Bunnings Warehouse, Stony Rise Road, Devonport, Tasmania, TM Insight, 30 July 2013.

The Coffey Investigation focussed on the whole Homemaker Centre Site (extending to the north and west of 5 Friend St) and the TM Insight investigation focussed on 5 Friend St Iny. Both reports had similar findings, with the site underlain by Jurassic Dolerite and Dolerite derived clay soils containing dolerite boulders.

The earthworks for the site were designed by Cardno and comprised of a balanced cut to fill arrangement with a total earth works volume of approximately 2,500 m<sup>3</sup>. Earth works were completed by Treloar Transport in late 2015, with geotechnical supervision at key points through the project by GEOTON and materials testing by ADG Laboratories.

The majority of the fill placed in the earthworks was placed at the North of the Site, with depth of fill approaching 5m. In areas of fill, the recommendations in the original geotechnical investigation reports would be considered redundant.

### 3. Earthworks Summary

The specification for the earthworks undertaken on site called for all material to be compacted to a minimum density ratio of 98% of Maximum Dry Density (MDD).

Earthworks were completed between October and December 2015.

GEOTON undertook supervision during the earthworks and ADG laboratories completed material testing. GEOTON prepared a letter summarising the construction and test results which is attached as Appendix A. In summary:

- The frequency for field density testing was determined to be that for a sub division (i.e. Type 1 large scale operation) as listed in the specification with one test per:
  - One test per layer per material per 2500 m<sup>2</sup>
  - One test per 500 m<sup>3</sup>.
  - Or three tests per lot.
- GEOTON verified that the site was stripped of all organic and deleterious materials prior to placement of fill throughout construction.
- Fill was sourced wholly from the site and was generally dolerite derived clayey silt soils.
- 92 Field Density tests were completed, approximately equating to 1 test per 456 m<sup>3</sup> of fill placed, which meets the frequency requirements.
- All field density tests met the minimum 98% of MDD requirement with the results ranging from 98% to 112.1%.
- The moisture varied from -6.0% to +5.3% of Optimum Moisture Content (OMC), with an average of 0.2% dry of OMC.

### 4. Conclusion

The volume of earthworks undertaken on the site and associated depth of fill mean that the previous Geotechnical Investigations are no longer applicable to 5 Friend Street. Based on review of GEOTON's work as executed letter, earthworks have been undertaken in accordance with the specification by Cardno and would be expected to be suitable for construction of supermarket.

A geotechnical site investigation should be undertaken to determine the site classification and allowable bearing capacity for footings for the proposed buildings at the site once purchase of the property has been completed.

Regards



**Clem Cahill**  
Civil Engineer

+61 3 64327942  
clem.cahill@ghd.com

# Appendix D

## Environmental Report

Bunnings Group Limited

# Due Diligence Environmental Site Assessment 5 Friend Street Stony Rise TAS

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1 August 2013  
REF: 13031RPT01.docx

## Document Distribution and Control

### Compass Environmental Pty Ltd

ABN: 29 938 692 270

Suite 6, 5 Rose Street Hawthorn East Victoria 3123

Tel: +61 3 9819 4704 Fax: +61 3 9819 4724

www.compassenviro.com.au

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#### Approval for Issue

Revision	Date	Approved by
0	1 August 2013	Damon Scoffern Principal Environmental Scientist

# Contents

1	INTRODUCTION.....	5
2	SCOPE OF WORK .....	6
3	SITE DESCRIPTION.....	7
3.1	SITE DETAILS.....	7
3.2	SURROUNDING LAND USE .....	7
3.3	COUNCIL PLANNING SCHEME .....	7
3.4	TOPOGRAPHY .....	8
3.5	GEOLOGY.....	9
4	SITE INSPECTION .....	10
5	SITE HISTORY REVIEW .....	11
5.1	REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS.....	11
5.2	EPA DIVISION (TAS) PROPERTY INFORMATION .....	12
5.3	REVIEW OF HISTORICAL CERTIFICATES OF TITLE .....	13
5.4	ENQUIRY TO THE DEVONPORT MARITIME MUSEUM & HISTORICAL SOCIETY INC .....	15
5.5	DRAINAGE PLANS AND TRADE WASTE RECORDS.....	15
5.6	ENQUIRIES TO DEVONPORT CITY COUNCIL .....	15
5.7	SUMMARY OF SITE HISTORY.....	16
6	POTENTIAL FOR SITE CONTAMINATION .....	17
6.1	ON-SITE.....	17
6.2	OFF-SITE.....	17
7	SOIL INVESTIGATION METHODOLOGY.....	18
7.1	FIELDWORK .....	18
7.1.1	Soil Sample Locations .....	18
7.1.2	Soil Sample Methodology .....	18
7.2	LABORATORY ANALYTICAL PROGRAM.....	18
7.2.1	Laboratories.....	18
7.2.2	Soil Analysis .....	19
7.3	FIELD QUALITY CONTROL SAMPLES .....	19
8	SOIL ASSESSMENT CRITERIA.....	20
8.1	WASTE DISPOSAL CRITERIA FOR SOILS.....	20
9	RESULTS OF SOIL INVESTIGATION.....	21
9.1	FIELD OBSERVATIONS.....	21
9.2	SOIL ANALYTICAL RESULTS .....	21
9.3	ANALYTICAL DATA VALIDATION .....	24
10	DISCUSSION OF RESULTS .....	25

10.1	SOILS .....	25
10.2	AESTHETICS.....	25
10.3	BUILDINGS AND STRUCTURES .....	25
10.4	OFF-SITE DISPOSAL REQUIREMENTS .....	25
11	CONCLUSIONS .....	26
12	REFERENCES .....	28
13	LIMITATIONS .....	29

## Figures

Figure 1          Sample Point Locations

## Appendices

Appendix A	Devonport City Council Planning Information
Appendix B	Historical Aerial Photographs
Appendix C	EPA Division (TAS) Property Information Report
Appendix D	Historical Titles
Appendix E	Test Pit Logs
Appendix F	Tabulated Soil Results
Appendix G	Laboratory Reports



# 1 Introduction

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Compass Environmental was engaged by TM Insight on behalf of Bunnings Group Limited to conduct a Due Diligence Environmental Site Assessment at 5 Friend Street, Stony Rise TAS (“the site”).

We understand that Bunnings are considering the possible acquisition of the site for development of a Bunnings retail warehouse. The site comprises an area of approximately 3.264 hectares, and comprises vacant undeveloped and vegetated land.

In general, the Due Environmental Site Assessment had the following objectives:

- ❑ To collate and review relevant background information in relation to the site to develop an understanding of historical activities and their potential to have resulted in contamination.
- ❑ To conduct limited soil sampling to confirm the findings of the site history review. This is consistent with AS4482.1-2005, which recommends a limited sampling program as part of the preliminary assessment to “produce evidence through an investigation to indicate whether a site is potentially contaminated; and to determine whether a detailed site investigation should be conducted” (Australian Standard AS 4482.1- 2005 *Guide to the investigation and sampling of sites with potentially contaminated soil*). This sampling program will provide an indication of the contamination condition of soils at the site.

## 2 Scope of work

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The assessment was carried out in accordance with the general requirements of Australian Standard Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds (AS4482.1-2005) and the National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999). It is noted no consideration of the revised NEPM (2013) has been made.

The following scope of work was implemented:

- Site history review including:
  - Review of historical aerial photographs provided by the Department of Primary Industries, Parks, Water and Environment (DPIPWE), Service Tasmania.
  - Enquiry to the local historical society.
  - Review of relevant site zonings.
  - Review of Historical Titles.
  - Review of EPA Division, Contaminated Sites Unit Property Information Request to assess records of site contamination, environmental complaints, environmental incidents, environmental protection notices (EPNs), environmental permits and licences against properties.
  - Enquiry to the local water authority regarding site drainage plans and any trade waste records.
  - Enquiry to local Council regarding historical plans and records for the site.
  
- Appraisal of site geology and hydrogeology including:
  - Review of geological and topographical maps.
  
- Site inspection including:
  - Detailed site inspection to determine current site condition and to check for any visual evidence of potential contamination.
  - Inspection of apparent condition and use of adjacent properties.
  
- Soil investigation comprising:
  - Soil sampling at twelve test pit locations installed by A.S. James as part of their geotechnical investigation.
  - Laboratory analysis of selected soil samples for a range of potential contaminants identified during the site history review.
  
- Preparation of a report detailing findings of the Due Diligence Environmental Site Assessment.

## 3 Site Description

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### 3.1 Site Details

The property lies on the northern side of Stony Rise Road in Stony Rise Tasmania and comprises an approximate area of 3.264 hectares. The site is situated within the recently developed Devonport Regional Homemaker Centre. The current site layout is shown in **Figure 1**. Site details are presented in **Table 1** below.

**Table 1 Site Details**

Site Address	Property ID	Land Parcel Identifier (LPI) Reference
5 Friend Street, Stony Rise TAS 7310.	3173564	411069

### 3.2 Surrounding Land Use

The use of the land in the vicinity of the site (as of 4 July 2013) is described in **Table 2** below.

**Table 2 Surrounding Land Use**

Direction	Land use
North	Retail. The Devonport Regional Homemaker Centre lies adjacent north. The Bass Highway is located along the northern perimeter of the Homemaker Centre. A BP Service Station & McDonalds food outlet lies northwest
South	Scattered residential properties and car yard are situated adjacent south, along Stony Rise Road.
East	Retail. The Harmony Garden Centre is situated on the adjacent property.
West	Currently vacant. The land adjacent west lies within the Homemaker Centre development.

### 3.3 Council Planning Scheme

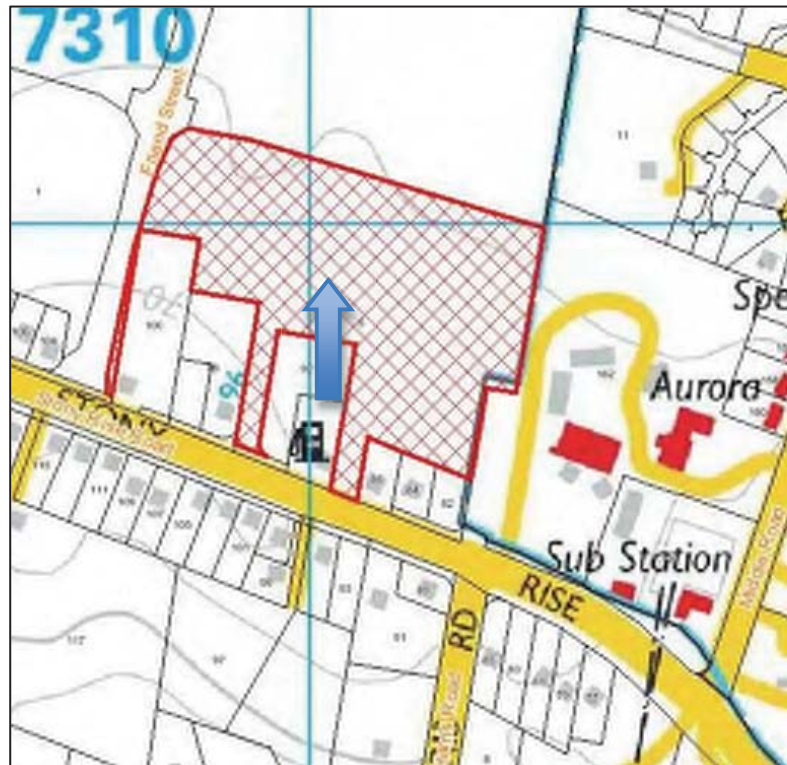
Compass Environmental made an enquiry to the Devonport City Council Planning Department on 24 July 2013. Compass was advised that the site and surrounding area north and west comprised the **Devonport Regional Homemaker Centre Zone** under the Devonport and Environs Planning Scheme 1984 (Section 8.2, p101-107). Compass was advised by the Planning Department that no overlays currently pertain to the site.

An online review of the Land Information System Tasmania website conducted on 23 July 2013 ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) described the subject area as Closed Residential, however Compass was advised by the Devonport City Council Planning Department that the website had not been updated to reflect the Homemaker Centre Zoning of the site.

Copies of the planning information are included in **Appendix A**.

### 3.4 Topography

The site exhibits a gentle slope to the north - northwest, and has a ground elevation of approximately 60 m AHD (refer to topographic image below).



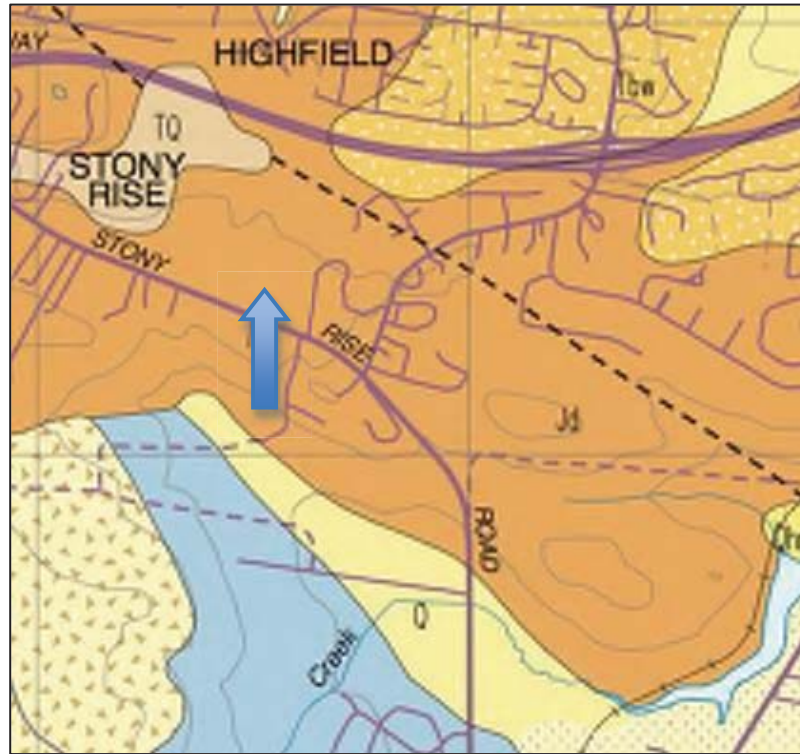
**Figure 3.1:** Regional Topography

(Land Information System Tasmania [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) - accessed 23 July 2013).

Note, all elevations are provided in m AHD.

### 3.5 Geology

The Mineral Resources Tasmania (MRT) Landslide Map Series 1:25,000 Devonport - Geology, indicates the site is underlain by Dolerite and related rocks of the Jurassic Period (Jd).



**Figure 3.2:** Regional Geology

(The Mineral Resources Tasmania (MRT) Landslide Map Series 1:25,000 Devonport - Geology).

The nearest surface water body is Horse Head Creek which is located approximately 500 m south - southeast of the site at its nearest point. Williams Reservoir lies approximately 880 m southwest of the site.

## 4 Site Inspection

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Compass Environmental inspected the site and surrounding area on 4 July 2013. At the time of inspection the site comprised vacant undeveloped land that appeared to have been cut and levelled to produce an even graded surface. The western portion of the site appeared to have been used for former site vehicle access, with crushed dolerite gravels laid over the surface. The majority of the site generally comprised minor fill mixed with disturbed natural soils, while grass and weeds covered the southern and eastern portions of the site surface.

A slight elevation of the land was observed in the south, with a gentle downward slope; flattening out towards the central area of the site. A further gentle easterly slope was observed along the northern perimeter. A small open drainage channel (approximately 30 cm deep) was noted running along the northern boundary of the site.

A steep drop of approximately 5 to 6 m in land elevation was noted between the northern property boundary and adjacent homemaker centre, indicating deep cutting and excavation works to the adjacent site.

No evidence of USTs or associated infrastructure was observed at the site.

Land adjacent to the north comprised the recently developed Devonport Regional Homemaker Centre and included such retailers as Harvey Norman, Rays Outdoors and K & D Warehouse. A recently developed BP outlet comprising service centre and a McDonalds restaurant was located within the homemaker centre precinct; servicing the Bass Highway exit to Devonport (west bound side of highway). An Aurora Energy electrical substation was located to the east along Stony Rise Road, while vacant undeveloped land (included within the homemaker centre development precinct) lay west over Friend Street.

Land adjacent south (along Stony Rise Road) comprised residential properties interspersed with vacant lots. A second hand car yard was located off site (south). This property had formerly comprised a service station and dwelling - the plant operator contracted by A.S. James for the current investigation indicated that he had completed the tank removal works at this property. We were informed the tanks were removed from the south of the property – ie: the farther end of the property to the site.

## 5 Site History Review

Information on the history of the site was obtained from the following sources:

- Review of historical aerial photographs provided by the Department of Primary Industries, Parks, Water and Environment (DPIPWE), Service Tasmania.
- Review of EPA Division, Contaminated Sites Unit Property Information.
- Review of Historical Titles.
- Enquiry to the local historical society.
- Enquiry to the local water authority regarding site drainage plans and any trade waste records.
- Enquiry to local Council regarding historical plans and records for the site.

The findings of the site history review are summarised below.

### 5.1 Review of Historical Aerial Photographs

A total of six historical aerial photographs dated between 1960 and 2009 were viewed. Observations interpreted from the photographs are provided in **Table 3** below. Copies of the aerial photographs are provided in **Appendix B**.

**Table 3 Summary of Historical Aerial Photo Review**

Photograph	Observations
<b>02/1960</b> Run: 6 Film: 344 Photo: 164 Original Scale: 1:15,840	<p><b>Site:</b> The site comprises vacant rural farmland segmented into paddocks. A large line of trees extends north - south, bisecting the western portion of the land. Four small shed like structures are visible in the central south of the property.</p> <p><b>Surrounding area:</b> Residential structures are present at no's 86, 98 &amp; 100 Stony Rise Road. The former service station and adjacent dwelling are visible at no 90 Stony Rise Road, with cars scattered across the western area of the property. Land further west and north is covered by trees. The roadway layout for the adjacent substation site is visible.</p>
<b>10/1969</b> Run: 8 Film: 531 Photo: 56 Original Scale: 1:6,000	<p><b>Site:</b> The western most shed has been removed from the site. Cars lie to the rear of the service station property, within the site land.</p> <p><b>Surrounding area:</b> A residential structure is present at No 84 Stony Rise Road. A second driveway has been added to No100 Stony Rise Road. The development of the substation is visible east. Further residential properties (interspersed with vacant lots) are present south along Stony Rise Road.</p>
<b>02/1982</b> Run: 3 Film: 901 Photo: 73 Original Scale: 1:6,000	<p><b>Site:</b> An oval dirt track is visible on the eastern portion of the site, while a number of tracks are visible on the western portion, extending through adjacent bushland off site (west). A small square structure lies within the south - west corner of the site, at the rear of 100 Stony Rise Road.</p> <p><b>Surrounding area:</b> No significant changes are visible.</p>
<b>02/1995</b> Run: 2	<p><b>Site:</b> A second small structure lies with a paddock to the rear of 100 Stony Rise Road. The cars have been removed from the land within the site (rear of 90 Stony Rise Road).</p>

Film: 1231 Photo: 76 Original Scale: 1:12,500	<b>Surrounding area:</b> Scattered jumps lie north of the site along the tree line (east). No other significant changes are visible.
<b>01/2003</b> Run: 2 Film: 1365 Photo: 264 Original Scale: 1:10,000	<b>Site:</b> A large circular dirt track extends across the site and adjacent land north. A dirt road extends from the track west, running through adjacent off site bushland (west). Scattered areas of disturbed land / bare earth are visible surrounding the track area. Cars are now scattered at the rear of 98 Stony Rise Road, extending within the site boundary. <b>Surrounding area:</b> Continued residential development has occurred along Stony Rise Road.
<b>01/2009</b> Run: 9 Film: 1436 Photo: 18 Original Scale: 1:42,000	<b>Site:</b> No significant changes are visible. <b>Surrounding area:</b> No significant changes are visible.

## 5.2 EPA Division (TAS) Property Information

Compass Environmental made a Property Information search request to the EPA (TAS) Contaminated Sites Unit. Compass was also provided by the client with a previous Property Information report (dated 28 March 2013), which had been conducted on the site and surrounding addresses (92, 96, 98 and 100 Stony Rise Road).

The Contaminated Site Unit of the Environment Protection Authority (EPA) completed a search of the following databases.

- The Contaminated Sites Unit database for records of land and water contamination on the site.
- The Environmentally Relevant Land Use Register (ERLUR) for selected potentially contaminating activities that may have been historically (prior to 1992) undertaken at, or adjacent to, the site.
- The Underground Petroleum Storage System (UPSS) database for records of UPSS (ie: fuel storage infrastructure) on, or adjacent to the site.
- The New Environmental Licensing and Monitoring System (NEPMS) database for permits or notices (Environment Protection (EPN), Site Investigation, Site Remediation or Site Management Notices) that may have been issued in relation to the site.
- The Incidents database for any records of complaints, notifications, etc received in relation to the site.

The EPA search indicated that there was no records directly relating to the site. The following information was noted for the adjacent property (offsite) located at 90 Stony Rise Road:

- An underground petroleum storage system comprising three tanks was removed in October 2010, with residual petroleum hydrocarbons identified in soil and groundwater.
- Approval for disposal of 60m<sup>3</sup> of soil with elevated chromium was issued by the EPA Division on 25 October 2010.



- A Decommissioning Abandoned Storage Systems Form for the property located at 90 Stony Rise Road was provided to the EPA Contaminated Sites Unit in December 2012, stating that decommissioning had occurred in October 2010 and that the subsequent investigation and reporting concluded that the property was not a contaminated site as a result of the UPSS. This submission fulfilled the requirements of the *Environmental Management & Pollution Control (Underground Petroleum Storage Systems) Regulations 2010 - regulation 31(3)*.

Copies of the reports are provided in **Appendix C**.

### 5.3 Review of Historical Certificates of Title

Compass Environmental conducted a historical title search at the Land Titles Office, Hobart on 3 July 2013. The land is described by the following Certificate of Title:

- 5 Friend Street Stony Rise, TAS 7310: Volume 163878 Folio 6.

The property is recently described as Lot 6 on Sealed Plan 163878, however further subdivision (Draft Plan) describes the current site as Lot 15 (SP163878).

A summary of the information provided by the Historical Title Search is presented in **Table 4** below. Copies of the Historical Title information obtained are provided in **Appendix D**.

**Table 4 Review of Historical Titles**

Portion of land containing the site	Certificate of Title	Parent Title	Date	Details
<b>15 Friend Street Stony Rise TAS 7310</b>				
Lot 6 on Sealed Plan 163878 (Plan Lodged: 4 April 2013).	V 163878 F 6	V 161441 F 7	27 October 2009	Transfer Registered to: Launceston Gasworks Pty Ltd.
Lot 7 on Sealed Plan 1611441 (Plan Lodged: 2 March 2011).	V 161441 F 7	V 159930 F 7		
Lot 7 on Sealed Plan 159930 (Plan Lodged: 6 July 2010).	V 159930 F 7	V 20325 F 3 V 196841 F 1 V 120537 F 1 V 153936 F 3 V 239967 F 1		
Lot 3 on Sealed Plan 20325 (Plan Effective: 25 August 1987).	V 20325 F 3	V 4519 F 3	12 November 2003	Transfer Registered to: Simon Leigh Badcock, C. B. Investments Pty Ltd, Monee Pty Ltd, as Tenants in Common.

Portion of land containing the site	Certificate of Title	Parent Title	Date	Details
			15 November 1993	Transfer Registered to: Director of Housing.
	V 4519 F 3	V 4392 F 25	3 August 1988	In the possession of The Crown.
	V 4392 F 25	V 4392 F 25	24 August 1987	Transfer Registered to: Devon Developments.
Town of Devonport 12.96 ha on Plan heron.	V 3511 F 6	V 3280 F 5	29 October 1979	Transfer Registered to: Devon Developments Pty Ltd.
			16 January 1978	Transfer Registered to: Vivian James Cardenza of Devonport, Barman.
Town of Devonport 32 acres 3 roods 36 & 9/10 perches on Plan heron.	V 3280 F 5	V 2167 F 35	9 August 1972	Transfer Registered to: Vivian James Cardenza of Devonport, Barman.
Town of Devonport 31 acres 3 roods 32 & 8/10 perches on Plan heron.	V 2167 F 35	V 716 F 99	13 April 1966	Transfer Registered to: Vivian James Cardenza of Devonport, Barman.
Part of Lot 4579, Parish of Northam, County of Devon.	V 716 F 99	V 434 F 55	21 July 1953	Transfer Registered to: Phillip James Cardenza of Adamstown NSW, Retired Hotel Keeper.
	V 434 F 55	V 356 F 27	13 July 1939	Transfer Registered to: Phillip James Cardenza of Adamstown NSW, Retired Hotel Keeper.
106 acres 3 roods 3 perches, Parish of Northam, County of Devon.	V 356 F 27	V 356 F 27	27 November 1928	Transfer Registered to: Walter Francis Nothrop of Don, Farmer.
106 acres 3 roods 3 perches, & 1 acre 3 roods, Parish of Northam, County of Devon.	V 166 F 145		27 September 1927	Mortgage To: The English Scottish & Australian Bank Ltd.
			13 January 1908	Transfer Registered to: Arthur Caplen Hall of Devonport, Surveyor.

## 5.4 Enquiry to the Devonport Maritime Museum & Historical Society Inc

Compass Environmental made enquiries to the Devonport Maritime Museum & Historical Society Inc on 23 July 2013. Information provided indicated that the site formerly comprised vacant land surrounded by forested areas to the north and west, with no recollection by senior historical staff of structures on the property. One historical society member recalled a former circular dirt track on the property, used by local dirt bike riders. The property was confirmed not to have been used as a gasworks.

## 5.5 Drainage Plans and Trade Waste Records

Compass Environmental made telephone enquires to TAS Water (North West Region) on 23 July 2013 regarding historical property sewage plans (PSPs) and / or Trade Waste Agreements for the site.

Compass was advised that no Trade Waste Agreements or PSPs were available for the site.

Anecdotal information described by TAS Water staff indicated that the site was previously undeveloped and had formerly operated as a rural property / hobby farm. The site had been proposed for subdivision by the Housing Commission during the 1960s & 1970s, but the project was not pursued. The property was confirmed not to have been used as a gasworks.

## 5.6 Enquiries to Devonport City Council

Compass Environmental made telephone enquiries to the Devonport City Council on 23 July 2013 for information regarding historical Building and Planning records for the site. Compass was advised that no records were held for the property.

Reference to the site and surrounds (north) as having comprised vacant rural land with forest / bushland prior to the development of the Devonport Regional Homemaker Centre was made by both the Planning and Building departments.

## 5.7 Summary of Site History

A summary of the site history is presented in **Table 5** below.

**Table 5 Summary of Site History**

Year	Site	Surrounds	Main sources of Information
1900s to 1930s	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site comprises part of large rural estate.</li> <li><input type="checkbox"/> Under proprietorship of Walter Nothrop, farmer (1928).</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Vacant rural / bushland.</li> </ul>	Historical Titles.
1930s to Present	<ul style="list-style-type: none"> <li><input type="checkbox"/> Transfer to Phillip Cardenza of NSW, retired hotelier (1953).</li> <li><input type="checkbox"/> Site appears as vacant farmland (1960s).</li> <li><input type="checkbox"/> Continues through the Cardenza family into the 1970s.</li> <li><input type="checkbox"/> Registered to Devon Developments (1979).</li> <li><input type="checkbox"/> Dirt bike tracks visible through site and surrounding land (1980s - 2000s).</li> <li><input type="checkbox"/> Transfer between the Crown (1988) and the Director of Housing (1993). Periodic usage of southern perimeter land for car storage (1960s - 1990s).</li> <li><input type="checkbox"/> Transfer to Launceston Gasworks Pty Ltd (2009).</li> <li><input type="checkbox"/> Site continues as vacant / undeveloped land, part of the Devonport Regional Homemaker Centre zoned site (2013).</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Gradual rural residential development - residential properties scattered along Stony Rise Road (1960s to 2000s).</li> <li><input type="checkbox"/> Electrical substation developed east (1960s).</li> <li><input type="checkbox"/> Site and surrounding land (north and west) included in proposed Devonport Regional Homemaker Centre Zone (2000s), includes BP Service Centre servicing the Bass Highway (westbound).</li> <li><input type="checkbox"/> Removal of tanks at adjacent site (2010).</li> <li><input type="checkbox"/> Opening of Homemaker Centre (2013).</li> </ul>	Historical Titles. Anecdotal Information from Council, Historical Society, TAS Water. Aerial Photos. Internet Research. Site Inspection.

## 6 Potential for Site Contamination

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### 6.1 On-Site

Based on the site history review and site inspection, the identified main potential sources of contamination at the site are summarised in **Table 6** below.

**Table 6 Summary of Potential On-site Sources of Contamination**

Main Potential Sources	Main Potential Contaminants
Former rural farmland. Possible use of mechanical farm equipment, possible presence of imported fill material.	Organochlorine pesticides, metals, polyaromatic hydrocarbons, petroleum hydrocarbons.

### 6.2 Off-site

Based on the results of the site history review, the surrounding land uses were considered to pose low potential for contamination of the site.

## 7 Soil Investigation Methodology

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The soil sampling program methodology followed the general requirements of the NEPC (1999) and Australian Standard AS4482.1-2005.

### 7.1 Fieldwork

#### 7.1.1 Soil Sample Locations

The soil sampling program involved collection of soil samples from twelve test pit locations installed across the site by A.S. James as part of their geotechnical investigation. Test pits were installed using an 8 tonne backhoe. Samples were collected directly from the backhoe bucket using a clean pair of nitrile gloves.

The sampling locations are shown in **Figure 1**.

#### 7.1.2 Soil Sample Methodology

Soil sampling was conducted on 4 July 2013. Soil samples were collected in a manner minimising the possible loss of volatile contaminants.

All samples were screened in the field for volatile organics using a photoionisation detector (PID). The PID was fitted with a 10.6 eV lamp and was calibrated with isobutylene gas before each day of sampling. A clean pair of nitrile gloves was used to collect samples to prevent cross contamination. Soil samples were placed in sample jars with Teflon seals provided by the laboratory and appropriately prepared. All samples were identified with a unique sample number, which was documented on the sample label and chain of custody form. A test pit log was recorded for each sampling location including a description of materials encountered, olfactory and visual evidence of contamination, PID readings, moisture conditions and sample numbers (refer to **Appendix E**).

All samples were placed in an ice-cooled esky immediately after collection. The samples were transported overnight on ice under chain of custody procedure to the analytical laboratory. All field sampling equipment was decontaminated prior to use at each location to prevent cross contamination. Decontamination of field equipment involved scrubbing in a Decon solution and potable water, and rinse in clean potable water.

Test pit logs are provided in **Appendix E**.

### 7.2 Laboratory Analytical Program

#### 7.2.1 Laboratories

The primary laboratory for the soil analysis program was ALS. The analysis of field split samples was undertaken by Eurofins MGT (formerly MGT Labmark). All laboratories were accredited by the National Association of Testing Authorities (NATA) for the analyses undertaken.

## 7.2.2 Soil Analysis

A total of 27 primary soil samples were selected for analysis. The analytical schedule included a range of potential contaminants associated with possible former uses of the site. The implemented analytical schedule for primary samples included:

- 2 soil samples for EPA screen (IWRG621-2009) (comprising total recoverable hydrocarbons (TRH), monoaromatic hydrocarbons (MAH), polyaromatic hydrocarbons (PAH), organochlorine pesticides (OCP), polychlorinated biphenyls (PCB), fluoride, cyanide, volatile chlorinated hydrocarbons (HVOLs), chlorinated hydrocarbons (CHC), phenols (halogenated and non-halogenated), metals (arsenic, cadmium, chromium VI, cobalt, copper, mercury, molybdenum, lead, nickel, tin, selenium, silver and zinc)).
- 25 samples for metals (antimony, arsenic, boron, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, tin, selenium, silver vanadium and zinc).
- 5 samples for PAH, TPH, MAH, HVOLs, CHCs and OCP.
- 2 samples for chromium VI<sup>+</sup>, sulphate and pH.

Further to the above, select samples were analysed for leachability (TCLP: total chromium, nickel, manganese and arsenic) as per the requirements of Information Bulletin No. 105, *Classification and management of contaminated soil for disposal* (IB105, November 2010 (refer to **section 8.1** below)).

## 7.3 Field Quality Control Samples

The following field quality control samples were analysed for the soil investigation program:

- Two blind duplicate samples were submitted for analysis to the primary laboratory, ALS.
- Two split samples were submitted for analysis to the secondary laboratory, Eurofins MGT.

Field quality control samples are listed in **Table 7** below.

**Table 7 Soil Quality Control Samples**

Duplicate ID	Type	Primary Sample ID	Laboratory	Analytes
TP040713A	Blind duplicate	TP11/0-0.25	MGT	HVOLs, CHCs
TP211/0-0.25	Split	TP11/0-0.25	ALS	HVOLs, CHCs
TP040713B	Blind duplicate	TP3/0.4	MGT	Metals, PAH, TPH, MAH
TP203/0.4	Split	TP3/0.4	ALS	Metals, PAH, TPH, MAH

QA/QC results are discussed in **section 9.3**.

## 8 Soil Assessment Criteria

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Under Section 12A of the Tasmanian State Policies and Projects Act, 1993, the National Environment Protection Measure, 1999 (NEPM 1999) has been adopted as state policy. The NEPM provides human health investigation levels (HILs) and ecological investigation levels (EILs) as the key objectives for the protection of human health and ecosystems. It is noted no consideration of the revised NEMP (2013) has been made. Chemical concentrations above the investigation levels would not automatically trigger remedial action, but indicate that further investigation and evaluation of potential risks will be required.

The criteria relevant to this site assessment based on the proposed commercial/industrial use of the site are:

- NEPM Ecological Investigation levels (EIL) – Interim Urban have been used to assess potential environmental effect to flora and fauna in an urban context.
- NEPM Health Investigation Level F applicable to commercial / industrial premises: includes shops and offices as well as factories and industrial sites.
- Sulphate and pH to assess potential impact on buildings and structures. The Land SEPP states that the contamination must not cause the land to be corrosive to or adversely affect the integrity of structures or building materials. To assess potential impact on this beneficial use, the reported pH and sulphate concentrations were compared against criteria provided in AS2159-2009 (Piling-Design and Installation).
- There are no quantitative criteria for the assessment of aesthetic impacts, however the Land SEPP states that contamination must not cause the land to be offensive to the senses of human beings.

As the NEPM guidelines do not provide criteria for TPH in a readily usable format, the threshold concentrations for sensitive land use provided in the NSW EPA Guidelines of Assessing Service Station Sites have been adopted (NSW EPA, 1994). The relevant assessment criteria are provided in table 1 in **Appendix F**.

### 8.1 Waste Disposal Criteria for Soils

The EPA Division regulates the off-site disposal of contaminated soil in accordance with the *Environmental Management and Pollution Control (Waste Management) Regulations 2000*. Under the regulations, there are four categories to classify soil as described in Information Bulletin No. 105, *Classification and management of contaminated soil for disposal* (IB105, November 2010). The 4 categories used to classify contaminated soil include the following:

- Level 1 – Fill Material
- Level 2 – Low Level Contaminated Soil
- Level 3 – Contaminated Soil and
- Level 4 – Contaminated Soil for Remediation.

Information Bulletin (IB105) provides a list of maximum total concentration and leachable concentration values permitted for waste classification for comparison with soil analytical results and guidance on waste management for contaminated soils. Level 4 soils can not be disposed to landfill and must be remediated to a lower level prior to disposal (or retention).



## 9 Results of Soil Investigation

### 9.1 Field Observations

A layer of fill predominantly comprising a mixture of disturbed natural silty clays, mixed with crushed rock (dolerite fragments) was encountered across the site to depths between 0.2 m and 1.3 m below ground level (bgl). Dark brown silty clays with occasional gravels and dolerite fragments tended towards the southern, southeast and eastern site perimeters. The deepest areas of filling were observed at locations TP3 (1.0 m) and TP2 (1.3 m), towards the central and north-west portions of site, with fill appearing to correspond with levelling of the site.

Inert waste was identified at location TP3, including PVC piping (0.25 m bgl). Decomposing organic matter and a slight anaerobic odour were described at 0.4 m bgl, while burnt tree roots were observed at 0.8 - 1.0 m bgl.

Underlying natural soils comprised orange red and brown mottled silty clays progressing to weathered dolerite rock, with yellow and white mottling increasing with depth.

Soil vapour survey readings were between 0.2 and 7.2 ppm for all samples collected, indicating low potential for volatile contaminants. No fuel or chemical odours were encountered.

### 9.2 Soil Analytical Results

Soil analytical results are presented in table 1 in **Appendix F**. NATA endorsed laboratory reports and chain of custody forms are provided in **Appendix G**.

A summary of the identified exceedences of the adopted soil assessment criteria is presented in **Table 8** below.

**Table 8 Summary of Exceedences of Adopted Criteria**

Analyte	Exceedences of Adopted Criteria in mg/kg				
	NEPM EIL	NEPM HIL F	EPA TAS Level 1	EPA TAS Level 2	EPA TAS Level 3
Arsenic	TP5/0-0.1 (21) TP11/0-0.25 (34) TP11/1.0 (39)	-	TP5/0-0.1 (21) TP11/0-0.25 (34) TP11/1.0 (39)	-	-
Chromium (total)	NC	NC	TP1/0.25 (150) TP1/0.5 (160) TP2/0.2 (160) TP2/1.0 (150) TP3/0.4 (180) (s) TP3/0.8-1.0 (150) TP3/1.1 (110) TP4/0.25 (200) TP4/0.5 (170) TP5/0-0.1 (150) TP5/0.1-0.2 (140) TP5/0.2-0.25 (190) TP5/0.5 (170)	-	-

Analyte	Exceedences of Adopted Criteria in mg/kg				
	NEPM EIL	NEPM HIL F	EPA TAS Level 1	EPA TAS Level 2	EPA TAS Level 3
			TP6/0.4 (110) TP6/1.0 (140) TP7/0-0.2 (140) TP7/0.3 (140) TP8/0.2 (130) TP8/0.5 (130) TP9/0.2 (160) TP9/0.5 (140) TP10/0.15 (130) TP10/1.0 (130) TP11/0-0.25 (150) TP12/0-0.2 (180) TP12/0.5 (190)		
Manganese	TP1/0.5 (520) TP2/1.0 (2,000) TP3/0.4 (680) (s) TP3/0.8-1.0 (890) TP4/0.25 (930) TP5/0-0.1 (890) TP5/0.2-0.25 (630) TP7/0-0.2 (1,200) TP7/0.3 (750) TP8/0.2 (710) TP9/0.2 (900) TP10/0.15 (610) TP11/0-0.25 (640) TP12/0-0.2 (720) TP12/0.5 (780)	-	TP1/0.5 (520) TP2/1.0 (2,000) TP3/0.4 (680) (s) TP3/0.8-1.0 (890) TP4/0.25 (930) TP5/0-0.1 (890) TP5/0.2-0.25 (630) TP7/0-0.2 (1,200) TP7/0.3 (750) TP8/0.2 (710) TP9/0.2 (900) TP10/0.15 (610) TP11/0-0.25 (640) TP12/0-0.2 (720) TP12/0.5 (780)	-	-
Nickel	TP2/0.2 (63) TP5/0.1-0.2 (65)	-	TP2/0.2 (63) TP5/0.1-0.2 (65)	-	-
Vanadium	TP1/0.25 (130) TP1/0.5 (160) TP2/0.2 (150) TP2/1.0 (200) TP3/0.4 (180) (s) TP3/0.8-1.0 (170) TP3/1.1 (140) TP4/0.25 (190) TP4/0.5 (150) TP5/0-0.1 (170) TP5/0.1-0.2 (120) TP5/0.2-0.25 (170)	NC	NC	NC	NC

Analyte	Exceedences of Adopted Criteria in mg/kg				
	NEPM EIL	NEPM HIL F	EPA TAS Level 1	EPA TAS Level 2	EPA TAS Level 3
	TP5/0.5 (160)				
	TP6/0.4 (150)				
	TP6/1.0 (190)				
	TP7/0-0.2 (160)				
	TP7/0.3 (170)				
	TP8/0.2 (140)				
	TP8/0.5 (170)				
	TP9/0.2 (170)				
	TP9/0.5 (160)				
	TP10/0.15 (140)				
	TP10/1.0 (150)				
	TP11/0-0.25 (170)				
	TP12/0-0.2 (140)				
	TP12/0.5 (160)				

Notes: NC = No Criterion  
 \* = Criteria for TPH C10-C36 adopted from NSW EPA 1994  
 (s) = split sample

Soil pH levels were reported between 6.0 and 6.2 standard pH units. Cyanide was reported at <5 mg/kg, fluoride between < 100 mg/kg and 150 mg/kg and sulphate between 39 mg/kg and 75 mg/kg.

### 9.3 Analytical Data Validation

A relative percentage difference (RPD) was calculated for each duplicate and split pair to obtain a quantitative measure of the accuracy of the results obtained. An RPD range of 30% to 50% is generally considered acceptable based on AS4482.1 (2005).

RPD results for the blind duplicate sample showed 90 of 90 RPD values below 50% with an overall completeness of 100%.

RPD results for the split samples showed 81 of 85 RPD values below 50% with an overall completeness of 86.4%.

The RPD results above 50% for the split sample analysis were for the following metals:

- Cadmium (primary <0.2 mg/kg, split 1.0 mg/kg).
- Copper (primary 20.0 mg/kg, split 35.0 mg/kg).
- Nickel (primary 28.0 mg/kg, split 50.0 mg/kg).
- Selenium (primary 5.0 mg/kg, split < 2.0 mg/kg).

The anomalies within the RPD results were considered due to heterogeneity within the fill material. In all of the above instances the reported concentrations were either below the laboratory reporting limits or levels of concern.

A review of the internal laboratory quality control program showed acceptable results.

It was concluded that the sampling and analytical program was acceptable and the QA/QC results were of reliable quality for the purpose of this assessment.

## 10 Discussion of Results

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### 10.1 Soils

The analytical data showed all contaminant concentrations below the criteria adopted for the protection of ecological receptors (NEPM EIL), with the exception of marginally elevated levels of arsenic (up to 39 mg/kg), total chromium (up to 200 mg/kg), manganese (up to 2,000 mg/kg), nickel (up to 65 mg/kg) and vanadium (up to 200 mg/kg) in both fill and underlying natural soils. These concentrations were considered to be representative of naturally occurring concentrations, and were consistent with the normal background ranges detailed in the NEPM.

All reported concentrations were below the criteria adopted for the protection of human health for the proposed commercial use (NEPM HIL F).

### 10.2 Aesthetics

The soil sampling program did not identify soils that were considered to pose a potential aesthetic impact in the context of the proposed development. It is noted that PVC conduit and tree roots were encountered in soils at TP3 in the central north of the site. These wastes should not be retained in areas of exposed soil (ie: garden or landscaped areas).

### 10.3 Buildings and Structures

Based on comparison against NEPM EIL for sulphate and against criteria for concrete piles provided in AS2159-2009 (Piling-Design and Installation), the soils at the site were not considered corrosive to built structures.

### 10.4 Off-Site Disposal Requirements

Any soils designated for off-site disposal must be classified in accordance with the *Environmental Management and Pollution Control (Waste Management) Regulations 2000*. Under the regulations, there are four categories to classify soil as described in Information Bulletin No. 105, *Classification and management of contaminated soil for disposal* (IB105, November 2010).

The analytical results indicated soils classified as EPA Division (TAS) **Level 1 – Fill Material** for offsite disposal purposes. It is noted that marginally elevated levels of arsenic, chromium, manganese and nickel were identified in the range for Level 2 – Low Level Contaminated Soil, however were considered to be associated with naturally occurring levels, rather than representative of contamination. Should soils be removed offsite, consideration should be given to potential impacts on the receiving ecosystems by these elevated metal concentrations.

Further soil sampling may be required to adequately characterise soils for off-site disposal purposes.

## 11 Conclusions

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Compass Environmental has completed an Environmental Site Assessment at 5 Friend Street, Stony Rise TAS. The investigation comprised a site history review and soil sampling at twelve test pit locations across the site. Based on the results of the investigation, Compass Environmental makes the following conclusions:

- ❑ The area historically had a predominantly rural land use, prior to subdivision and redevelopment as the Devonport Regional Homemaker Precinct, of which the site forms a part.
- ❑ A layer of fill predominantly comprising a mixture of disturbed natural silty clays, mixed with crushed rock (dolerite fragments) was encountered across the site to depths between 0.2 m and 1.3 m below ground level (bgl). Dark brown silty clays with occasional gravels and dolerite fragments tended towards the southern, southeast and eastern site perimeters. The deepest areas of filling were observed at locations TP3 (1.0 m) and TP2 (1.3 m), towards the central and northwest portions of site, with fill appearing to correspond with levelling of the site.
- ❑ Underlying natural soils comprised orange red and brown mottled silty clays progressing to weathered dolerite rock, with yellow and white mottling increasing with depth.
- ❑ Soil vapour survey readings were between 0.2 and 7.2 ppm for all samples collected, indicating low potential for volatile contaminants. No fuel or chemical odours were encountered.
- ❑ The analytical data showed all contaminant concentrations below the criteria adopted for the protection of ecological receptors (NEPM EIL), with the exception of marginally elevated levels of arsenic, total chromium, manganese, nickel and vanadium in both fill and underlying natural soils. These concentrations were considered to be representative of naturally occurring concentrations, and were consistent with the normal background ranges detailed in the NEPM.
- ❑ All reported concentrations were below the criteria adopted for the protection of human health for the proposed commercial use (NEPM HIL F)
- ❑ The soil sampling program did not identify soils that were considered to pose a potential aesthetic impact in the context of the proposed development. It is noted that PVC conduit and tree roots were encountered in soils at TP3 in the central north of the site. These wastes should not be retained in areas of exposed soil (ie: garden or landscaped areas).
- ❑ Based on comparison against NEPM EIL for sulphate and against criteria for concrete piles provided in AS2159-2009 (Piling-Design and Installation), the soils at the site were not considered corrosive to built structures.

- The analytical results indicated soils classified as EPA Division (TAS) **Level 1 – Fill Material** for offsite disposal purposes. It is noted that marginally elevated levels of arsenic, total chromium, manganese and nickel were identified in the range for Level 2 – Low Level Contaminated Soil, however were considered to be associated with naturally occurring levels, rather than representative of contamination. Should soils be removed offsite, consideration should be given to potential impacts on the receiving ecosystems by these elevated metal concentrations. Further soil sampling may be required to adequately characterise soils for off-site disposal purposes.

## 12 References

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Environment Protection Authority Division, 2000. *Environmental Management and Pollution Control (Waste Management) Regulations*.

Environment Protection Authority Division 2000. *Information Bulletin No. 105 Classification and management of contaminated soil for disposal*, November 2010.

National Environment Protection Council (NEPC) 1999. *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)*.

NSW Environment Protection Authority (NSW EPA) 1994. *Guidelines for Assessing Service Station Sites*. ISBN 07310 3712 X, EPA 94/119. December.

Standards Australia 2009. *Piling – Design and Installation AS 2159-2009*.

Standards Australia 2005. *Guide to the Sampling and Investigation of Potentially Contaminated Soil, Part 1: Non-Volatile and Semi-Volatile Compounds AS 4482.2*.



## 13 Limitations

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Compass Environmental has conducted this assessment in accordance with the scope of work and for the purpose outlined in this report. The services performed by Compass Environmental have been conducted in a manner consistent with the level of quality and skill generally exercised by the consulting profession.

This report is based on the conditions encountered and data reviewed between 13 March and 1 August 2013. Compass Environmental assumes no responsibility for any changes that may have occurred after this time. The methodologies and sources of information used by Compass Environmental are outlined in the report. Compass Environmental has made no independent verification of this information beyond the agreed scope of work and assumes no responsibility for any inaccuracies or omissions.

This report has been prepared for the use of Bunnings Group Limited and may not contain sufficient information for purposes of other parties or users. Any reliance on this report by a third party shall be at its sole risk.

This report should be read in full and may be not used to support any other objectives than those set out in the report.

## FIGURES



NORTH:

TEST PIT:

SITE BOUNDARY:



SCALE: 1:1000 @ A3

BASE PLAN:

CLIENT:

LOCATION:

DETAIL:

DRAWN BY:

REVIEWED BY:

DRAWING DATE:

FILE REFERENCE:

FIGURE NUMBER:

M.R. ROSE, SURVEYOR  
 BUNNINGS GROUP LTD  
 STONY RISE ROAD,  
 STONY RISE, TASMANIA  
 SAMPLE LOCATIONS  
 AE  
 AD  
 29 JULY 2013  
 13031\_DRW01V01.DWG  
 1



compass environmental

COMPASS ENVIRONMENTAL PTY LTD  
 SUITE 6, 5 ROSE STREET HAYTHORN EAST VICTORIA 3123  
 PH: 081 939 700 FAX: 081 4725 8161 EMAIL: info@compassenv.com.au  
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# APPENDIX A

## Devonport City Council Planning Information

Table of Uses

Use Class	Status	Conditions/Restrictions
Discount Department Store <sup>clxxxix</sup>	X	
Market Place	P	
Passive Recreation	P	
Public Park	P	
Utility Services (minor)	A	
All other uses not listed	X	

## 8.20 Devonport Regional Homemaker Centre Zone

8.20.1 This Clause applies to the land shown as the Devonport Regional Homemaker Centre Zone on the plans.

### 8.20.2 Objectives

- (i) To provide for integrated bulky goods showrooms and trade supplies including associated food and drink outlets, car parking, signage and landscaping to enhance the development.
- (ii) To ensure that development enhances the role of Devonport as the retail and services regional centre for north-western Tasmania.
- (iii) To ensure that development provides economic benefits including competition, employment and provision of retail goods and services not available in other centres.
- (iv) To ensure that development contributes positively to the character and appearance of the area through the design of buildings, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings, outdoor advertising structures and landscaping.

### 8.20.3. Use of Land

#### (i) Intent

The Devonport Regional Homemaker Centre Zone is to be the principal location in Devonport for showrooms that primarily sell household items that require large display areas.

<sup>clxxxix</sup> Amendment AM 2009/03 – 30 March 2010

(ii) Use of Land

An application for a permit for use or development in this zone shall be determined in accordance with the following Table of Use Classes

Table of Use Classes -- Devonport Regional Homemaker Centre Zone

Use Class	Status	Conditions/Restrictions
Car, Boat, Caravan and Machinery Salesyard	A	
Garden Centre	A	
Market Place	A	
Restaurant	A	See clause 8.20.3 (iii) below
Service Station	P	May operate 24 hours a day
Showroom <sup>AM05/11</sup>	P	<p>Each showroom must not be less than 500 square metres floor area.</p> <p>The goods that can be displayed and sold in any of the showrooms must largely comprise:</p> <p>Furniture and floor coverings</p> <p>Electrical appliances, including whitegoods and computer equipment</p> <p>Home entertainment equipment</p> <p>Manchester, curtains and blinds</p> <p>Camping and outdoor recreation equipment</p> <p>Office supplies</p> <p>Building, construction hardware goods.</p> <p>Garden and landscaping materials.</p> <p>Auto accessories</p> <p>Pet supplies and ancillary services</p> <p>Any combination of these goods, provided that the sale or hire of clothing or footwear is not a predominant activity</p>

Take Away Food Shop	P	See clause 8.20.3 (iii) below
Any other Use Class	X	

- Note: P Permitted – with or without conditions.  
 A Discretionary – may be refused or permitted with conditions.  
 X Prohibited.

(iii) Not more than 5 Take Away Food Shops and 2 Restaurants will be approved in the zone, whether as a single use, a component of a multiple use or as an ancillary use to a principal use. A Restaurant must predominantly serve the needs of shoppers and employees in the zone.

(iv)<sup>AM 03/11</sup> Floor area

- (a) The total floor area of all tenancies within the zone must not exceed 46,150m<sup>2</sup>.  
 (b) The total floor area allocated to tenancies must be not less than the following proportions of the total floor area in the zone:-

Tenancies larger than 3000m <sup>2</sup> per tenancy	35%
Tenancies larger than 1000m <sup>2</sup> per tenancy but less than 3000m <sup>2</sup>	35%

**8.20.4<sup>AM 03/11</sup> Homemaker Service Industrial Zone**

8.20.4.1 This Clause applies to the land shown as Homemaker Service Industrial Zone on the plans.

8.20.4.2 Objectives

- (i) The zone is intended primarily to accommodate uses which support the operation of the Devonport Regional Homemaker Centre Zone by providing opportunity for allied service industry, warehousing and support office and sales, product distribution and such uses on a small scale.  
 (ii) Uses within the zone are intended to operate so as not to create any appreciable noise, smoke, smell, dust or other nuisance or generate high traffic volumes.

<sup>AM05/11</sup> Amendment AM 2011/05 – 5<sup>th</sup> September 2011

<sup>AM03/11</sup> Amendment AM 2011/03 - 5<sup>th</sup> October 2011

- (iii) To ensure that development contributes positively to the character and appearance of the area through the design of buildings, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings, outdoor advertising structures and landscaping.

#### 8.20.4.3 Use of Land

- (i) An application for a permit for use or development in this precinct shall be determined in accordance with the following Table of Use Classes.

Use Class	Status
Car, Boat, Caravan and Machinery Salesyard	A
Commercial Premises	A
Garden Centre	A
Private Recreation	A
Car Park	P
Industrial - service	P
Store	P
Warehouse	P
Any Other Class	X

- Note: P Permitted – with or without conditions.  
A Discretionary – may be refused or permitted with conditions.  
X Prohibited.

#### 8.20.5<sup>AM 03/11</sup> Development of Land

This Clause applies to the use and development of land within the Devonport Regional Homemaker Centre Zone and the Homemaker Service Industrial Zone.

- (i) Height

The maximum building height is 12 metres.

- (ii)<sup>AM 03/11</sup> Front Setback

All buildings and parking spaces must be setback at least 20 metres from the Bass Highway boundary and at least 15 metres from the widened alignment of Stony Rose Road. The setback area may include an access road and approved signage but must be landscaped in accordance with a landscape plan approved by Council.



(iii) Side and Rear Setbacks

All building must be setback at least 10 metres from the side and rear boundaries of the overall development site. The setback area on all boundaries may include an access road but must be predominantly landscaped in accordance with a landscape plan approved by Council.

- (iv) Buildings may vary from the standards set out in this Clause pursuant to (s.57 *Land Use Planning and Approvals Act 1993*) in respect of heights and setbacks where the applicant demonstrates that the variance in the building height or setback is necessary to accommodate a use or development allowable under this Clause and will not have a detrimental impact on the character and amenity of the area.

8.20.6 Development requirements

- (i) Any development proposal is to demonstrate that it is fully integrated in terms of building siting, mass and bulk, building design, colours and external, materials and finishes, access, circulation and car parking, advertising and landscaping. Corporate colours and signage will generally be supported provided that they are consistent with the overall design themes for the zone and positively contribute to the appearance and amenity of the zone.
- (ii) Development is to demonstrate that it achieves a high quality of architectural and urban design and creates a place that is attractive, convenient and safe for people working and visiting the development.
- (iii) Proposals are to demonstrate that they include measures to contribute to sustainable development, including recycling of water and materials, protection of biodiversity, natural lighting, transportation and energy use.
- (iv) All landscaping and planting must be installed and maintained to the satisfaction of Council. Beyond the approved footprint of buildings, parking areas, storage yards and access roads, vegetation must be managed to optimise protection of threatened species, weed control and fire protection.

8.20.7 Access roads and car parking

- (i) Not more than one access way comprising a left turn in shall be provided into the zone from the Bass Highway. No vehicles shall exit the zone directly to the Bass Highway or to Gatenby Drive.
- (ii) All vehicles must exit the site to Stony Rise Road.

- (iii) Parking must be provided in accordance with the Table to Clause 7.3 except for Showroom where parking must be provided at a rate of 2.2 spaces for each 100m<sup>2</sup> of floor area. The provision of car parking may be staged in accordance with a staging plan approved by Council. Council may approve or require the number of spaces in the zone as a whole to be less than the total derived from the standards in the Table to Clause 7.3 and this clause, where it is satisfied that parking demand will be substituted by appropriate public transport services.
- (iv) All internal access ways including parking areas, loading and unloading areas and driveways must be designed and constructed to a sufficient standard to cater effectively for the volumes and types of traffic that will be generated by the use
- (v) A safe and functional pedestrian network shall be provided from vehicle parking areas to the entry to buildings. Pedestrian and cycle access from the adjacent residential areas into the site shall be provided separately from vehicle access and shall be safe, convenient and capable of being used in all weather.

#### 8.20.8<sup>AM 03/11</sup> Advertising signage

- (i) Notwithstanding the provisions of clause 7.5, advertising signage within the zone may comprise:
  - a) Not more than three advertising pylons or panels on the proponent's land alongside the Bass Highway reservation, each being no higher than 10 metres.
  - b) Not more than one advertising pylon, located on private land, at the Stony Rise Road frontage, each being no higher than 10 metres.
  - c) Not more than one sign no greater than 15 square metres for each tenancy and located on the parapet of the roofline and generally above the display windows.
- (ii) Signage on the display windows shall be no greater than 50 percent of the display windows of each tenancy.
- (iii) Advertising panels can be illuminated but shall not include flashing, moving, rotating or reflecting elements.

#### 8.20.9 Services

- (i) All power and telephone mains must be located underground to the satisfaction of Council.

- (ii) All water and sewerage services and arrangements for the relocation of existing pipes across the land must be to the satisfaction of the North Western Region Corporation.
- (iii) Security lighting and other lighting to illuminate the exterior of the development shall be designed and located in accordance with Australian Standard for Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997),
- (iv) Arrangements to the satisfaction of Council shall be made for the retention of stormwater drainage on the land, its re-use for irrigation of landscaping and dispersal to the stormwater drainage system.

#### 8.20.10 Amenity of the area

A use must not adversely affect the amenity of the neighbourhood through the:

- (i) Transport of materials, goods or commodities to or from the land.
- (ii) Appearance of any stored goods or materials.
- (iii) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water products, grit or oil.

#### 8.20.11 Subdivision and Access

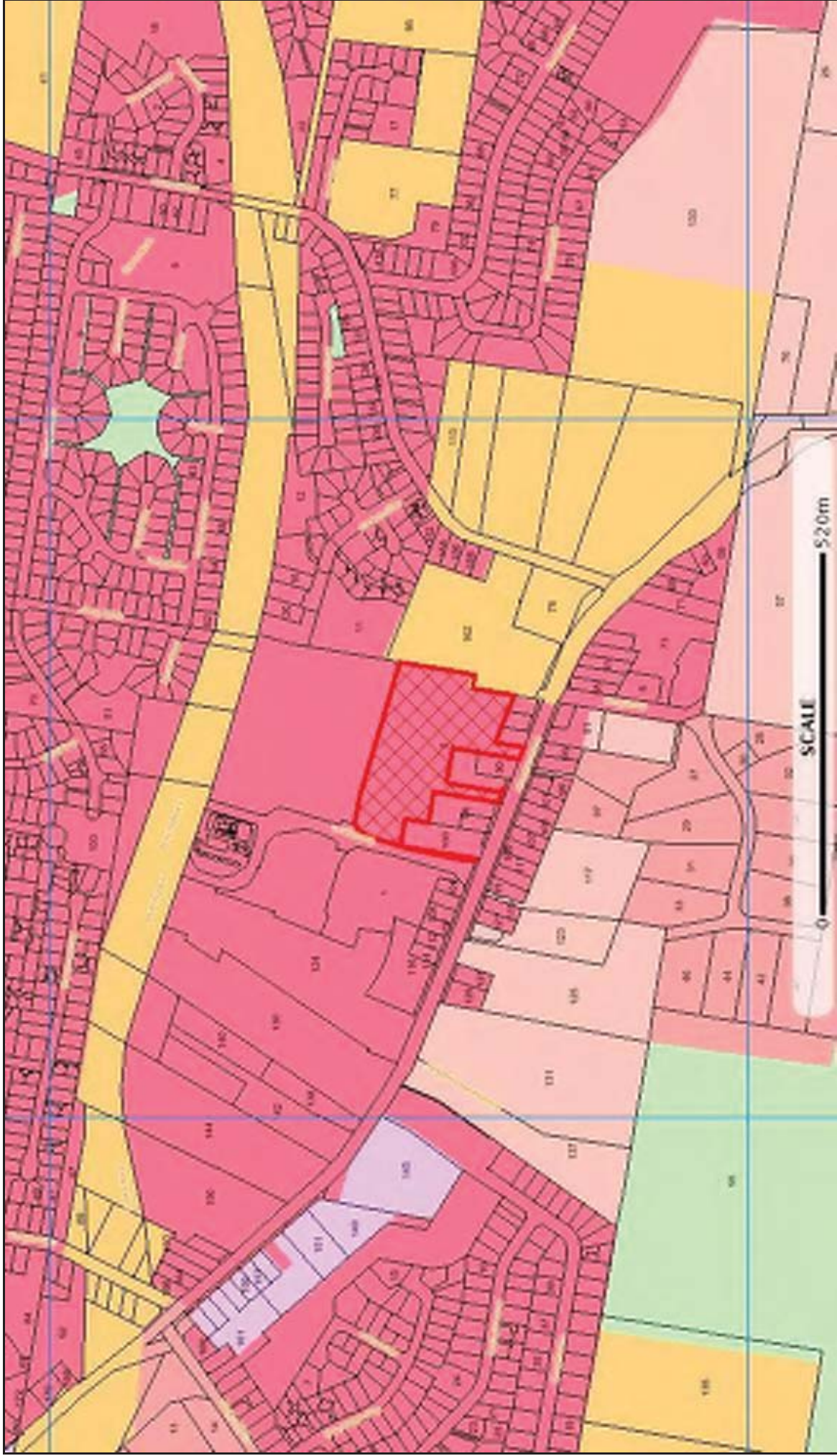
- (i) There is no minimum area or dimensions of lots.
- (ii) In considering applications to subdivide land, the Council must ensure that:
  - a) All lots have access to a road, but not the Bass Highway.
  - b) All lots are capable of accommodating the uses and development for which the land is zoned.
  - c) Satisfactory arrangements are made for the provision of utility services including water, sewerage, drainage and electricity.
  - d) The orderly development of the zone.
  - e) The provisions of Schedule 9 Stony Rise Strategic Road Network Plan are complied with.

Generated at: 18:36 on 23-July-2013 EST

User: Public

Charge Details:

(445601,5440063)



(443521,5488870)



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	<b>Concept Special Areas</b>		<b>Special Food Processing Buffer Zone (Development)</b>		<b>Light Industrial (Development)</b>
	<b>Specified Openness (Development)</b>		<b>Special Residential (Development)</b>		<b>High Density Residential (Development)</b>
	<b>Potential Landfill Area (Development)</b>		<b>Rural Residential (Development)</b>		<b>General Industrial (Development)</b>
	<b>Possible Future Road (Development)</b>		<b>Rural (Development)</b>		<b>Commercial Business (Development)</b>
	<b>Port Authority Area (Development)</b>		<b>Reserved Residential (Development)</b>		<b>Coastal Residential (Development)</b>
	<b>Noise Exposure Concept (Development)</b>		<b>Recreation Special (Development)</b>		<b>Civic and Cultural (Development)</b>
	<b>Heritage Places (Development)</b>		<b>Public Purpose (Development)</b>		<b>Cadastral Parcels</b>
	<b>Central Business District (Development)</b>		<b>Public Open Space (Development)</b>		
	<b>Car Parking Exemption (Development)</b>		<b>Proposed Public Open Space (Development)</b>		
	<b>Concept Planning Zones</b>		<b>Private Open Space (Development)</b>		
	<b>Village (Development)</b>		<b>Offices (Development)</b>		
	<b>Transport and Warehouse (Development)</b>		<b>Offensive Industrial (Development)</b>		
	<b>Special Industrial (Development)</b>		<b>Waste Woods (Development)</b>		
	<b>Special Food Processing Zone (Development)</b> (ccct)		<b>Low Density Residential (Development)</b>		
			<b>Local Business (Development)</b> (ccct)		

## APPENDIX B

### Historical Aerial Photographs

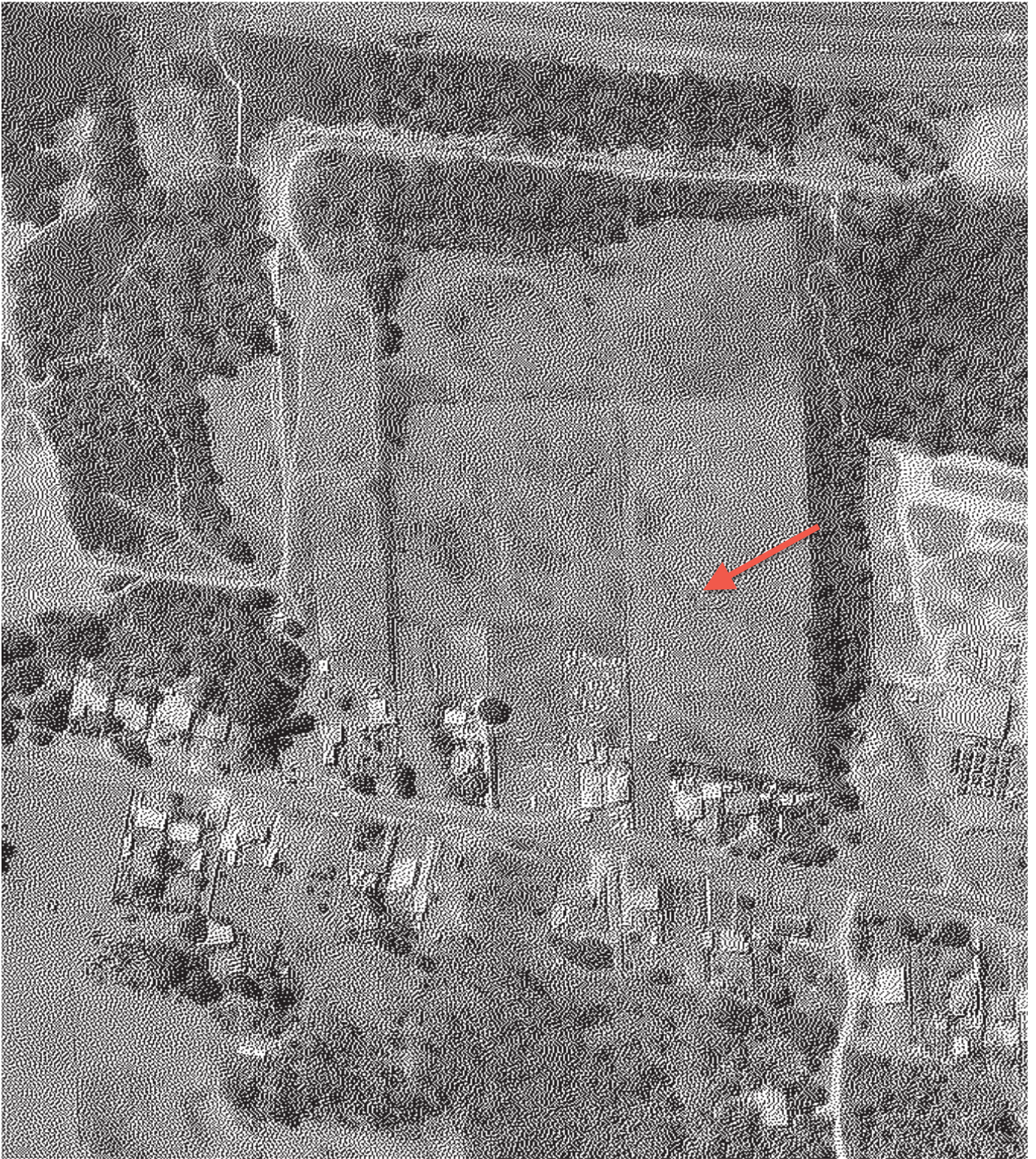


**Aerial Photograph:** February 1960

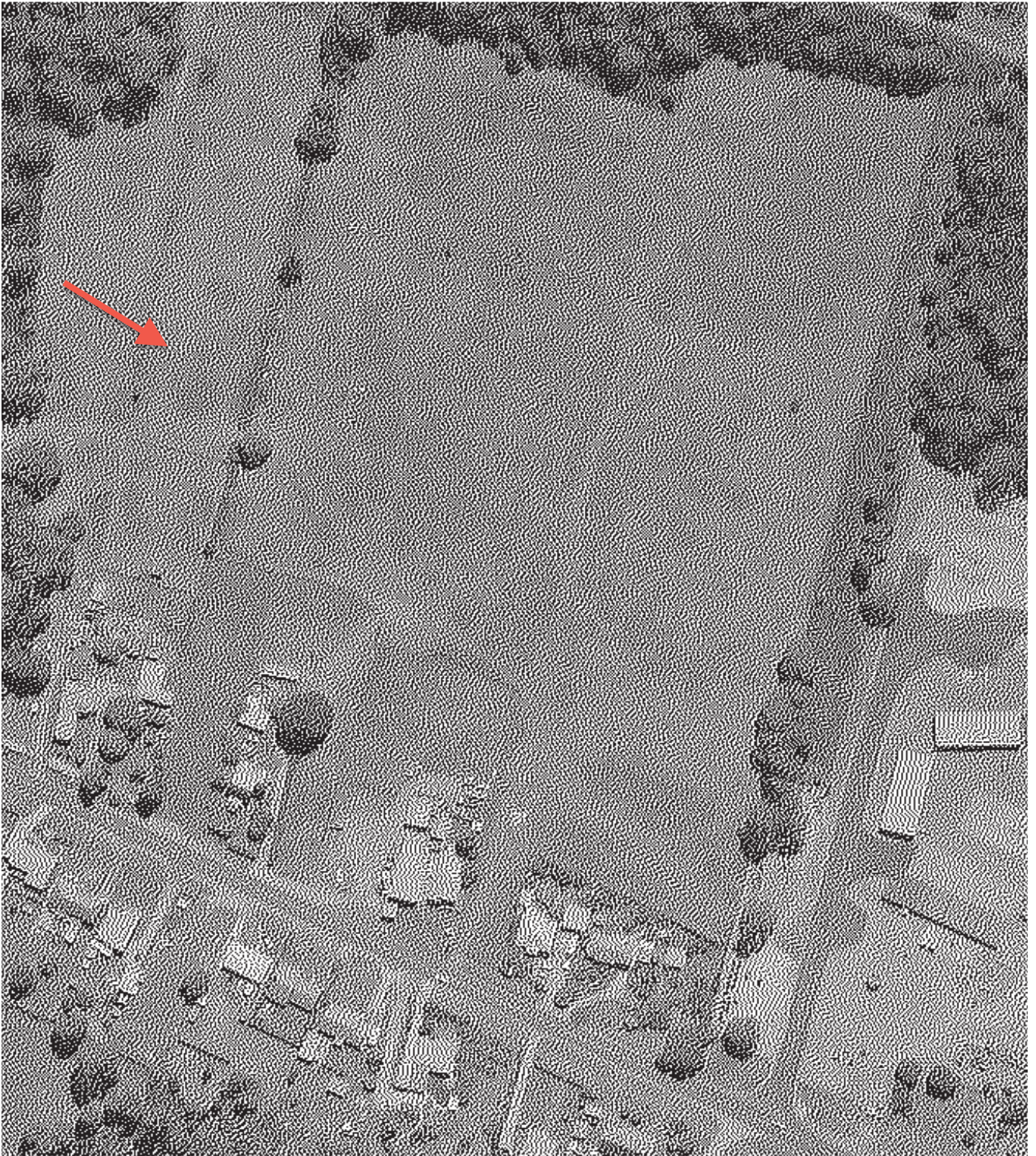


**Aerial Photograph:** October 1969





**Aerial Photograph:** February 1982



**Aerial Photograph:** February 1995



Aerial Photograph: January 2003



**Aerial Photograph:** January 2009

APPENDIX C  
EPA Division (TAS) Property Information Report

Level 7, 134 Macquarie Street, Hobart TAS  
GPO Box 1550, Hobart, TAS 7001 Australia



Enquiries: Contaminated Sites Unit  
Ph: (03) 6233 6209 Fax: (03) 6233 3800  
Email: [contaminatedsites@environment.tas.gov.au](mailto:contaminatedsites@environment.tas.gov.au)  
Web: [www.epa.tas.gov.au](http://www.epa.tas.gov.au)  
Our Ref: (EN-EM-AV-100706\_33 : H179864)lm

1 August 2013

Ms Ally Dosser  
Compass Environmental  
Suite 6/5 Rose Street  
HAWTHORN EAST VIC 3123

Email: [ally@compassenviro.com.au](mailto:ally@compassenviro.com.au)

Dear Ms Dosser

**Property Information Request  
5 Friend Street, Stony Rise (CT 163878/6)**

On 22 July 2013, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the site'). A search of relevant databases and records has been undertaken.

No records relating directly to the site were found during the search. As you noted in your request, underground petroleum storage tanks were located adjacent to the site at 90 Stony Rise Road. A Decommissioning Abandoned Storage Systems Form for the above site was provided to this Division in September 2012, stating that decommissioning had occurred in October 2010 and the subsequent investigation and reporting concluded that the site was not a contaminated site as a result of the UPSS. The submission of the form fulfils the requirements of regulation 31(3) of the *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*.

Please note that the EPA Division does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the site and adjacent properties be investigated in order to determine the likelihood of potential on-site contamination. If the potential for on-site contamination is considered likely then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council as varied 11 April 2013.

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

If dangerous goods may have been stored on the site, Workplace Standards Tasmania (1300 366 322) may hold records of requested licences for the sites. As the storage of dangerous goods is regarded as an environmentally relevant activity, you may wish to contact them for further information.

Under the *Right to Information Act 2009* (RTI Act) you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

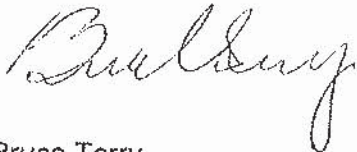
If you are purchasing a property, you should consider Part 5A of the EMPCA which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be potentially contaminated, there are certain requirements that you must meet (e.g. notification of a potentially contaminated site to the Director, EPA or Council, as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage which may arise from reliance upon this letter, and any person relying on the letter does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$77.00. An invoice is enclosed. Please make your cheque payable to the Department of Primary Industries, Parks, Water and Environment.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at [www.epa.tas.gov.au](http://www.epa.tas.gov.au) and click on 'Regulation and Assessment' to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bruce Terry', written in a cursive style.

Bruce Terry  
**A/SECTION HEAD – WASTE MANAGEMENT**

Attachment: Invoice

Level 7, 134 Macquarie Street, Hobart TAS  
GPO Box 1550, Hobart, TAS 7001 Australia



ENVIRONMENT PROTECTION AUTHORITY

Enquiries: Contaminated Sites Unit  
Ph: (03) 6233 6209 Fax: (03) 6233 3800  
Email: [contaminatedsites@environment.tas.gov.au](mailto:contaminatedsites@environment.tas.gov.au)  
Web: [www.epa.tas.gov.au](http://www.epa.tas.gov.au)  
Our Ref: EN-EM-AV-100706\_33; H141796; (Letter - stony rise PIR march 2013) sma

28 March 2013

Ms Rachel Patmore  
M&K Dobson Mitchell Allport  
Lawyers  
GPO Box 20  
HOBART TAS 7001

Faosimile: 03 6210 0099

Dear Ms Patmore

**Property Information Requests  
92, 96-98 and 100-102 Stony Rise Road; and  
5 Friand Street, Devonport.**

**(Certificate of Titles: 29582/1, 61873/1, 61873/3, 153665/1, 163879/6)**

92 96 98 100

On 22 March 2013, the Contaminated Sites Unit received your four Property Information Requests relating to the land referred to above ('the sites'). A search of relevant databases and records has been undertaken.

No records relating directly to the site were found during the search.

Please note, the sites and some surrounding land are owned by Launceston Gasworks Pty Ltd - records indicate that one of these land parcels, 90 Stony Rise Road, had an underground petroleum storage system, comprising of three tanks, removed in October 2010; the assessment identified there was residual petroleum hydrocarbons in soil and groundwater. Furthermore, on 25 October 2010 the EPA Division approved the disposal of 60m<sup>3</sup> soil with elevated chromium from 90 Stony Rise Road.

Please note that the EPA Division does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the site and adjacent properties be investigated in order to determine the likelihood of potential on-site contamination. If the potential for on-site contamination is considered likely then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council or as varied.

As local councils are able to issue Environmental Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Please note that if dangerous goods may have been stored on the site, Workplace Standards Tasmania (1300 366 322) may have issued the dangerous goods licences and hold records of requested licences for the site. As the storage of dangerous goods is regarded as an environmentally relevant activity, you may wish to contact them for further information.

Under the *Right to Information Act 2009* (RTI Act) you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further



information on how the RTI process works and how to request information under the RTI Act, please visit the Department of Primary Industries, Parks, Water and Environment website.

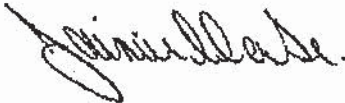
If you are purchasing a property, you should consider Part 5A of the EMPCA which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or may be potentially contaminated, there are certain requirements that you must meet (e.g. notification of a potentially contaminated site to the Director, EPA or Council, as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage which may arise from reliance upon this letter, and any person relying on the letter does so at their own risk absolutely.

As you are aware, each property search incurs a charge of \$77.00, an invoice for \$308.00 will be forwarded to you in due course. Following receipt of the invoice, please make your cheque payable to the Department of Primary Industries, Parks, Water and Environment.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at [www.epa.tas.gov.au](http://www.epa.tas.gov.au) and click on 'Regulation and Assessment' to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Jaimie Clarke  
SECTION HEAD - WASTE MANAGEMENT

## APPENDIX D

### Historical Titles

**Property ID:** 3173564    **Municipality:** DEVONPORT

**Property Address:** 5 FRIEND ST  
STONY RISE TAS 7310

**Rate Payers:** LAUNCESTON GASWORKS PTY LTD  
**Postal Address:** 13 NASH ST  
GLEN IRIS VIC 3146

**Title Owners:** 163878/6 : LAUNCESTON GASWORKS PTY LTD

**Improvements:**  
**Construction Year of Main Building:**  
**Land Area:** 3.401 hectares  
**Building Size:**

**Bedrooms:**  
**Roof Material:**  
**Wall Material:**  
**LPI References:** 411069

**Last Sales**

**Contract Date      Sale Price**

**Last Valuations**

<b>Inspection Date</b>	<b>Levels At</b>	<b>Land</b>	<b>Capital</b>	<b>A.A.V.</b>	<b>Reason</b>
15/06/2012	01/10/2008	\$525,000	\$525,000	\$21,000	Sale from 3092668

This data is derived from the Valuation List prepared by the Valuer General under the provisions of the Valuation of Land Act 2001. These values relate to the level of values prevailing at the dates of valuation shown.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

No information obtained from the LIST may be used for direct marketing purposes

SEARCH DATE: 02/07/2013 SEARCH TIME: 03:16 PM

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SEARCH OF TORRENS TITLE

VOLUME 163878	FOLIO 6
EDITION 1	DATE OF ISSUE 04-May-2012

SEARCH DATE : 02-Jul-2013

SEARCH TIME : 03.32 PM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 6 on Sealed Plan 163878  
 Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew  
 Murray Milligan & Part of Lot 39748 (4208m2) Gtd. to Director  
 of Housing  
 Prior CT 161441/7

SCHEDULE 1

C933967 TRANSFER to LAUNCESTON GASWORKS PTY LTD Registered  
 27-Oct-2009 at 12.02 PM

SCHEDULE 2

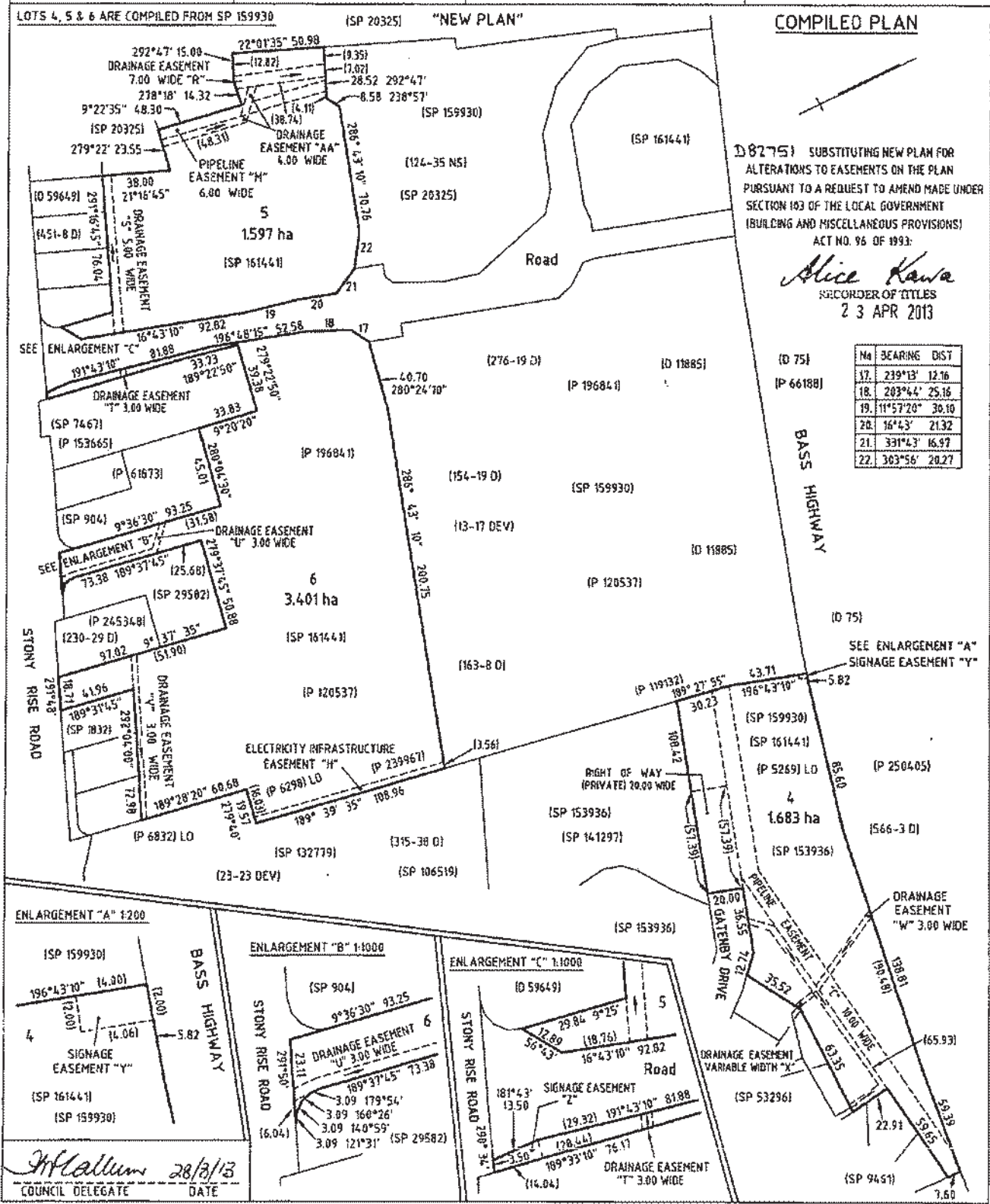
Reservations and conditions in the Crown Grant if any  
 SP163878 EASEMENTS in Schedule of Easements  
 SP163878 FENCING PROVISION in Schedule of Easements  
 SP159930 & SP161441 FENCING PROVISION in Schedule of Easements  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements  
 pursuant to Request to Amend No. D82751 made under  
 Section 103 of the Local Government (Building and  
 Miscellaneous Provisions) Act 1993. Search Sealed  
 Plan No. 163878 Lodged by MICHAEL ROSE on  
 04-Apr-2013 BP: D82751

D50250 ADHESION ORDER under Section 110 of the Local  
 Government (Building and Miscellaneous Provisions)  
 Act 1993 Lodged by DOUGLAS & COLLINS on 20-Jun-2013  
 BP: D50250

OWNERS: LAUNCESTON GASWORKS PTY. LTD. FOLIO REFERENCE: FR 161441 - 7	<b>PLAN OF SURVEY</b> BY SURVEYOR M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250	Registered Number <b>SP 163878</b>
GRANTEE: PART OF LOT 4579 (107a-2r-0p) GRANTED TO ANDREW MURRAY MILLIGAN, PART OF LOT 278 GRANTED TO JOCELYN THOMAS, PART OF LOT 39748 (4200m2) GRANTED TO DIRECTOR OF HOUSING	LOCATION <b>CITY OF DEVONPORT</b>	APPROVED EFFECTIVE FROM - 4 MAY 2012 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No: 108 (4443 - 12)	LAST UPI No: 4611069	LAST PLAN: SP 161441
SCALE 1: 2000		LENGTHS IN METRES
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government ( Building & Miscellaneous Provisions ) Act 1993)

Registered Number  
**SP 163878**

The subdivision shown in this plan is approved

In witness whereof the common seal of  
has been affixed, pursuant to a resolution of the Council of the said municipality  
passed the 2nd day of March 2012, in the presence of ~~us~~

Member 

Member 

Council Delegate 

Council Reference PA2009.0177

NOMINATIONS

For the purpose of section 88 of the Local Government ( Building & Miscellaneous Provisions ) Act 1993  
the owner has nominated

DOUGLAS & COLLINS ..... Solicitor to act for the owner

MICK ROSE - AUTHORISED SURVEYOR Surveyor to act for the owner

OFFICE EXAMINATION: Indexed .....

Computed 19.....

Examined 19. 2/5/11 \* 

SEARCH OF TORRENS TITLE

VOLUME 161441	FOLIO 7
EDITION 2	DATE OF ISSUE 04-May-2012

SEARCH DATE : 03-Jul-2013

SEARCH TIME : 01.02 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 7 on Sealed Plan 161441

Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan, Part of Lot 278 Gtd. to Jocelyn Thomas & Part of Lot 39748 (4208m2) Gtd. to Director of Housing  
Prior CT 159930/7

SCHEDULE 1

C933967 TRANSFER to LAUNCESTON GASWORKS PTY LTD Registered  
27-Oct-2009 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP161441 EASEMENTS in Schedule of Easements  
 SP161441 FENCING PROVISION in Schedule of Easements  
 SP159930 FENCING PROVISION in Schedule of Easements  
 C976031 This Folio is affected as to amended easements pursuant to Request to Amend No C976031 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993 by deleting Pipeline Easements 'A' & 'B' and amending Right of Way (Private) 20.00 wide Registered 06-Mar-2012 at noon Entry cancelled 06-Mar-2012 at noon  
 D48682 This Folio is affected as to amended plan pursuant to Request to Amend No D48682 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993 by replacing SP159930 & SP161441 with amended plans Registered 04-May-2012 at noon Entry cancelled 04-May-2012 at noon  
 D5930 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-May-2012 at noon

NOTATIONS

First edition issued 22-Mar-2011.

Title cancelled 04-May-2012.

New titles issued 163878/4, 163878/5 and 163878/6.

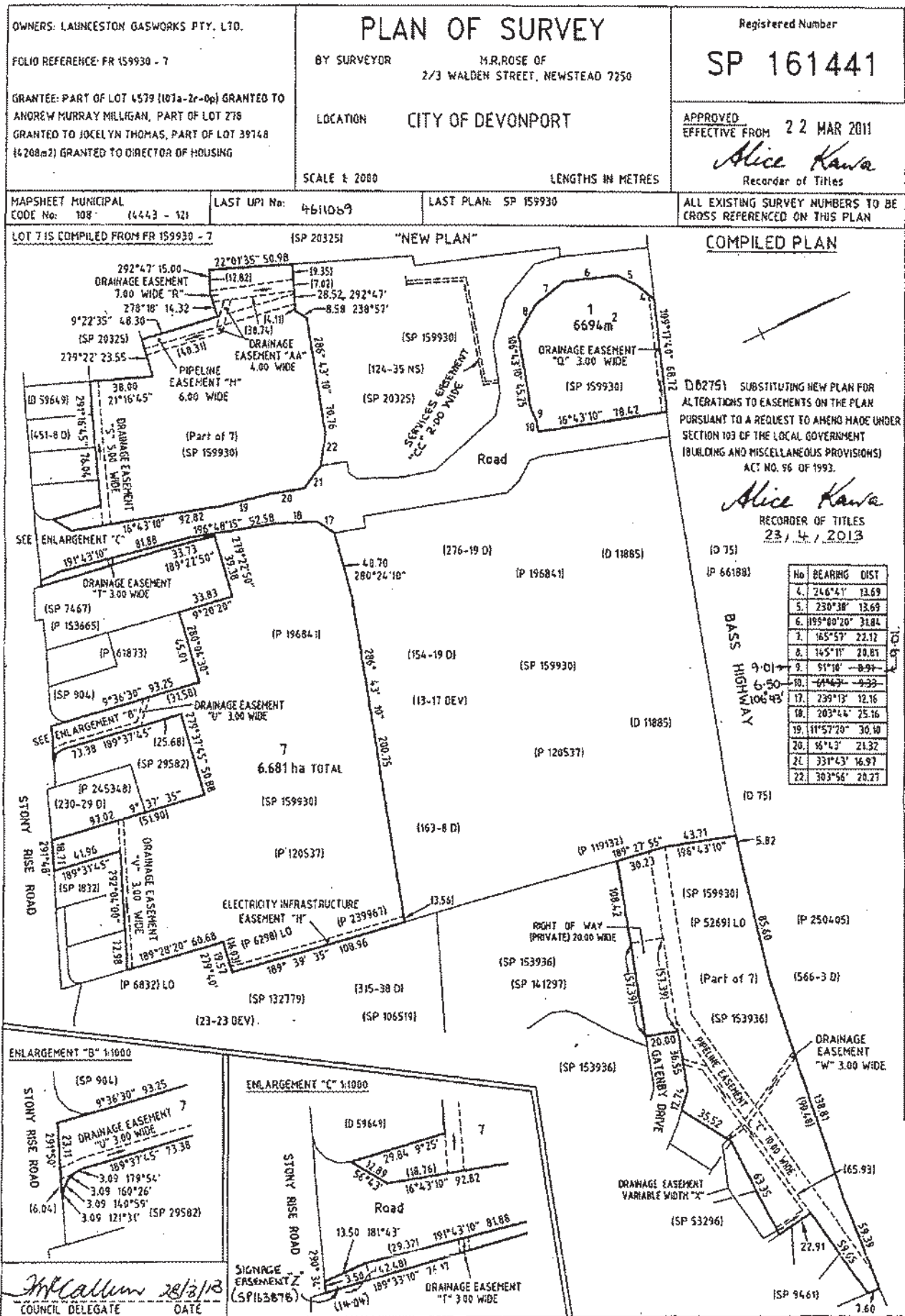
161441 SEALED PLAN (Final) Lodged by MICHAEL ROSE on  
02-Mar-2011 BP: 161441

NOTICE: This folio is affected as to amended easements  
pursuant to Request to Amend No. C976031 made under  
Section 103 of the Local Government (Building and  
Miscellaneous Provisions) Act 1993. Search Sealed  
Plan No. 161441 Lodged by DOUGLAS & COLLINS on  
12-Dec-2011 BP: C976031

163878 SEALED PLAN Lodged by MICHAEL ROSE on 19-Apr-2012  
BP: 163878

NOTICE: This folio is affected as to amended plan pursuant to  
Request to Amend No. D48682 made under Section 103 of  
the Local Government (Building and Miscellaneous  
Provisions) Act 1993. Search Sealed Plan No. 159930 &  
161441 Lodged by MICHAEL ROSE on 19-Apr-2012 BP:  
D48682





SEARCH OF TORRENS TITLE

VOLUME 159930	FOLIO 7
EDITION 2	DATE OF ISSUE 22-Mar-2011

SEARCH DATE : 03-Jul-2013

SEARCH TIME : 01.04 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 7 on Sealed Plan 159930

Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan, Part of Lot 278 Gtd. to Jocelyn Thomas and Part of Lot 39748 (4208m2) Gtd. to Director of Housing

Prior CTs 20325/3, 196841/1, 120537/1, 153936/3 and 239967/1

SCHEDULE 1

C933967 TRANSFER to LAUNCESTON GASWORKS PTY LTD Registered  
27-Oct-2009 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP159930 EASEMENTS in Schedule of Easements

SP159930 FENCING PROVISION in Schedule of Easements

C934099 MORTGAGE to Commonwealth Bank of Australia

Registered 27-Oct-2009 at 12.03 PM Entry cancelled  
22-Mar-2011 at 12.01 PM

M276200 CAVEAT by Calardu Devonport Pty Ltd (affecting such  
portion of the said land within described as shown  
hatched on the plan attached thereto) Registered  
15-Mar-2010 at noon Entry cancelled 24-Sep-2010 at  
noon

M299504 WITHDRAWAL OF CAVEAT M276200 Registered 24-Sep-2010  
at noon Entry cancelled 24-Sep-2010 at noon

D6037 This Folio is affected as to amended  
easements/covenants pursuant to Request to Amend No  
D6037 made under Section 103 of the Local Government  
(Building and Miscellaneous Provisions) Act 1993 by  
amending the boundaries between Lots 7 & 100  
Registered 22-Mar-2011 at noon Entry cancelled  
22-Mar-2011 at noon

C975936 PARTIAL DISCHARGE of MORTGAGE C934099 Registered  
22-Mar-2011 at 12.01 PM Entry cancelled 22-Mar-2011  
at 12.01 PM

NOTATIONS

First edition issued 27-Jul-2010.

Title cancelled 22-Mar-2011.

New titles issued 161441/7 and 161441/1.

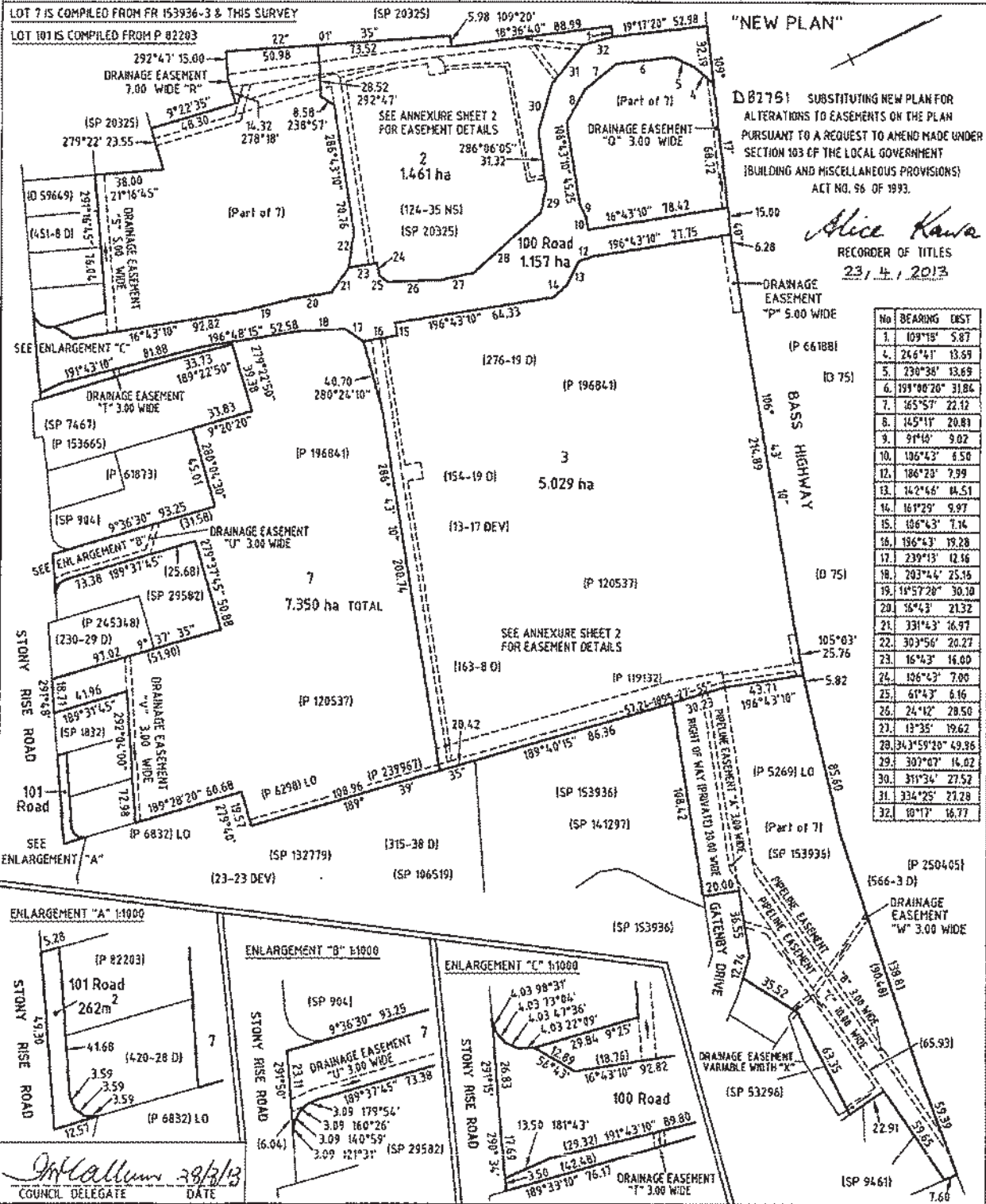
159930 SEALED PLAN (Final) Lodged by MICHAEL ROSE on  
06-Jul-2010 BP: 159930

161441 SEALED PLAN (Final) Lodged by MICHAEL ROSE on  
02-Mar-2011 BP: 161441

NOTICE: This folio is affected as to amended  
easements/covenants pursuant to Request to Amend No.  
D6037 made under Section 103 of the Local Government  
(Building and Miscellaneous Provisions) Act 1993.  
Search Sealed Plan No. 159930 Lodged by MICHAEL ROSE  
on 02-Mar-2011 BP: 161441

OWNERS: LAUNCESTON GASWORKS PTY. LTD. FOLIO REFERENCE: FR 119132-1, FR 129537-1, FR 196841-1, FR 239967-1, FR 153936-3, FR 20325-3	<b>PLAN OF SURVEY</b> BY SURVEYOR M.R. ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250	Registered Number <b>SP 159930</b>
GRANTEE: PART OF LOT 4579 (107a-2r-0p) GRANTED TO ANDREW MURRAY MILLIGAN, PART OF LOT 278 GRANTED TO JOCELYN THOMAS, WHOLE OF LOT 40157 (1212ha2) GRANTED TO DIRECTOR OF HOUSING, WHOLE OF LOT 39748 (4208m2) GRANTED TO DIRECTOR OF HOUSING	LOCATION CITY OF DEVONPORT	APPROVED EFFECTIVE FROM 27 JUL 2010 <i>Alice Kawa</i> Recorder of Titles
SCALE 1: 2000	LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No: 108 (4443-12)	LAST UPI No: 4609297, 4609298, 4611049, GDC82, GEP85, GEP86	LAST PLAN: SP 153936, SP 20325, P 196841, P 120537, P 119132, P 239967	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---	---	--	---



**NEW PLAN OF SURVEY  
ANNEXURE SHEET**  
SHEET 2 OF 2 SHEETS

SIGNED FOR IDENTIFICATION PURPOSES:  
*McCallum* 28/3/13  
Council Delegate Date

OWNERS: LAUNCESTON GASWORKS PTY. LTD.  
FOLIO REFERENCE: FR 119132-1, FR 120537-1, FR 19684-1,  
FR 239967-1, FR 153936-3, FR 20325-3

SCALE 1:2000 LENGTH IN METRES

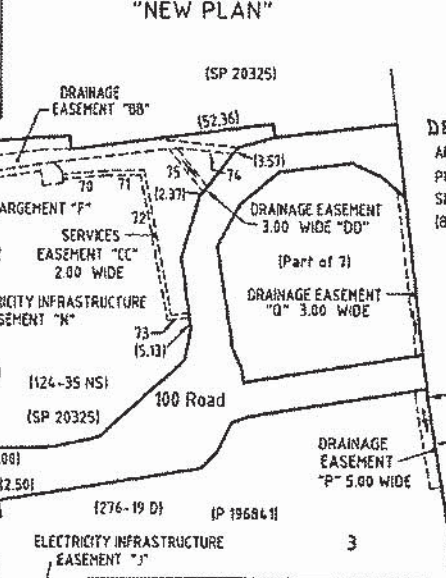
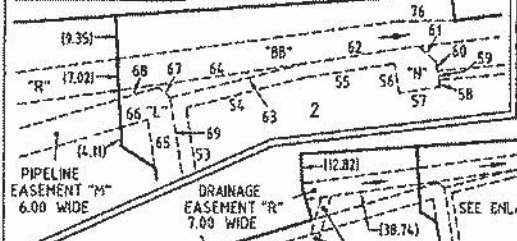
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN, THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.

*Andree* 16-3-2013  
Registered Land Surveyor Date

Registered Number  
**SP 159930**

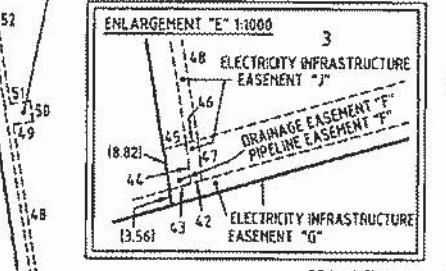
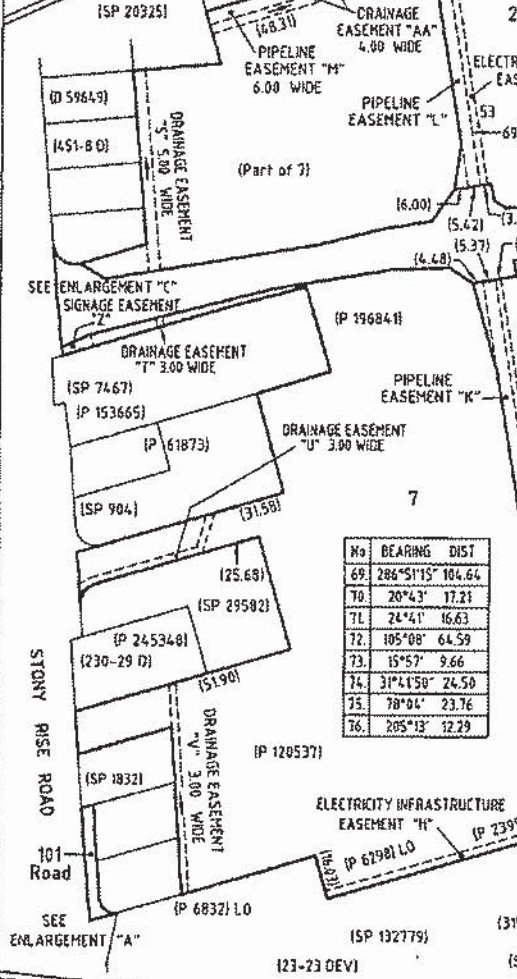
APPROVED  
EFFECTIVE FROM 27 JUL 2010  
*Alice Kawa*  
Recorder of Titles

ENLARGEMENT "F" 1:1000

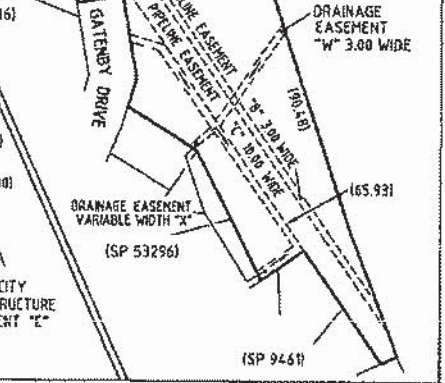
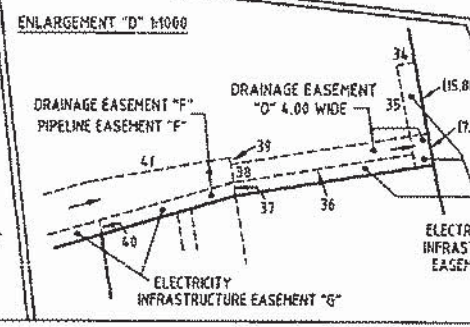
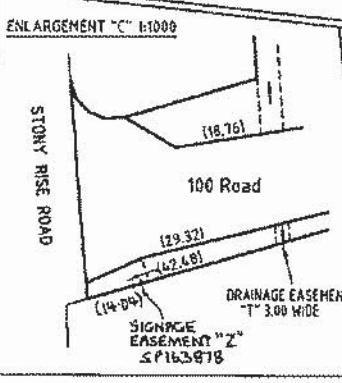


D82751 SUBSTITUTING NEW PLAN FOR ALTERATIONS TO EASEMENTS ON THE PLAN PURSUANT TO A REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT NO. 96 OF 1993.

*Alice Kawa*  
RECORDER OF TITLES  
23/4/2013



No	BEARING	DIST
34	195°03'	4.00
35	105°03'	15.77
36	196°43'10"	39.58
37	286°38'	2.98
38	286°38'	4.90
39	286°38'	1.40
40	286°38'	3.15
41	195°53'10"	31.24
42	189°47'	2.52
43	189°47'	4.69
44	290°14'	8.52
45	9°47'	5.24
46	9°47'	2.52
47	110°14'	8.99
48	286°45'40"	14.770
49	17°00'	8.61
50	287°00'	9.00
51	197°00'	8.64
52	286°45'40"	71.19
53	286°51'15"	10.192
54	11°23'45"	26.88
55	17°05'	19.75
56	187°00'	6.54
57	17°00'	9.00
58	287°00'	1.53
59	287°00'	2.00
60	287°00'	1.96
61	248°35'	5.90
62	197°19'	25.79
63	191°24'	29.76
64	197°31'10"	60.37
65	286°43'	10.62
66	189°22'	5.97
67	244°52'	3.46
68	189°22'	8.69



## \*\*\*\*\* HISTORICAL FOLIO \*\*\*\*\*

SEARCH DATE : 03-Jul-2013  
SEARCH TIME : 01.39 PM

DESCRIPTION OF LAND

City of DEVONPORT  
Lot 3 on Sealed Plan 20325  
Derivation : Part of Lot 4579 Gtd. to Andrew Murray Milligan  
Prior CT 4519/3

SCHEDULE 1

B254973 DIRECTOR OF HOUSING Registered 15-Nov-1993 at noon  
Entry cancelled 12-Nov-2003 at noon  
C457539 TRANSFER to SIMON LEIGH BADCOCK of one undivided 1/4  
share, C B INVESTMENTS PTY LTD of one undivided 1/4  
share and MONBEE PTY LTD of two undivided 1/4 shares  
as tenants in common Registered 12-Nov-2003 at noon  
Entry cancelled 27-Oct-2009 at 12.02 PM  
C933967 TRANSFER to LAUNCESTON GASWORKS PTY LTD Registered  
27-Oct-2009 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C603152 MORTGAGE to Commonwealth Bank of Australia  
Registered 04-Jan-2005 at noon Entry cancelled  
27-Oct-2009 at noon  
M220292 CAVEAT by Launceston Gasworks Pty Ltd as nominee of  
Douglas John Gray Registered 02-Apr-2009 at noon  
Entry cancelled 27-Oct-2009 at 12.01 PM  
C934098 DISCHARGE OF MORTGAGE C603152 Registered 27-Oct-2009  
at noon Entry cancelled 27-Oct-2009 at noon  
M255172 WITHDRAWAL OF CAVEAT M220292 Registered 27-Oct-2009  
at 12.01 PM Entry cancelled 27-Oct-2009 at 12.01 PM  
C934099 MORTGAGE to Commonwealth Bank of Australia  
Registered 27-Oct-2009 at 12.03 PM  
M276200 CAVEAT by Calardu Devonport Pty Ltd (affecting such  
portion of the said land within described as shown  
hatched on the plan attached thereto) Registered  
15-Mar-2010 at noon

NOTATIONS

First edition issued 15-Nov-1993.

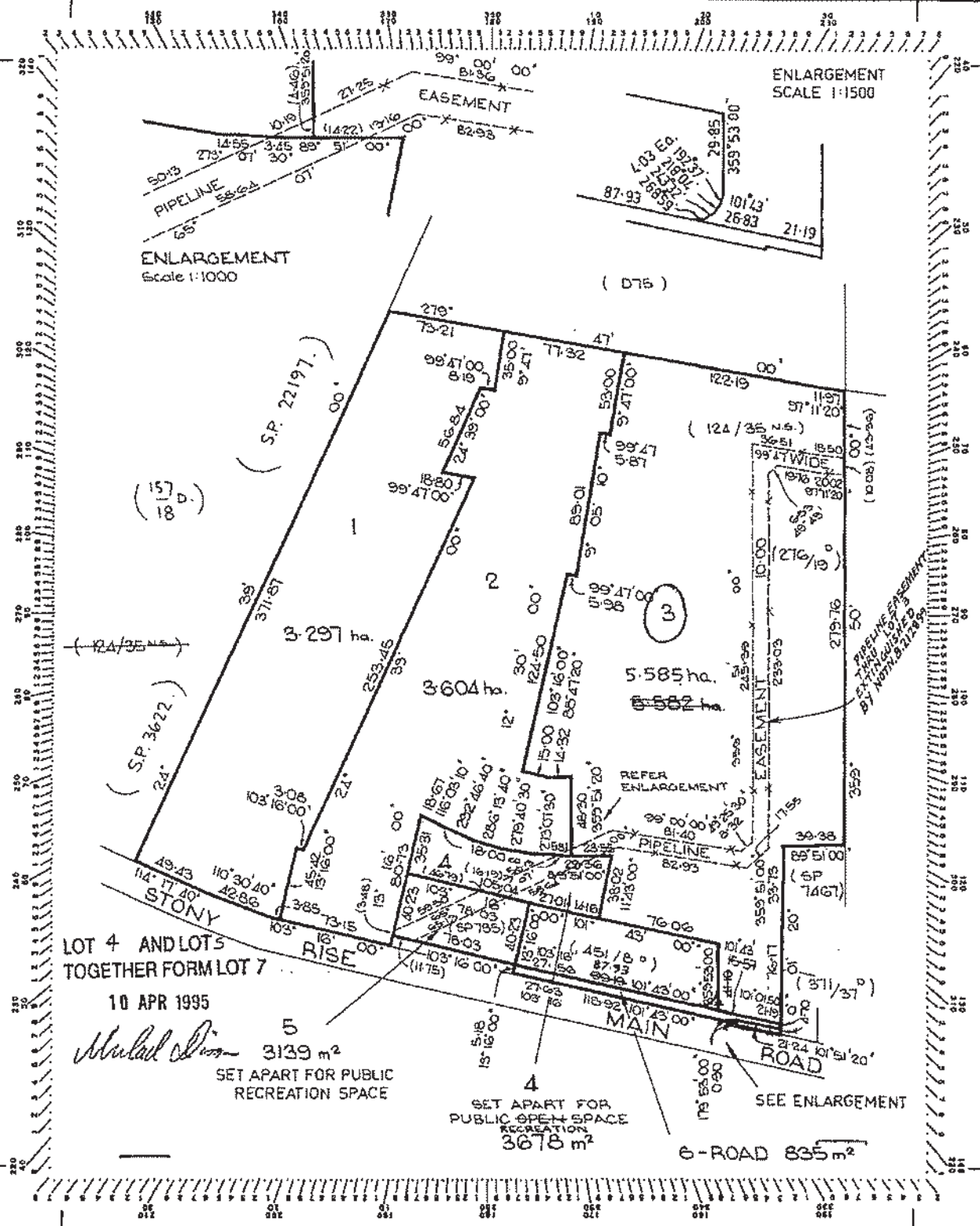
Title cancelled 27-Jul-2010.

New titles issued 159930/2, 159930/100, 159930/3 and 159930/7.

159930 SEALED PLAN (Final) Lodged by MICHAEL ROSE on  
06-Jul-2010 BP: 159930

C970808 Addition of Lot to Plan Lodged by MICHAEL ROSE on  
09-Jul-2010 BP: C970808

<b>Owner:</b> Devon Developments Pty. Ltd. City of Devonport MAYOR, ETC. OF DEVONPORT	<b>PLAN OF SURVEY</b> by Surveyor <b>MR. N.D. LESTER</b> of land situated in the <b>CITY OF DEVONPORT</b>	<b>Registered Number:</b> <b>P20325</b>
<b>Title Reference:</b> 3511-6 CT. 2167-33 CT.	<b>SCALE 1:2500 MEASUREMENTS IN METRES</b>	<b>Effective from:</b> 25 AUG 1997 <i>Amending Plan</i> Acting Recorder of titles
<b>Grantee:</b> Part of Lot 4519, 107-2-0 Andrew Murray Milligan, pur.		



4519/3 - 4392/25 www.thelist.tas.gov.au



TASMANIA

LAND TITLES ACT 1980



FOLIO OF THE REGISTER  
NUMBERED

Vol. 4519 Fol. 3

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.



SECOND Edition Registered  
13-03-1989  
Prior C.T. 4392/25

DESCRIPTION OF LAND

City of Devonport, Lot No. 3 on Sealed Plan No. 20325, Derivation:  
part of Lot 4579 Gtd. to Andrew Murray Milligan

FIRST SCHEDULE

B254973 TRANSFER to DIRECTOR OF HOUSING

NO ENDORSEMENTS—OVERLEAF

SECOND SCHEDULE

**CANCELLED**  
15 NOV 1993  
*W. J. ...*  
RECORDER OF TITLES  
NEW TITLE ISSUED

TASMANIA

FOLIO OF THE REGISTER

LAND TITLES ACT 1980



NUMBERED

Vol. 4519 Fol. 3

THE CROWN is now seised in demense together with such interests and subject to such encumbrances liens and interests as are notified by Memorial underwritten or endorsed hereon of all that piece of land situated in the

*M. Milligan*  
Recorder of Titles

City of Devonport being

Lot No. 3 (5.585ha) on Sealed Plan No. 20325

which said piece of land comprises part of Lot 4579 delineated in the public maps of the State deposited in the Office of the Director-General of Lands originally granted to ANDREW MURRAY MILLIGAN and duly acquired by Application No. B212899

Gazetted on the 3rd August, 1988

IN WITNESS whereof I have hereunto signed my name and affixed my Seal.



*M. Milligan*  
Recorder of Titles

CANCELLED

*M. Milligan*  
RECORDER OF TITLES

NEW TITLE ISSUED

VOL. 2nd Edition FOL.

FIRST Edition Registered 5.12.1988

Derived from C.T. Vol. 4392 Fol. 25 Application No. B212899

NOTE---ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



FIRST SCHEDULE (continued)

INSTRUMENT		REGISTERED PROPRIETOR	Registered	Signature of Recorder of Titles
Nature	Number			
TRANSFER	B254973	THE DIRECTOR OF HOUSING  This edition cancelled see next edition	23.2.1989 (Noon)	<i>M. S. ...</i>

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS	Registered	Signature of Recorder of Titles	CANCELLATION	
Nature	Number				Number	Signature of Recorder of Titles

NOTE.— ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

4392 25

0A72-46A

REGISTER --- NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA

FOLIO OF THE REGISTER

LAND TITLES ACT 1980



NUMBERED

Vol. 4392 Fol. 25

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

CANCELLED

*M. Mulcahy*  
RECORDED OF TITLES  
NEW TITLE ISSUED  
VOL. 4519 FOL 3

*M. Mulcahy*  
Acting Recorder of Titles.



NOTE --- ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSTANTIVE.

DESCRIPTION OF LAND

CITY OF DEVONPORT  
LOT NO. 3 on Sealed Plan No. 20325 and on the Plan hereon

FIRST SCHEDULE (continued overleaf)

DEVON DEVELOPMENTS PTY. LTD.

SECOND SCHEDULE (continued overleaf)

BY TRANSFER OF EASEMENT NO. A685812 Devon Developments Pty. Ltd. (herein called "the Transferor") transferred to the North-West Regional Water Authority (herein called "the Transferee") a right over such portion of the place of land marked "Pipeline Easement 10.00 wide" hereon shown passing through the said land within described (herein called "the said piece of land") in the following terms namely:-

THE FULL RIGHT AND LIBERTY for the Transferee for the purposes of the North-West Regional Water Act 1976 at all times with workmen and others and machinery to enter upon the said piece of land and to open break up and excavate the said piece of land and to lay and maintain either thereon or therein water pipes valves and fittings for the purposes of the said Act and to run and pass water through and along the same and from time to time to inspect cleanse repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said piece of land and leaving the same in a clean and tidy condition PROVIDED ALWAYS that:-

1. The Transferor and its successors in title shall not without the written consent of the Transferee first had and obtained erect any building or structure on the said piece of land nor shall it do or permit to be done thereon any manner of thing which shall damage or be likely to cause damage to the water pipes valves and fittings now or hereafter laid or constructed therein or thereon and shall not in any wise prevent or interfere with the proper exercise and benefit of the easement hereunder by the Transferee or its workmen servants contractors and agents and all other persons duly authorised by it.
2. The Transferee shall not be required to fence any part of the said piece of land.
3. The Transferor shall be at liberty to erect any fence across the said piece of land wherever it may reasonably require the same provided that the Transferee at its own expense shall be at liberty to provide in such fence a gate suitable to its purposes.
4. The Transferee shall be liable to the Transferor for all actual damage to crops of the Transferor occasioned by the construction or repairing of the water pipes valves and fittings provided that the Transferor present a written claim therefor to the Transferee within thirty days after the actual causing of such damage.
5. The Transferee shall make good all damage caused by it or its servants or workmen to the fences, gates, buildings and other structures on the said piece of land or the adjoining land of the Transferor resulting from the construction and maintenance of the works.

FENCING COVENANT set forth in Sealed Plan No. 20325

TRANSFER NO. 92056 was made SUBJECT TO boundary fences condition

NO. A670214 MORTGAGE to Vivian James Cardenzana  
Registered 29th October 1979 at 12.1pm  
(Sgd.) D.L. MULCAHY  
Acting Recorder of Titles

DISCHARGED B206855 (5.8.1988)

NO. A869008 MORTGAGE to Westpac Banking Corporation  
Registered 18th April 1984 at Noon  
(Sgd.) E.R. THORP  
Recorder of Titles


DISCHARGED B206856 (5.8.1988)

Part of Lot 4579 Ctd. to A.M. Milligan

Recorder of Titles

FIRST Edition Registered 24 AUG 1987  
Derived from C.T. Vol. 3511 Fol. 6 Transfer A670213 V.J. Cardenzana  
Transfer/Easement A685812

FIRST SCHEDULE (continued)

INSTRUMENT Number	REGISTERED PROPRIETOR	Registered	Signature of Recorder of Titles	Seal
APPLICATION B212899	By The Crown under the Lands Resumption Act 1957 to be registered proprietor of the said land within described. As to the land acquired by the Crown this title is cancelled Title No. Vol. 4519 Fol. 3	21.11.1988 (Noon)	<i>[Handwritten Signature]</i>	

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

SECOND SCHEDULE (continued)

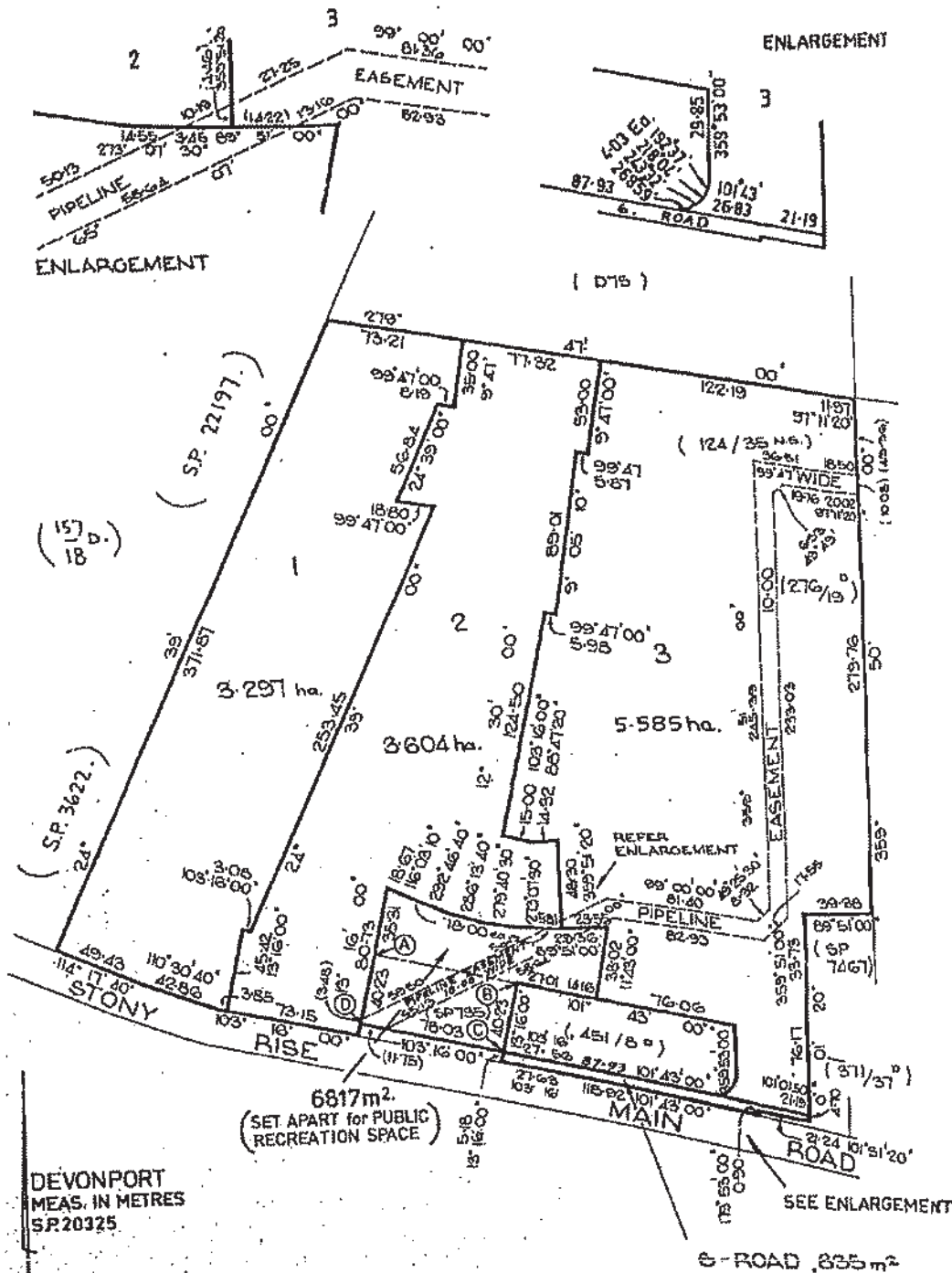
INSTRUMENT Number	PARTICULARS	RECORDED	Signature of Recorder of Titles	Number	CANCELLATION Signature of Recorder of Titles

NOTE.—Eh



Acting Recorder of Titles

4392 25



NOTE — ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



3511 6

95.0-13A

ORIGINAL—NOT TO BE REMOVED FROM TITLES OFFICE

TASMANIA  
REAL PROPERTY ACT 1962, as amended



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
- 3511 6

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*D.L. Mulcahy*

ACTING Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF DEVONPORT  
12.96 ha on the Plan hereon

FIRST SCHEDULE (continued overleaf)

DEVON DEVELOPMENTS PTY. LTD.

SECOND SCHEDULE (continued overleaf)

BY TRANSFER OF EASEMENT NO. A685812 Devon Developments Pty. Ltd. (herein called "the Transferor") transferred to The North-West Regional Water Authority (herein called "the Transferee") a right over the piece of land marked "Pipeline Easement 10.00 wide" hereon (herein called "the said piece of land") in the following terms namely:-

THE FULL RIGHT AND LIBERTY for the Transferee for the purposes of The North-West Regional Water Act 1976 at all times with workmen and others and machinery to enter upon the said piece of land and to open break up and excavate the said piece of land and to lay and maintain either thereon or therein water pipes valves and fittings for the purposes of the said Act and to run and pass water through and along the same and from time to time to inspect cleanse repair and maintain the same and when and where necessary to lay new pipes in substitution for and in addition thereto and to do all necessary works and things in connection therewith or as may be authorised by the said Act without doing unnecessary damage to the said piece of land and leaving the same in a clean and tidy condition PROVIDED ALWAYS that:-

1. The Transferor and its successors in title shall not without the written consent of the Transferee first had and obtained erect any building or structure on the said piece of land nor shall it do or permit to be done thereon any manner of thing which shall damage or be likely to cause damage to the water pipes valves and fittings now or hereafter laid or constructed therein or thereon and shall not in any wise prevent or interfere with the proper exercise and benefit of the easement hereunder by the Transferee or its workmen servants contractors and agents and all other persons duly authorised by it.

2. The Transferee shall not be required to fence any part of the said piece of land.

3. The Transferor shall be at liberty to erect any fence across the said piece of land wherever it may reasonably require the same provided that the Transferee at its own expense shall be at liberty to provide in such fence a gate suitable to its purposes.

4. The Transferee shall be liable to the Transferor for all actual damage to crops of the Transferor occasioned by the construction or repairing of the water pipes valves and fittings provided that the Transferor present a written claim therefor to the Transferee within thirty days after the actual causing of such damage.

5. The Transferee shall make good all damage caused by it or its servants or workmen to the fences, gates, buildings and other structures on the said piece of land or the adjoining land of the Transferor resulting from the construction and maintenance of the works.

TRANSFER NO. 92056 was made SUBJECT TO boundary fences condition.

NO. A670214 MORTGAGE to Vivian  
James Cardenzana  
Registered 29th October 1979 at 12.1pm  
(Sgd.) D.L. MULCAHY  
Acting Recorder of Titles.  
Part of Lot 4579 Gtd. to A.M. Milligan.

SECOND Edition Registered 21 APR 1980

Derivat from C.T. Vol. 3280 Fol. 5. Transfer A670213 V.J. Cardenzana.  
Transfer/Easement A685812.

**CANCELLED**

PURSUANT TO S.P. 20325 TB 127059

ACTING RECORDER OF TITLES  
NEW TITLE ISSUED  
VOL. 4592 FOL 22 to 26

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

2. ROAD.  
S.P. 7467.

11 Y  
103-51



FIRST SCHEDULE (continued)

INSTRUMENT		REGISTERED PROPRIETOR	Registered	Signature of Recorder of Titles
Nature	Number			
TRANSFER	B127059	THE MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF DEVONPORT of Lot 4 on Sealed Plan No. 20325. This Title is cancelled as regards Transferred Land. See now Vol. 4392 22 Fol.	21.8.1987(12.2pm) Acting Recorder of Titles	<i>[Signature]</i>

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



68.0.008

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

3511

6

*D. J. O'Keefe*

ACTING Recorder of Titles



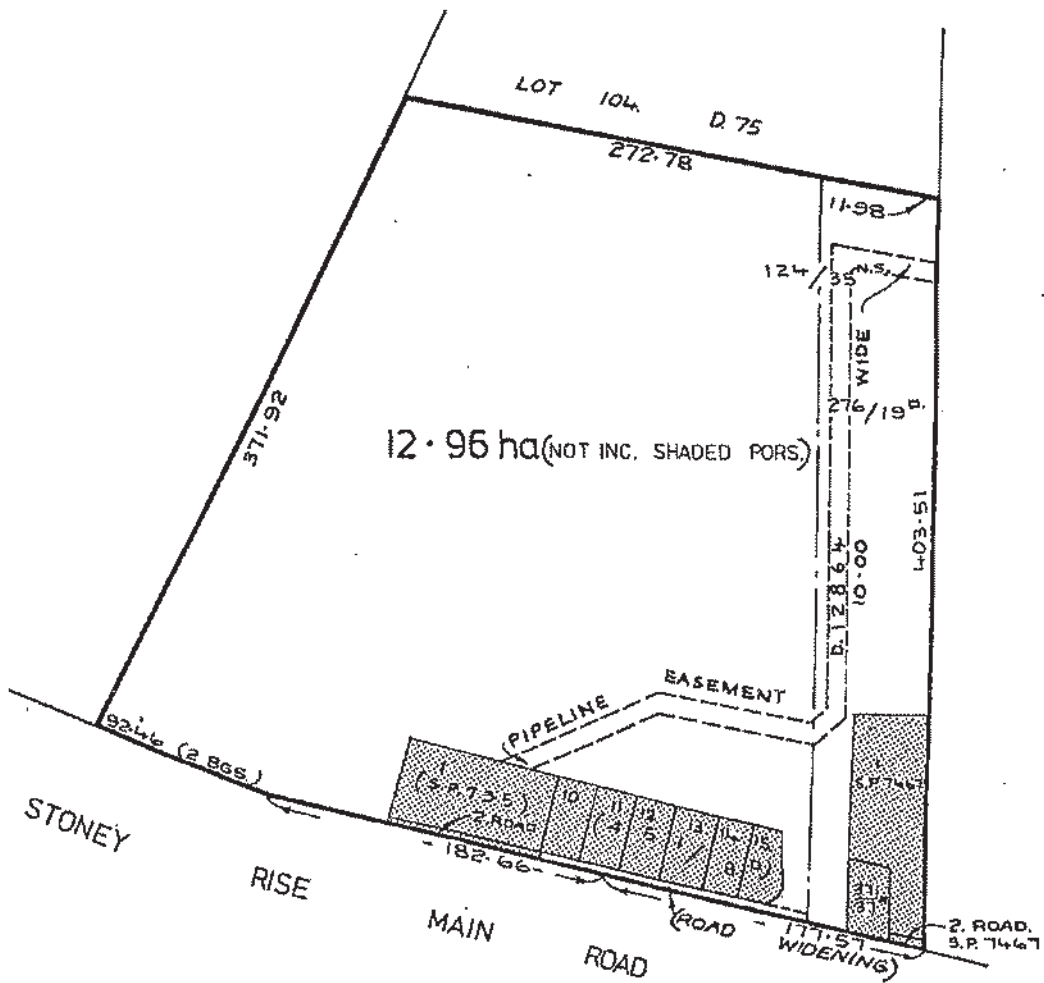
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124<sup>N.S.</sup>/<sub>35</sub> 276<sup>O.</sup>/<sub>19</sub>  
TWN DEVONPORT.



NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



3511 6

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

S.P. 140  
TASMANIA  
REAL PROPERTY ACT, 1892, as amended



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
3511 6

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*Mitchinson*

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF DEVONPORT  
12.96 ha on the Plan hereon

FIRST SCHEDULE (continued overleaf)

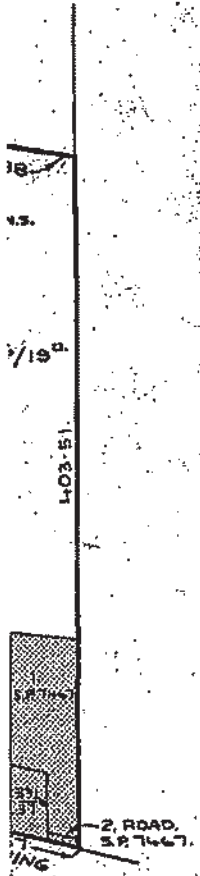
VIVIAN JAMES CARDENZANA of Devonport, Barman.

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 92056 was made SUBJECT TO boundary fences condition.

**CANCELLED**  
*J. Schabaky*  
ACTING RECORDER OF TITLES  
NEW TITLE ISSUED  
VOL. 2<sup>nd</sup> FOL. 6d


NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



Part of Lot 4579 Gtd. to A.M. Milligan.

FIRST Edition. Registered 16 JAN 1978  
Derived from C.T. Vol. 3280 Fol. 5.

Transfer A37310 F.J. Cardenzana.  
Transfer A1002 F.J. Cardenzana.

FIRST SCHEDULE (continued)			
INSTRUMENT	Registered	Signature of Recorder of Titles	Seal
Nature TRANSFER Number A670213	REGISTERED PROPRIETOR  DEVON DEVELOPMENTS PTY. LTD.	29.10.1979 (Noon) Acting Recorder of Titles.	
SECOND SCHEDULE (continued)			
INSTRUMENT	Particulars	Registered	Signature of Recorder of Titles
Nature CAVEAT Number A490337	by Devon Developments Pty. Ltd. Lodged 15th July, 1975 at 12.15pm. (Filed under 23rd July, 1975).	(Sgd). R.J. Hoyle, Acting Recorder of Titles.  29.10.1979 (12.2pm) Acting Recorder of Titles.	CANCELLATION Number WITHDRAWN A670212 29.10.1979 Acting Recorder of Titles.
MORTGAGE Number A670214	to Vivian James Cardenzana		

NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

PL. 312

ANNEXURE TO CERTIFICATE OF TITLE 3511

VOL. 6 FOL. 6

*W. H. Thompson*  
Recorder of Titles



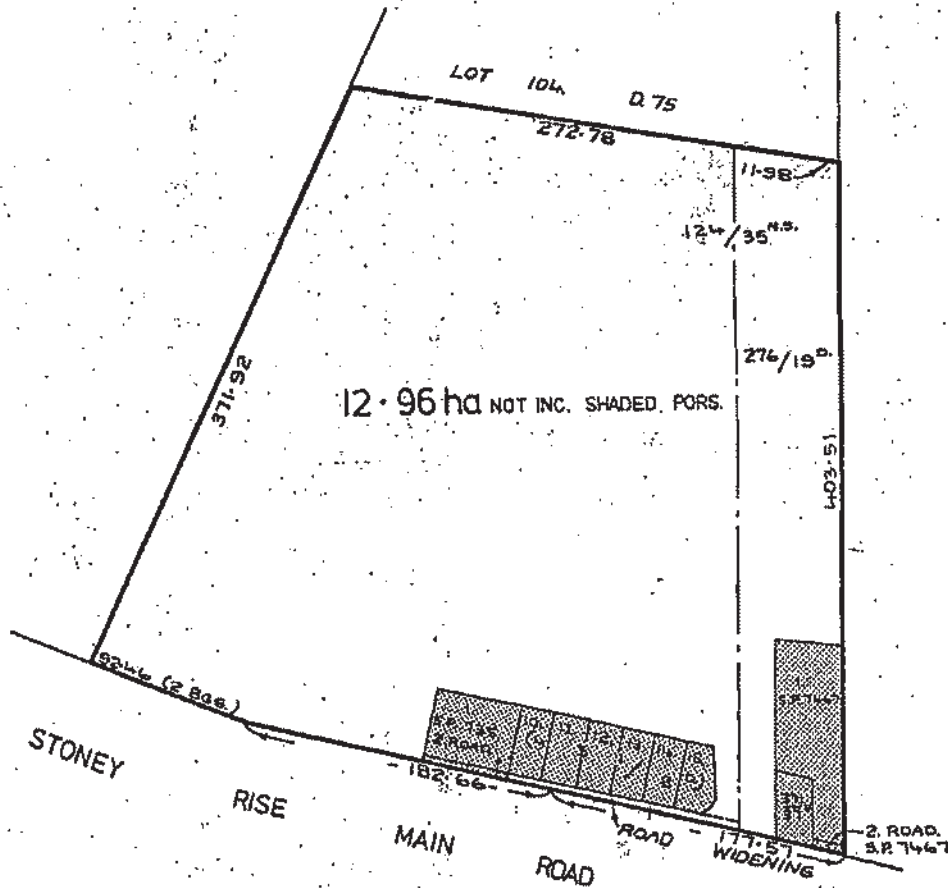
3511 6

ORIG  
R.P. 1489  
TASMANIA  
REAL PROPERTY

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signed my nam

MEAS. IN METRES.

124<sup>n.s.</sup> / 35 276 / 19<sup>d.</sup>  
TWN DEVONPORT.



NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

TOWN OF DEVO  
12.96 ha on

VIVIAN JAMES

TRANSFER NO.

Part of Lot  
FIRST Edition, Regl  
Derived from C.T.



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

D.R. 1966  
TASMANIA  
REAL PROPERTY ACT, 1962, as amended



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.  
3280 5

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*Mitchinson*  
Recorder of Titles.



NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

DESCRIPTION OF LAND

TOWN OF DEVONPORT  
THIRTY TWO ACRES THREE ROODS THIRTY SIX PERCHES AND NINE-TENTHS  
OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

VIVIAN JAMES CARDENZANA of Devonport, Barman.

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 92056 was made SUBJECT TO boundary fences condition.

CANCELLED

*Mitchinson*  
RECORDER OF TITLES  
NEW TITLE ~~ISSUE~~

VOL. 3508 ~~72-73~~

3511 6 B.H.

124/35N.S. & 276/19D.

Part of Lot 4579 - Gtd. to A.M. Milligan - Meas. in ft. & ins.

FIRST Edition. Registered

9 AUG 1972

Derived from C.T. Vol. 2167. Fol. 35. Transfer A37310 F.J. Cardenzana.  
Transfer A1002 F.J. Cardenzana. Balance A98763  
C.T. Vol. 2055. Fol. 62.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		Registered	Signature of Recorder of Titles	Ref
INSTRUMENT				
Nature	Number			
	PARTIALLY CANCELLED OR PURSUANT to S.P. No. 7462 VOL. 308 FOR 72-73		<i>[Signature]</i>	

SECOND SCHEDULE (continued)

PARTICULARS		Registered	Signature of Recorder of Titles	CANCELLATION Number	Signature of Recorder of Titles
INSTRUMENT					
Nature	Number				
CAVEAT	A490357	..... Acting Recorder of Titles.	<i>[Signature]</i>		
by Devon Developments Pty. Ltd. Lodged 15th July, 1975 at 12.15pm. (Filed under 23rd July, 1975).					

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

*Mitchinson*  
Recorder of Titles



N.T.N.

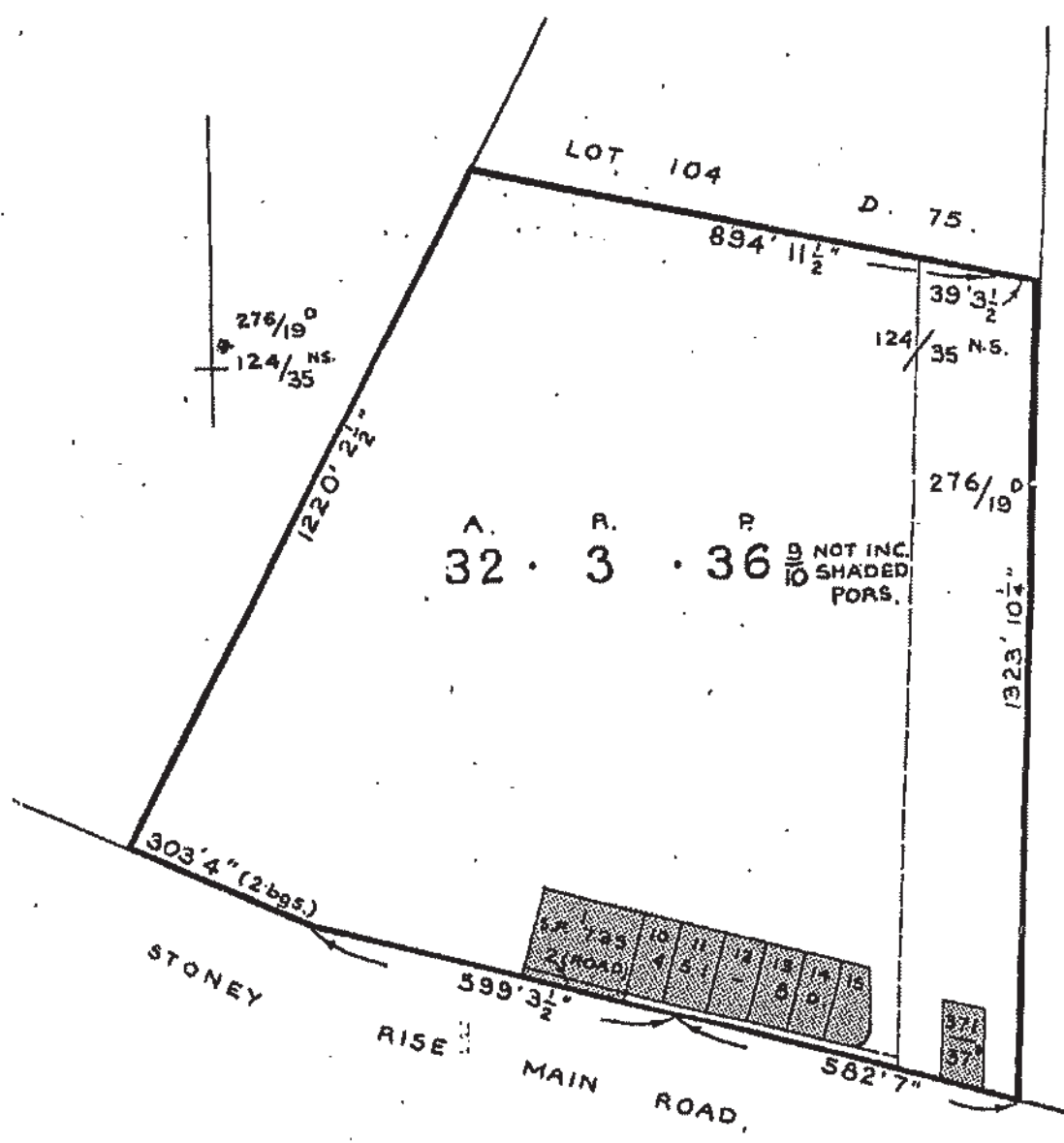
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NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



F

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Derived from

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book  
Vol. Fol.

2167 35



I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Witness *T. J. G. Ford*

*Adrian*  
Recorder of Titles.



NOTE—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

DESCRIPTION OF LAND

TOWN OF DEVONPORT  
THIRTY ONE ACRES THREE ROODS THIRTY TWO PERCHES AND  
EIGHT TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

VIVIAN JAMES CARDENZANA of Devonport, Barman.

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 92056 was made SUBJECT TO boundary fences  
condition.



CANCELLED *Mitchell*

RECORDER OF TITLES  
NEW TITLE ISSUED  
VOL. 3280 FOL. 4  
*Bal 5*

First Edition. Registered 13 APR 1966  
Derived from C. T. Vol. 716. Fol. 99- Transfer A37310-F. J. Cardenzana.



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		Registered	Signature of Recorder of Titles	Seal
Nature	Instrument Number			
TRANSFER	A389943	28.7.1972 (Mook & Muthu)		
<p>HER MAJESTY THE QUEEN of portion of the above land, together with other land. Lots 101 &amp; 104 on diagram No. D75 This title is cancelled as regards transferred land. See now Vol. 3280 Fol. 4 Balance Title Issued Vol. 3280 Fol. 5</p>				

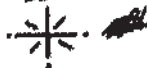
SECOND SCHEDULE (continued)

PARTICULARS		Registered	Signature of Recorder of Titles	Cancellation Number	Signature of Recorder of Titles
Nature	Instrument Number				



*A. M. Milligan*  
Recorder of Titles

Part of lot 4870 Gt to A.M. Milligan  
Meas. are in ft & ins.  
124/35 N.S.



Lot 4875 H. C. Thomas  
Not R. P. Act

I certify that the  
in fee simple in  
branches and inte  
signed my name

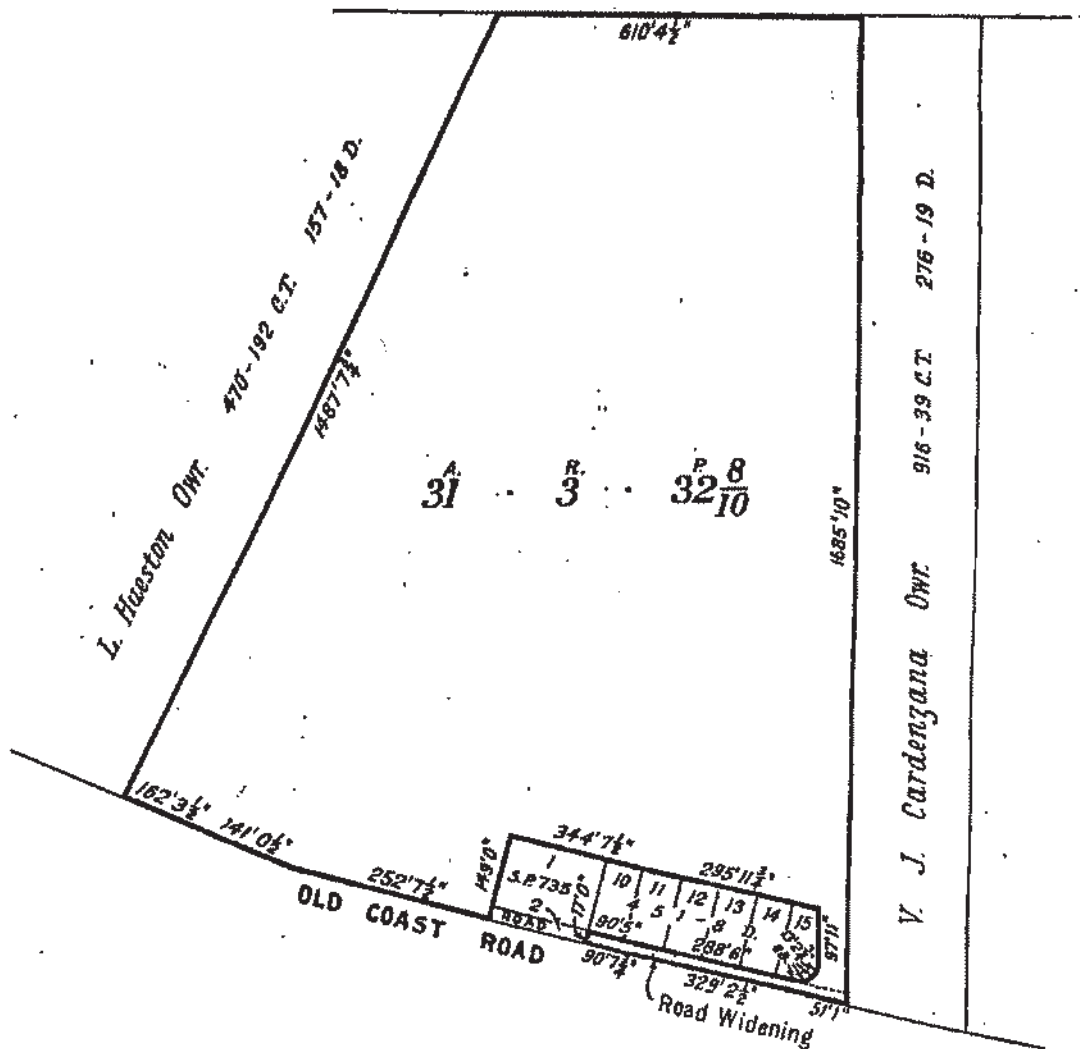
Witness

TOWNSHIP  
THIRD  
EIGHTH

VIVIAN

TRADING  
COND

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



File  
Der

Previous  
C.T. or G  
Vol. Fol.  
434 55 C.T.

# TASMANIA



CERTIFICATE  
OF TITLE

Registered

VOL. 716 FOL. 99

Pursuant to Memorandum of Transfer No. 92056 dated the 7th \_\_\_\_\_ day of March \_\_\_\_\_, 1939, from Walter Francis Nothrop \_\_\_\_\_

FILLIP JAMES CARDENZANA of Adamstown in New South Wales Retired Hotel Keeper

is now seized of an Estate in fee simple, subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial underwritten or endorsed hereon in that piece of Land situated in the Parish of Northam County of Devon \_\_\_\_\_ in Tasmania containing \_\_\_\_\_

THIRTY FOUR ACRES FIVE PERCHES AND SEVEN TENTHS OF A PERCH

delineated in the diagram hereon, and distinguished by a pink line which said piece of land is part of Lot 4579

the allotment delineated in the public map of the said County \_\_\_\_\_ deposited in the Office of the Surveyor-General originally granted to ANDREW MURRAY MILLIGAN

IN WITNESS whereof I have hereunto signed my name and affixed my seal this Twenty-first \_\_\_\_\_ day of July \_\_\_\_\_ one thousand nine hundred and fifty-three

Signed, sealed, and delivered in the presence of

*[Signature]*

Administrative Officer, Lands' Titles Office.

*[Signature]*



SUBJECT TO CONDITION as to boundary fences

created by TRANSFER No. 92056

Lot 4875

H. C. Thomas Pur.

CANCELLED

REGISTRAR OF TITLES  
NEW TITLE ISSUED

VOL. 2167 FOL. 34734

Vol. 2167 35

W. F. Nothrop

OWT (157/180)

34. 0. 510.

V. J. Cardenzana Owt (276/190)

RESERVED ROAD

RESERVED ROAD

121  
35

The Measurements are in LINKS

796

161861 - 62 Lot 12. 164028. 164029. 164028 HARDING.  
164028 - 62 Lot 13, 14. 164028 HARDING.  
164029 - 62 Lot 10, 11, 15. A 164029. PENNEFATHER.


SEALLED FROM 1735  
25.3.66

PREVIOUS  
T. OR G.  
VOL. FOL.  
164 78c.T

No. 1637310 TRANSFER from the said  
Phillip James Gardenzana to Vivian  
James Gardenzana of Devonport in  
Tasmania Barman

of the above land  
 in Vol. 267 November 1954 at noon  
 Dated the 1<sup>st</sup> December 1954

*[Signature]*  
 Registrar of Titles



161861

32<sup>1</sup>/<sub>2</sub> of the above land Lot 12 on Diag No 451  
Percy Clarence Ashdown

24th September 62 noon

pe.  
1068 9.6

164028

24<sup>1</sup>/<sub>2</sub> of the above land Lots 13 and 14 on Diag No 451  
Ronald Stanley Harding

24th September 62 12 pm

pe.  
1069 1  
1069 2

164029

26<sup>1</sup>/<sub>2</sub> of the above land Lots 10-11-15 on Diag No 451  
Edward Kingmill Pennefather  
and Phyllis Mary Eyre Pennefather


24th September 62 12.2 pm

pe.  
1069 3  
1069 4

~~164028~~ Title cancelled - Sealed from No 1735  
 Titles to Lots 1 and 2 Vol 267  
 Vol 237. Balance Title Vol 267  
 Vol 35

Dated 15th April 1966 at noon

Registrar of Titles



Pursuant to Memorandum  
of November

GEORGE CLAYTON of Aberde

now seized of an Estate  
interests as are notified by  
Land situated in the Par  
Tasmania containing

SIXTY THREE ACRES ONE H

delineated in the diagram he  
land is part of Lot 3

the allotment delineated in the  
the Office of the Surveyor-

WITNESS whereof I have  
of July one

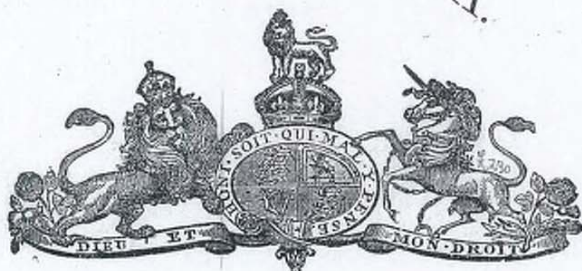
signed, sealed, and delivered in  
*[Signature]*  
Administrative Officer, Lands

8382

# TASMANIA.

Registered  
VOL. 434 FOL. 55

PREVIOUS  
C.T. OR G.  
VOL. FOL.  
356 27c.



## CANCELLED

NEW TITLE  
VOL. 716 FOL. 98  
Bal 716 99

RECORDER OF TITLES

Pursuant to Memorandum of Transfer No. 92056 — dated the Seventh — day  
of — March — 1939, from Walter Francis Nothrop —

FILLIP JAMES CARDENZANA of Devonport in Tasmania Hotelkeeper

is now seised of an Estate in fee simple, subject nevertheless to such encumbrances, liens, and interests as are notified by Memorial underwritten or endorsed hereon in that piece of land situated in the Parish of Northam County of Devon — in Tasmania containing —

FORTY ONE ACRES THREE ROODS SEVEN PERCHES —

and distinguished by a pink line which said piece of land is part of Lot 4579 — delineated in the diagram hereon,

the allotment delineated in the public map of the said County — deposited in the Office of the Surveyor-General originally granted to ANDREW MURRAY MILLIGAN —

IN WITNESS whereof I have hereunto signed my name and affixed my seal this— Thirteenth — day of — July — one thousand nine hundred and — thirty-nine —

Signed, sealed, and delivered  
in presence of

*J. Wardrop*  
Chief Clerk,  
Land' Titles Office.

*Alan Anderson*



THE SAID TRANSFER NO. 92056 was made SUBJECT TO the condition and it was thereby agreed that the said Walter Francis Nothrop shall not be liable to fence or join in fencing any boundary between the said piece of land and the adjoining land of which he is registered proprietor the provisions of any statute relating to any boundary fences to the contrary notwithstanding BUT this exception shall cease and be void when such adjoining land shall be transferred by the said Walter Francis Nothrop to a purchaser for valuable consideration.

No. A/11002	TRANSFER from the said
	<i>Phillip James Cardenzana</i> to <i>Vivian</i>
	<i>James Cardenzana</i>
	of 72.38 1/10 Acs. of the above land
	(on Diagram No. 276/19)
Produced	1 <sup>st</sup> May 1953 at 9 AM.
	<i>Anderson</i>
	Recorder of Titles
	The Measurements are in links
	Certificate issued Vol. 716 Fol. 98 Bal 716-99

date  
of  
day of  
at  
Dover

titles

whole of  
day of

TITLES

Thomas  
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of 19.6  
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of said  
land  
- S. An

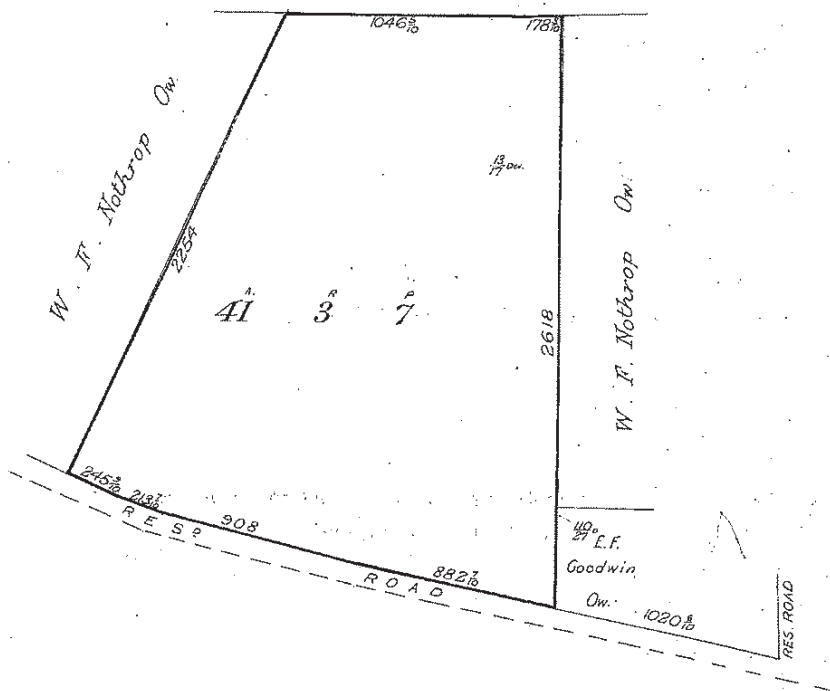
MP

R. Hall 1/8/53

COMMERCIAL  
TRADING  
COMPANY  
LONDON

$\frac{124}{35}$  o.  
A.P.

H. C. Thomas Per. (Not R. P. Act)



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W. F. Notrop

W. F. Notrop

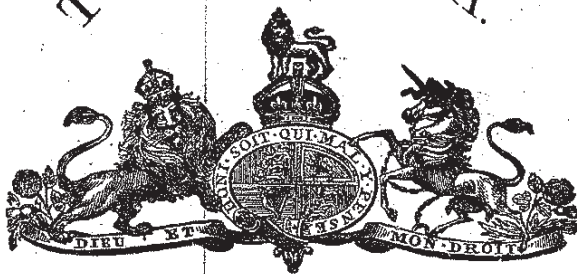
not be  
lands of  
Australia  
by

CERTIFICATE OF TITLE

Registered

VOL. 356 FOL. 27

TASMANIA



P.T.  
166-145 ct.

CANCELLED

NEW TITLE  
VOL. 501 501 415 FOL. 426  
434 52 53 177 105  
55 462 470  
53 182

H. T. Hatfield

RECORDER OF TITLES

Pursuant to Memorandum of Transfer No. 72251 dated the Seventeenth day  
of October 1928, from The English, Scottish and Australian Bank  
Limited

Walter Francis Mochrop of Row in Tasmania Tasmania is

now seized of an Estate in fee simple subject nevertheless to such encumbrances, liens, and interests  
as are notified by Memorial underwritten or endorsed hereon in that piece of Land situated in the  
Parish of Northam County of Devon  
in Tasmania containing

One hundred and six acres three rods three perches

\_\_\_\_\_ delineated in the diagram hereon  
and distinguished by a pink line which said piece of land is part of 167 acres 2 rods

the allotment delineated in the public map of the said County deposited  
in the Office of the Surveyor-General originally granted to Andrew Murray Milligan

IN WITNESS whereof I have hereunto signed my name and affixed my seal this twenty seventh  
day of November one thousand nine hundred and twenty eight.

Signed, sealed, and delivered  
in presence of  
W. A. Ash  
Chief Clerk,  
Lands' Titles Office.

Allan Milligan



Mortgage No. 76826 produced the 1st day of October, 1913, at 9 AM.  
from Percy William Stonehouse and Grace Caroline Stonehouse to Dugald  
Moreton Hopkins to secure sum not exceeding £100. on the 1st day  
of November, 1915, Interest at £6. per cent.

FILED  
SIGNED  
LAWYER  
REGISTERED  
W. A. Ash

H. T. Hatfield

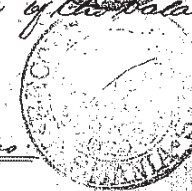
Recorder of Titles



Transfer No. 112785 produced the 19th day of August 1928 from  
from Walter Francis Mochrop to John Ambrose Boyd of the balance  
of the land above described for £66/1.

H. T. Hatfield

Recorder of Titles



142 out page No 56792<sup>A</sup> produced the 31st day of May 1939 at 3.10 pm from Walter Francis Nothrop to The English, Scottish and Australian Bank Limited by the will of the latter to receive sum not exceeding £500 on demand and interest at current rate

Allan Archibald  
Recorder of Titles



FILED SINCE LAST REGISTRATION  
4/1/37

POWER OF ATTORNEY No. 1622 from the English, Scottish and Australian Bank Limited to Joseph Ewing of McEburne in Victoria General Manager of the bank produced the 7th day of April 1937 at 4.30 p.m.

Allan Archibald  
Recorder of Titles

POWER OF ATTORNEY No. 1623 (substitution) from Joseph Ewing to Alfred Edward Watson of Hobart in Tasmania Bank Manager produced the 7th day of April 1937 at 4.30 p.m.

Allan Archibald  
Recorder of Titles

Partial Discharge No 56686 of the above Mortgage No 56792 by receipt for \$100 for as the same relates to the land above described produced the 5th day of July 1937 at 9 am

Allan Archibald  
Recorder of Titles

Transfer No. 86964 produced the 5th day of July 1937 at 9 am from Walter Francis Nothrop to Ella Felicia Goodwin of

10 OR 7 3/4 of the land above described (Diagram No 154/17) for \$500

Allan Archibald  
Recorder of Titles

FILED SINCE LAST REGISTRATION

Transfer No 89798 produced the 15th day of August 1938 at 9 am from Walter Francis Nothrop to Henry Blake of BAOR 33P of the land above described as shown by a diagram on the said transfer for \$28-

Allan Archibald  
Recorder of Titles

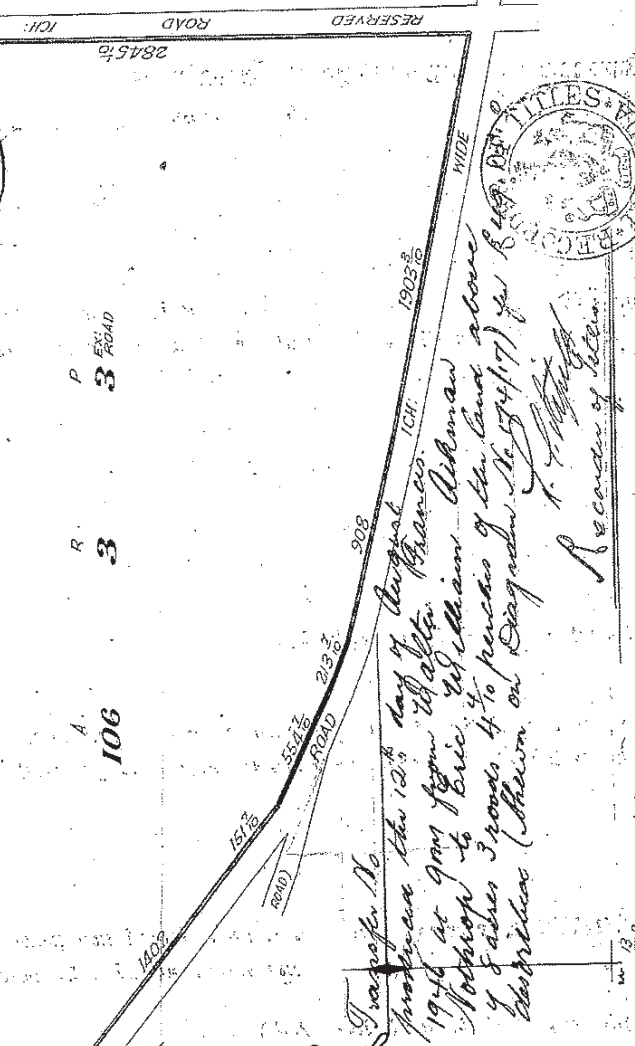
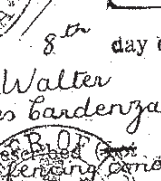
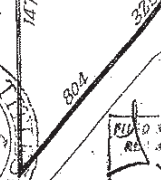
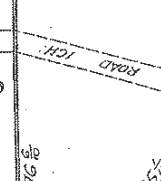
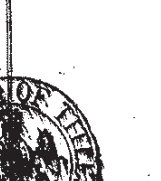
FILED SINCE LAST REGISTRATION  
4/2/39

TRANSFER No. 92056 produced the 8th day of March 1939 at 9 am from Walter Francis Nothrop to Phillip James Bordenzara of 47 E. 3 R. 7 P. of the Land above described subject to the condition No. 35 for \$229-18-8

Allan Archibald  
Recorder of Titles

FILED SINCE LAST REGISTRATION  
7-7

1-10-39

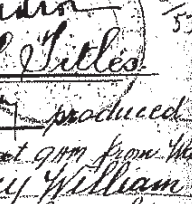


Transfer No. 101730 produced the 2nd day of February 1943 at 9 am from Walter Francis Nothrop to Ella Felicia Goodwin of 26 acres wood 3 3/4 perches of the land above described (Diagram No. 154/19) for £100

Allan Archibald  
Recorder of Titles

Transfer No. 105534 produced the 1st day of October 1943 at 9 am from Walter Francis Nothrop to Percy William Stonehouse and Grace Caroline Stonehouse of 9 acres 1 rood 25 1/2 perches of the Land above described (Diagram No. 154/19) for £49.10.0.

1-10-39





TASMANIA

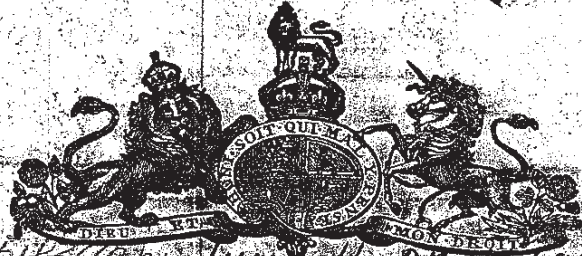
Registered

VOL CXLVI FOL 145  
CANCELLED

NEW TITLE

VOL 356 FOL 27

Alfred Richardson  
Recorder of Titles  
RECORDED OF TITLES



Mortgage No 38947 produced the 29<sup>th</sup> day of September 1927 at 2.50 pm for Arthur Caplen Hall to The English Scottish and Australian Bank Limited to secure a loan of £100 on demand and interest at current rate.

Stamps 15/-

Arthur Caplen Hall of Devonport in Tasmania Surveyor is

now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by Memorial underwritten or endorsed hereon in that piece of Land situated in the Parish of Northam County of Devon in Tasmania containing

One hundred and two acres three roods and three perches and One acre and three rods

hereof and distinguished by a pink line which said piece of land are parts of the County of Devon delineated in the public map of the said County of Devon deposited in the Office of the Surveyor-General originally granted the 10<sup>th</sup> day of September 1873 under the hand of Andrew Murray Milligan Governor of Tasmania and the Seal of the said Colony to

IN WITNESS whereof I have hereunto signed my name and affixed my Seal this 1<sup>st</sup> day of January one thousand nine hundred and eight

Signed sealed and delivered this 1<sup>st</sup> day of January 1908 in presence of

Chief Clerk

Lands Titles Office

Power of Attorney No 978 produced the 24<sup>th</sup> day of June 1921 at noon from The English Scottish and Australian Bank Limited (under Power of Substitution vested in Charles William Main) to Joseph Every of Hobart in Tasmania Bank Manager

Alfred Richardson  
Recorder of Titles

Discharge No 3951 of the above mortgage No 38947 by receipt endorsed thereon for the whole of the money thereby secured produced the 29<sup>th</sup> day of April 1924 at 11 am

Alfred Richardson  
Recorder of Titles

Discharge No 3952 of the above mortgage No 38947 by receipt endorsed thereon for the whole of the money thereby secured produced the 29<sup>th</sup> day of April 1924 at 11 am

Alfred Richardson  
Recorder of Titles



Transfer No 31250 produced the 8<sup>th</sup> day of October 1909 at 9 a.m. from Arthur Caplen Hall to Maria Isabella Part of the Land secondly above described for £8.

*Arthur Caplen*  
Recorder of Titles

The said Arthur Caplen Hall remains seized of an estate in fee simple in the land firstly above described. Dated this 1<sup>st</sup> day of November 1909.

*J. H. M. Call*  
Recorder of Titles

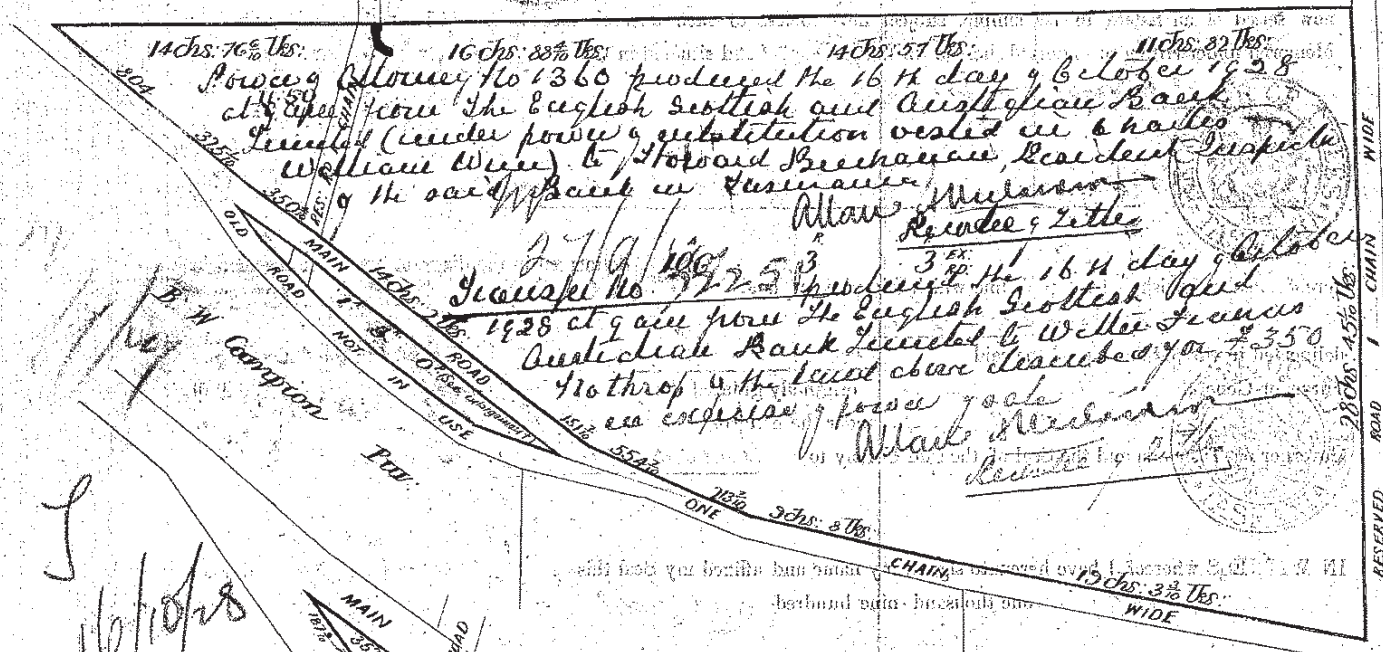
Mortgage No 38942 produced the 8<sup>th</sup> day of March 1919 at 11.50 a.m. from Arthur Caplen Hall to The Commercial Bank of Tasmania Limited together with other land to secure sum not exceeding £1200 on demand and interest at current rate

*Arthur Caplen*  
Recorder of Titles

Mortgage No 38943 produced the 8<sup>th</sup> day of March 1919 at 11.55 a.m. from Arthur Caplen Hall to The Commercial Bank of Tasmania Limited together with other land to secure sum not exceeding £600 on demand and interest at current rate

*Arthur Caplen*  
Recorder of Titles

*H. C. Thomas*  
C. Stackhouse



Power of Attorney No 1360 produced the 16<sup>th</sup> day of October 1928 at 8.50 p.m. from The English Scottish and Australian Bank Limited (under power of substitution vested in Charles William Dixon) to Howard Buchanan, Esq. Clerk of the said Bank in Tasmania

*Howard Buchanan*  
Recorder of Titles

Transfer No 37253 produced the 16<sup>th</sup> day of October 1928 at 9 a.m. from The English Scottish and Australian Bank Limited to Walter Francis Frothop of the land above described for £350 as expenses of power sale

*Walter Francis Frothop*  
Recorder of Titles

Transfer of Mortgage No 38942 produced the 4<sup>th</sup> day of May 1922 at 2.45 p.m. from The Commercial Bank of Tasmania Limited to The English Scottish and Australian Bank Limited

*Arthur Caplen*  
Recorder of Titles

*G. F. Bradley*  
P.P.

Transfer of Mortgage No 38943 produced the 4<sup>th</sup> day of May 1922 at 2.45 p.m. from The Commercial Bank of Tasmania Limited to The English Scottish and Australian Bank Limited

*Arthur Caplen*  
Recorder of Titles

Mortgage No 38944 produced the 8<sup>th</sup> day of September 1927 at 3.45 p.m. from Arthur Caplen Hall to The English Scottish and Australian Bank Limited to secure sum not exceeding £200 on demand and interest at current rate

*Arthur Caplen*  
Recorder of Titles

## APPENDIX E Test Pit Logs



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 2.0 m

Test Pit number: TP1  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP1/0.25	0.4			FILL: silty clay, dark brown, minor organic matter, crushed rock, medium plasticity, moist, no odour
1	TP1/05  TP1/1.0	0.5  0.3			SILTY CLAY: red-brown  Tending yellow-red mottles with depth
2	TP1/2.0	0.4			DOLERITE: weathered and increased clay content
Test pit terminated at 2.0 m					



compassenvironmental

Logged by : AD  
Checked by : AD  
Drilling contractor : A.S. James  
Drilling method : Backhoe  
Sampling method : Grab  
Total depth : 1.3 m

Test Pit number: TP2

(Page 1 of 1)

Project number : 13031  
Client : Bunnings  
Location : Devonport  
Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP2/0.2	0.3			FILL: silty clay, orange-red, weathered dolerite, medium plasticity, moist, no odour
	TP2/0.5	0.3			
1	TP2/1.0	0.4			
	Test pit terminated at 1.3 m Refusal on floaters				
2					
3					
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP3  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP3/0.25 TP3/0.4 (TP040713B) (TP203/0.4)	0.8 0.7			<p>FILL: silty clay, red-brown, disturbed natural, organic matter, dolerite fragments, refuse (PVC pipe and aluminium can), large dolerite boulders through fill, medium plasticity, moist, no odour</p> <p>Tending grey-brown and green, mixed with disturbed natural red-yellow silty clay, decomposing organic matter (roots), slight anaerobic odour</p>
1	TP3/0.8-1.0 (TP040713C) (TP203/0.8-1.0)	7.2			FILL: silty clay, dark brown, organic matter, burnt tree roots, medium plasticity, slightly moist, no odour
	TP3/1.1	0.5			DOLERITE: highly weathered, silty clay, orange-red mottles, slightly moist, no odour
	TP3/1.3	0.4			
	TP3/1.5	0.3			SILTY CLAY: red-brown, medium plasticity, moist, no odour
	TP3/2.0	0.5			
					Test pit terminated at 3.0 m



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP4  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP4/0.25	0.4			FILL: silty clay, dark brown, medium plasticity, moist, no odour
-	TP4/0.5	0.7			SILTY CLAY: red-brown, large dolerite fragments, minor organic matter, medium plasticity, moist, no odour
1	TP4/1.0	0.5			SILTY CLAY: red-brown, weathered dolerite, yellow-red and white, slightly moist, no odour
-	TP4/1.5	0.4			DOLERITE: weathered, increasing with depth
2	TP4/2.0	0.5			
3	Test pit terminated at 3.0 m				
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP5  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP5/0.0-0.1	0.6			FILL: silty clay, organic matter, moist, no odour
	TP5/0.1-0.2	0.8			FILL: silty clay, orange, yellow and red mottles, weathered dolerite, true white clay,
	TP5/0.2-0.25	0.6			medium plasticity, moist, no odour
	TP5/0.5	0.4			SILTY CLAY: red-brown, minor organic matter, medium plasticity, moist, no odour  Tending deeper orange-red with depth
1	TP5/1.0	0.6			SILTY CLAY: orange-red brown, weathered red-yellow dolerite, medium plasticity, moist, no odour
	TP5/1.5	0.6			Weathered orange, red, white and yellow rock increasing with depth
2	TP5/2.0	0.5			Test pit terminated at 3.0 m
3					
4					



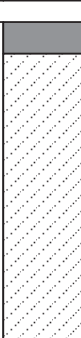



compassenvironmental

Logged by : AD  
Checked by : AD  
Drilling contractor : A.S. James  
Drilling method : Backhoe  
Sampling method : Grab  
Total depth : 1.0 m

Test Pit number: TP6  
(Page 1 of 1)

Project number : 13031  
Client : Bunnings  
Location : Devonport  
Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP6/0.4	0.3			FILL: gravel, crushed dolerite SILTY CLAY: red-brown, medium plasticity, slightly moist, no odour
1	TP6/1.0	0.2			Large dolerite boulder at 0.7 m Test pit terminated at 1.0 m
2					
3					
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 2.0 m

Test Pit number: TP7  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP7/0.0-0.2	0.3			FILL: silty clay, dark brown, dolerite and crushed rock fragments, organic matter, moist, no odour
	TP7/0.3	0.4			SILTY CLAY: red-brown, organic matter, medium plasticity, moist, no odour
1	TP7/1.0	0.4			SILTY CLAY: red-brown with yellow-brown and red mottles, slightly weathered dolerite, medium plasticity, moist, no odour
	TP7/1.5	0.3			DOLERITE: weathered, yellow and red, slightly moist, no odour
2	Test pit terminated at 2.0 m				
3					
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP8  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0					FILL: thin layer of dark brown silty clay topsoil
	TP8/0.2	0.3			FILL: silty clay, red-brown, organic matter, fragments of natural rock, medium plasticity, moist, no odour
	TP8/0.5	0.2			DOLERITE: weathered, orange and red, mixed with silty clay, slightly moist, no odour
1	TP8/1.0	0.4			
2	TP8/2.0	0.3			
3	Test pit terminated at 3.0 m				
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 1.7 m

Test Pit number: TP9  
 (Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP9/0.2	0.5			FILL: silty clay, dark brown, organic matter, medium plasticity, moist, no odour
-	TP9/0.5	0.4			SILTY CLAY: red-brown, minor organic matter, large dolerite fragments, medium plasticity, moist, no odour
1	TP9/1.0	0.4			SILTY CLAY: orange-red brown, weathered dolerite, medium plasticity, slightly moist, no odour
-	TP9/1.6	0.3			Test pit terminated at 1.7 m
2					
-					
3					
-					
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP10

(Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP10/0.15	0.3			FILL: silty clay, dark brown, organic matter, dolerite fragments, medium plasticity, dry to slightly moist, no odour
	TP10/0.25	0.4			SILTY CLAY: red-brown, minor organic matter, medium plasticity, moist, no odour  Tending red with depth
1	TP10/1.0	0.5			SILTY CLAY: red-brown, weathered dolerite and trace of clay, white-yellow and red mottles, medium plasticity, slightly moist, no odour
	TP10/1.5	0.3			CLAY: true clay, weathered dolerite increasing with depth
2	TP10/2.0	0.3			CLAY: true clay, white and yellow, highly weathered yellow-red dolerite, medium plasticity, moist, no odour
3	Test pit terminated at 3.0 m				
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 3.0 m

Test Pit number: TP11

(Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP11/0.0-0.25 (TP040713A) (TP211/0.0-0.25)	0.5			FILL: silty clay, dark brown, minor gravel, dolerite fragments, moist, no odour
0.4	TP11/0.5	0.4			SILTY CLAY: red-brown, dark brown-black mottles, weathered rock, organic matter, medium plasticity, moist, no odour
1	TP11/1.0	0.4			Progressing to weathered rock from 0.8 m, yellow, brown and red mottles, slightly moist, no odour
1.5	TP11/1.5	0.4			CLAY: white and yellow, weathered yellow, brown and red dolerite, medium to high plasticity, moist, no odour
2	TP11/2.0	0.3			Progressing to highly weathered dolerite, mixed with clay, white, yellow, orange and red mottles, medium plasticity, moist, no odour
3					DOLERITE: yellow and white, dry to slightly moist, no odour
	Test pit terminated at 3.0 m				
4					



compassenvironmental

Logged by : AD  
 Checked by : AD  
 Drilling contractor : A.S. James  
 Drilling method : Backhoe  
 Sampling method : Grab  
 Total depth : 2.0 m

Test Pit number: TP12

(Page 1 of 1)

Project number : 13031  
 Client : Bunnings  
 Location : Devonport  
 Date : 4 July 2013

Depth (m)	Sample ID	PID (ppm)	Graphic log	USCS	Description
0	TP12/0.0-0.2	0.3			FILL: silty clay, dark brown, minor gravels, dolerite fragments, moist, no odour
1	TP12/0.5  TP12/1.0	0.2  0.4			SILTY CLAY: red-brown, dolerite fragments, organic matter (roots), moist, no odour  Tending deeper red with depth, medium plasticity, no odour
2	TP12/1.5  TP12/2.0	0.3  0.4			SILTY CLAY: deep red-brown, weathered yellow-red dolerite, moist, no odour  Progressing to yellow-red weathered dolerite
3  4	Test pit terminated at 2.0 m				

## APPENDIX F Tabulated Soil Results













PROJECT NO.: 13031  
 CLIENT: Bunnings  
 SITE: Devonport

**Table 2: Soil Leachate Results**

					Metals			
					Arsenic	Chromium (III+VI)	Manganese	Nickel
					mg/L	mg/L	mg/L	mg/L
EQL					0.01	0.01	0.01	0.01
EPA Tasmania Level 2 Low Level Contaminated Soil TCLP					0.5	0.5	25	1
EPA Tasmania Level 3 Contaminated Soil TCLP					5	5	250	8

Field ID	Sampled Date	SampleCode	Report No	Sample Type	Arsenic	Chromium (III+VI)	Manganese	Nickel
TP2/0.2	4/07/2013	13-32957_3553239	13-32957	Normal	-	<0.01	-	0.02
TP2/1.0	4/07/2013	13-32957_3553240	13-32957	Normal	-	<0.01	3.7	-
TP5/0.1-0.2	4/07/2013	13-32957_3553243	13-32957	Normal	-	<0.01	-	<0.01
TP5/0-0.1	4/07/2013	13-32957_3553242	13-32957	Normal	<0.01	<0.01	0.13	-
TP11/0-0.25	4/07/2013	13-32957_3553244	13-32957	Normal	<0.01	<0.01	0.04	-
TP11/1.0	4/07/2013	13-32957_3553245	13-32957	Normal	<0.01	-	-	-

**Table 3: Field Duplicate and Split Results**

Report No	13-30447	13-30447	13-30447	13-30447	13-30447	Interlab_D	13-30447	Interlab_D		
Sample Type	Primary	Duplicate	Primary	Duplicate	Primary	Split	Primary	Split		
Field_ID	TP11/0-0.25	TP040713A	TP3/0.4	TP040713B	TP11/0-0.25	TP211/0-0.25	TP3/0.4	TP203/0.4		
Sampled_Date	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013		
Chem_Group	ChemName	Units								
Metals	Arsenic	mg/kg			<5.0	<5.0	0	<5.0	<2.0	0
	Cadmium	mg/kg			<0.2	<0.2	0	<0.2	1.0	133
	Copper	mg/kg			20.0	28.0	33	20.0	35.0	55
	Lead	mg/kg			10.0	10.0	0	10.0	10.0	0
	Mercury	mg/kg			<0.05	<0.05	0	<0.05	<0.1	0
	Molybdenum	mg/kg			<5.0	<5.0	0	<5.0	<10.0	0
	Nickel	mg/kg			28.0	31.0	10	28.0	50.0	56
	Selenium	mg/kg			5.0	4.0	22	5.0	<2.0	86
	Silver	mg/kg			<5.0	<5.0	0	<5.0	<5.0	0
	Tin	mg/kg			<5.0	<5.0	0	<5.0	<10.0	0
	Zinc	mg/kg			14.0	16.0	13	14.0	20.0	35
TRH	TRH C6 - C9	mg/kg			<20.0	<20.0	0	<20.0	<20.0	0
	TRH C10 - C14	mg/kg			<20.0	<20.0	0	<20.0	<20.0	0
	TRH C15 - C28	mg/kg			<50.0	<50.0	0	<50.0	<50.0	0
	TRH C29-C36	mg/kg			<50.0	<50.0	0	<50.0	<50.0	0
	TRH C10 - C40	mg/kg			<50.0	<50.0	0	<50.0	<50.0	0
MAH	Benzene	mg/kg			<0.5			<0.5	<0.1	0
	Toluene	mg/kg			<0.5			<0.5	<0.1	0
	Ethylbenzene	mg/kg			<0.5			<0.5	<0.1	0
	Xylene (o)	mg/kg			<0.5			<0.5	<0.1	0
	Xylene (m & p)	mg/kg			<1.0			<1.0	<0.2	0
	Xylene Total	mg/kg			<1.0			<1.0	<0.3	0
	Styrene	mg/kg			<0.5	<0.5	0	<0.5	<0.05	0
PAH	Acenaphthene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Acenaphthylene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Anthracene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Benz(a)anthracene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Benzo(a) pyrene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Benzo(b)fluoranthene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Benzo(g,h,i)perylene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Benzo(k)fluoranthene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Chrysene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Dibenz(a,h)anthracene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Fluoranthene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Fluorene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Indeno(1,2,3-c,d)pyrene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Naphthalene	mg/kg			<0.5			<0.5	<0.5	0
	Naphthalene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Phenanthrene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	Pyrene	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
	PAHs (Sum of total)	mg/kg			<0.1	<0.1	0	<0.1	<0.5	0
CHCs	1,2-dichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,4-dichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,2-dichloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,2-Dichloroethene [cis]	mg/kg	<0.5	<0.5	0			<0.5		
	1,2-Dichloroethene [trans]	mg/kg	<0.5	<0.5	0			<0.5		
	1,1-dichloroethene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,1,1,2-tetrachloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,1,2,2-tetrachloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,2,4-trichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,1,1-trichloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,1,2-trichloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Carbon tetrachloride	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Chlorobenzene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Chloroform	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Dichloromethane	mg/kg	<1.0	<1.0	0			<1.0	<0.05	0
	Trichloroethene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Tetrachloroethene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	Vinyl chloride	mg/kg	<1.0	<1.0	0			<1.0	<0.05	0
	Hexachlorobutadiene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,1-dichloroethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,1-dichloropropene	mg/kg	<0.5	<0.5	0			<0.5		
	1,2,3,4-tetrachlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,2,3,5-Tetrachlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,2,3-trichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,2,3-trichloropropane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,2,4,5-tetrachlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,2-dibromo3chloropropane	mg/kg	<0.5	<0.5	0			<0.5		
	1,2-dibromoethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,2-dichloropropane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	1,3,5-Trichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,3-dichlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0
	1,3-Dichloropropane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0
	2,2-dichloropropane	mg/kg	<0.5	<0.5	0			<0.5		
	2-chloronaphthalene	mg/kg	<0.1	<0.1	0			<0.1		
	2-chlorotoluene	mg/kg	<0.5	<0.5	0			<0.5		
	4-chlorotoluene	mg/kg	<0.5	<0.5	0			<0.5		
	Benzal Chloride	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0

PROJECT NO.: 13031  
 CLIENT: Bunnings  
 SITE: Devonport

**Table 3: Field Duplicate and Split Results**

Report No	13-30447	13-30447	13-30447	13-30447	13-30447	Interlab_D	13-30447	Interlab_D				
Sample Type	Primary	Duplicate	Primary	Duplicate	Primary	Split	Primary	Split				
Field_ID	TP11/0-0.25	TP040713A	TP3/0.4	TP040713B	TP11/0-0.25	TP211/0-0.25	TP3/0.4	TP203/0.4				
Sampled_Date	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013	4/07/2013				
	RPD	RPD	RPD	RPD	RPD	RPD	RPD	RPD				
Benzotrichloride	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0			
Benzyl chloride	mg/kg	<0.1	<0.1	0			<0.1	<0.2	0			
Bromobenzene	mg/kg	<0.5	<0.5	0			<0.5					
Bromochloromethane	mg/kg	<0.5	<0.5	0			<0.5					
Bromodichloromethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
Bromoform	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
Chlorodibromomethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
cis-1,3-dichloropropene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
Dibromomethane	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
Hexachlorocyclopentadiene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0			
Hexachloroethane	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0			
Pentachlorobenzene	mg/kg	<0.1	<0.1	0			<0.1	<0.05	0			
trans-1,3-dichloropropene	mg/kg	<0.5	<0.5	0			<0.5	<0.05	0			
Trichlorofluoromethane	mg/kg	<2.0	<2.0	0			<2.0	<0.05	0			
TRH	C6-C10 less BTEX (F1)	mg/kg			<20.0	<20.0	0			<20.0	<20.0	0
	C10-C16	mg/kg			<20.0	<20.0	0			<20.0	<50.0	0
	C16-C34	mg/kg			<50.0	<50.0	0			<50.0	<100.0	0
	C34-C40	mg/kg			<50.0	<50.0	0			<50.0	<100.0	0
	TRH C6-C10	mg/kg			<20.0	<20.0	0			<20.0	<20.0	0

\*RPDs have only been considered where a concentration is greater than 1 times the EQL.  
 \*\*High RPDs are in bold (Acceptable RPDs for each EQL multiplier range are: 50 (1-1 x EQL); 50 (1-1 x EQL); 50 (> 1 x EQL) )  
 \*\*\*Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any methods in the row header relate to those used in the primary laboratory



**Table 4: Internal Lab QA/QC**

Chem_Group	ChemName	Range	Method and Storage Blanks		Laboratory Duplicates		Matrix, Trip and Compound Spikes			
			Range	Num Reported	Acceptable	Max RPD > EQL x 1	Num Reported	Acceptable	Recovery %	Num Reported
Inorganics	Cyanide Total	5 mg/kg	ND	1	Y			98.7 to 98.7	1	Y
	Fluoride	100 mg/kg	ND	1	Y	15	1	92.1 to 92.1	1	Y
	pH (Lab)	0.1 pH Units	5.6 to 5.6 pH Units	1	N	0	1		0	-
	Sulphate	10 mg/kg	ND	1	Y	0	1		0	-
Metals	Antimony	5 mg/kg	ND	2	Y		4	81.6 to 92.2	4	Y
	Arsenic	5 mg/kg	ND	3	Y	20	4	91 to 91	1	Y
	Barium	5 mg/kg	ND	2	Y	4	4	88.4 to 99.2	4	Y
	Beryllium	5 mg/kg	ND	2	Y	3	3	90 to 90	1	Y
	Boron	10 mg/kg	ND	2	Y	4	2	81 to 81	1	Y
	Cadmium	0.2 mg/kg	ND	2	Y	4	3	90 to 97.2	4	Y
	Chromium (hexavalent)	1 mg/kg	ND	1	Y		2	87.6 to 93.5	2	Y
	Chromium (III+VI)	5 mg/kg	ND	3	Y	0	5	99 to 115	3	Y
	Cobalt	5 mg/kg	ND	2	Y	11	4	84 to 84	1	Y
	Copper	5 mg/kg	ND	2	Y	29	4	101 to 101	1	Y
	Lead	5 mg/kg	ND	2	Y	19	4	87 to 102	4	Y
	Manganese	5 mg/kg	ND	3	Y	12	4	100 to 118	3	Y
	Mercury	0.05 mg/kg	ND	2	Y		3	98.1 to 111	4	Y
	Molybdenum	5 mg/kg	ND	2	Y	5	4	87 to 87	1	Y
	Nickel	5 mg/kg	ND	3	Y	6	5	94.9 to 110	2	Y
	Selenium	3 mg/kg	ND	2	Y	0	4	97 to 97	1	Y
	Silver	5 mg/kg	ND	2	Y		2	102 to 109	4	Y
	Tin	5 mg/kg	ND	2	Y		4	85 to 106	4	Y
	Vanadium	5 mg/kg	ND	2	Y	27	4	80.1 to 86	2	Y
	Zinc	5 mg/kg	ND	2	Y	11	4	98 to 98	1	Y
TRH	TRH C10 - C14	20 mg/kg	ND	3	Y		1		0	-
	TRH C10 - C40 (Sum of total)	50 mg/kg	ND	2	Y		1		0	-
	TRH C15 - C28	50 mg/kg	ND	3	Y		1	109 to 109	1	Y
	TRH C29-C36	50 mg/kg	ND	3	Y		1		0	-
	TRH C6 - C9	20 mg/kg	ND	2	Y		2	86 to 104	3	Y
	TRH+C10 - C36 (Sum of total)			0	-		0		0	-
MAH	1,2,4-trimethylbenzene	0.5 mg/kg	ND	2	Y		2	91.2 to 97.7	2	Y
	Benzene	0.5 mg/kg	ND	4	Y		4	86.5 to 104	5	Y
	Ethylbenzene	0.5 mg/kg	ND	4	Y		4	79.9 to 106	5	Y
	Isopropylbenzene	0.5 mg/kg	ND	3	Y		3	102 to 107	2	Y
	Styrene	0.5 mg/kg	ND	3	Y		3	89 to 97.9	2	Y
	Toluene	0.5 mg/kg	ND	4	Y		4	84.3 to 110	5	Y
	Xylene (m & p)	1 mg/kg	ND	2	Y		2	78.4 to 107	3	Y
	Xylene (o)	0.5 mg/kg	ND	2	Y		2	74.4 to 113	3	Y
	Xylene Total	0.5 to 1 mg/kg	ND	4	Y		4	103 to 109	3	Y
	PAH	2-Fluorobiphenyl			0	-		0		0
Acenaphthene		0.1 mg/kg	ND	2	Y		2	88 to 91	2	Y
Acenaphthylene		0.1 mg/kg	ND	2	Y		2	89.4 to 93	2	Y
Anthracene		0.1 mg/kg	ND	2	Y		2	89.6 to 94	2	Y
Benz(a)anthracene		0.1 mg/kg	ND	2	Y		2	89.2 to 93	2	Y
Benzo(a)pyrene		0.1 mg/kg	ND	2	Y		2	84.2 to 117	2	Y
Benzo(a)pyrene TEQ				0	-		0		0	-
Benzo(b)fluoranthene		0.1 mg/kg	ND	1	Y		1	84 to 84	1	Y
Benzo(g,h,i)perylene		0.1 mg/kg	ND	2	Y		2	80.2 to 90	2	Y
Benzo(k)fluoranthene		0.1 mg/kg	ND	2	Y		2	82.2 to 94	2	Y
Benzo[b+j]fluoranthene			ND	1	Y		1	83 to 83	1	Y
Chrysene		0.1 mg/kg	ND	2	Y		2	89 to 95	2	Y
Dibenz(a,h)anthracene		0.1 mg/kg	ND	2	Y		2	74.4 to 88	2	Y
Fluoranthene		0.1 mg/kg	ND	2	Y		2	89.4 to 93	2	Y
Fluorene		0.1 mg/kg	ND	2	Y		2	90 to 91.2	2	Y
Indeno(1,2,3-c,d)pyrene		0.1 mg/kg	ND	2	Y		2	92 to 103	2	Y
Naphthalene		0.1 to 0.5 mg/kg	ND	4	Y		4	72.5 to 92.4	4	Y
PAHs (Sum of total)		0.1 mg/kg	ND	1	Y		1		0	-
Phenanthrene	0.1 mg/kg	ND	2	Y		2	87.8 to 90	2	Y	
Pyrene	0.1 mg/kg	ND	2	Y		2	89 to 89.8	2	Y	
CHCs	1,1,1,2-tetrachloroethane	0.5 mg/kg	ND	1	Y		1	80.2 to 80.5	2	Y
	1,1,1-trichloroethane	0.5 mg/kg	ND	1	Y		1	82 to 97	3	Y
	1,1,2,2-tetrachloroethane	0.5 mg/kg	ND	1	Y		1	84.6 to 87.8	2	Y
	1,1,2-trichloroethane	0.5 mg/kg	ND	1	Y		1	91.6 to 98.9	2	Y
	1,1-dichloroethane	0.5 mg/kg	ND	1	Y		1	98.7 to 99.6	2	Y
	1,1-dichloroethene	0.5 mg/kg	ND	1	Y		1	79 to 119	3	Y
	1,1-dichloropropene	0.5 mg/kg	ND	1	Y		1	94.3 to 101	2	Y
	1,2,3,4-tetrachlorobenzene	0.1 mg/kg	ND	2	Y		1	87.2 to 87.2	1	Y
	1,2,3,5-Tetrachlorobenzene	0.1 mg/kg	ND	2	Y		1		0	-
	1,2,3-trichlorobenzene	0.1 mg/kg	ND	2	Y		1	78.2 to 78.2	1	Y
	1,2,3-trichloropropane	0.5 mg/kg	ND	1	Y		1	91.8 to 95.8	2	Y
	1,2,4,5-tetrachlorobenzene	0.1 mg/kg	ND	2	Y		1	87.2 to 87.2	1	Y
	1,2,4-trichlorobenzene	0.1 mg/kg	ND	2	Y		1	80.4 to 80.4	1	Y
	1,2-dibromo-3-chloropropane	0.5 mg/kg	ND	1	Y		1		0	-
	1,2-dibromoethane	0.5 mg/kg	ND	1	Y		1	84.6 to 91.5	2	Y
	1,2-dichlorobenzene	0.1 mg/kg	ND	2	Y		1	86.2 to 99	2	Y
	1,2-dichloroethane	0.5 mg/kg	ND	1	Y		1	90 to 97.4	3	Y

**Table 4: Internal Lab QA/QC**

Chem_Group	ChemName	Range	Method and Storage Blanks		Laboratory Duplicates		Matrix, Trip and Compound Spikes				
			Range	Num Reported	Acceptable	Max RPD > EQL x 1	Num Reported	Acceptable	Recovery %	Num Reported	Acceptable
	1,2-Dichloroethene [cis]	0.5 mg/kg	ND	1	Y		1	Y	91.4 to 98.8	2	Y
	1,2-Dichloroethene [trans]	0.5 mg/kg	ND	1	Y		1	Y	94.8 to 103	2	Y
	1,2-dichloropropane	0.5 mg/kg	ND	1	Y		1	Y	93 to 99	2	Y
	1,3,5-Trichlorobenzene	0.1 mg/kg	ND	2	Y		1	Y	82.2 to 82.2	1	Y
	1,3-dichlorobenzene	0.1 mg/kg	ND	2	Y		1	Y	86.8 to 86.8	1	Y
	1,3-Dichloropropane	0.5 mg/kg	ND	1	Y		1	Y	94.6 to 101	2	Y
	1,4-dichlorobenzene	0.1 mg/kg	ND	2	Y		1	Y	76.4 to 76.4	1	Y
	2,2-dichloropropane	0.5 mg/kg	ND	1	Y		1	Y	80.6 to 87.5	2	Y
	2-chloronaphthalene	0.1 mg/kg	ND	1	Y		1	Y	81.2 to 81.2	1	Y
	2-chlorotoluene	0.5 mg/kg	ND	1	Y		1	Y	94.8 to 103	2	Y
	4-chlorotoluene	0.5 mg/kg	ND	1	Y		1	Y	91.7 to 97.5	2	Y
	Benzal Chloride	0.1 mg/kg	ND	2	Y		1	Y	93.4 to 93.4	1	Y
	Benzotrifluoride	0.1 mg/kg	ND	2	Y		1	Y	83.8 to 83.8	1	Y
	Benzyl chloride	0.1 mg/kg	ND	2	Y		1	Y	85.6 to 85.6	1	Y
	Bromobenzene	0.5 mg/kg	ND	1	Y		1	Y	86.6 to 95.7	2	Y
	Bromochloromethane	0.5 mg/kg	ND	1	Y		1	Y	93.7 to 94.8	2	Y
	Bromodichloromethane	0.5 mg/kg	ND	1	Y		1	Y	70.8 to 78.2	2	Y
	Bromoform	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Bromomethane			0	-		0	-		0	-
	Carbon tetrachloride	0.5 mg/kg	ND	1	Y		1	Y	75 to 89.1	3	Y
	Chlorobenzene	0.5 mg/kg	ND	1	Y		1	Y	101 to 105	2	Y
	Chlorodibromomethane	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Chloroform	0.5 mg/kg	ND	1	Y		1	Y	98.4 to 99.8	2	Y
	Chloromethane			0	-		0	-		0	-
	cis-1,2-dichloroethene			0	-		0	-		0	-
	cis-1,3-dichloropropene	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Dibromomethane	0.5 mg/kg	ND	1	Y		1	Y	90.9 to 92.8	2	Y
	Dichloromethane	1 mg/kg	ND	1	Y		1	Y	96.6 to 118	2	Y
	Hexachlorobutadiene	0.1 mg/kg	ND	2	Y		1	Y	82.8 to 82.8	1	Y
	Hexachlorocyclopentadiene	0.1 mg/kg	ND	2	Y		1	Y		0	-
	Hexachloroethane	0.1 mg/kg	ND	2	Y		1	Y	81 to 81	1	Y
	Iodomethane			0	-		0	-		0	-
	Pentachlorobenzene	0.1 mg/kg	ND	2	Y		1	Y	82.8 to 82.8	1	Y
	Tetrachloroethene	0.5 mg/kg	ND	1	Y		1	Y	107 to 110	2	Y
	trans-1,2-dichloroethene			0	-		0	-		0	-
	trans-1,3-dichloropropene	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Trichloroethene	0.5 mg/kg	ND	1	Y		1	Y	97 to 104	3	Y
	Trichlorofluoromethane	2 mg/kg	ND	1	Y		1	Y	101 to 117	2	Y
	Vinyl chloride	1 mg/kg	ND	1	Y		1	Y	96.1 to 96.1	1	Y
OCP	4,4-DDE	0.05 mg/kg	ND	1	Y		1	Y	91.6 to 91.6	1	Y
	a-BHC	0.05 mg/kg	ND	1	Y		1	Y	91.4 to 91.4	1	Y
	Aldrin	0.05 mg/kg	ND	1	Y		1	Y	90.6 to 90.6	1	Y
	b-BHC	0.05 mg/kg	ND	1	Y		1	Y	91.9 to 91.9	1	Y
	Chlordane (cis)	0.05 mg/kg	ND	1	Y		1	Y	87.4 to 87.4	1	Y
	Chlordane (trans)	0.05 mg/kg	ND	1	Y		1	Y	87.4 to 87.4	1	Y
	d-BHC	0.05 mg/kg	ND	1	Y		1	Y	96.3 to 96.3	1	Y
	DDD	0.05 mg/kg	ND	1	Y		1	Y	99.2 to 99.2	1	Y
	DDT	0.05 mg/kg	ND	1	Y		1	Y	75.2 to 75.2	1	Y
	Dieldrin	0.05 mg/kg	ND	1	Y		1	Y	84.2 to 84.2	1	Y
	Endosulfan I	0.05 mg/kg	ND	1	Y		1	Y	87 to 87	1	Y
	Endosulfan II	0.05 mg/kg	ND	1	Y		1	Y	86.4 to 86.4	1	Y
	Endosulfan sulphate	0.05 mg/kg	ND	1	Y		1	Y	84.8 to 84.8	1	Y
	Endrin	0.05 mg/kg	ND	1	Y		1	Y	78.4 to 78.4	1	Y
	Endrin aldehyde	0.05 mg/kg	ND	1	Y		1	Y	88.6 to 88.6	1	Y
	Endrin ketone	0.05 mg/kg	ND	1	Y		1	Y	95.8 to 95.8	1	Y
	g-BHC (Lindane)	0.05 mg/kg	ND	1	Y		1	Y	91.2 to 91.2	1	Y
	Heptachlor	0.05 mg/kg	ND	1	Y		1	Y	87.6 to 87.6	1	Y
	Heptachlor epoxide	0.05 mg/kg	ND	1	Y		1	Y	88.8 to 88.8	1	Y
	Hexachlorobenzene	0.05 mg/kg	ND	2	Y		2	Y	86 to 93.3	2	Y
	Methoxychlor	0.05 mg/kg	ND	1	Y		1	Y		0	-
	Tetrachlorometaxylene			0	-		0	-		0	-
PCB	Arochlor 1016	0.1 mg/kg	ND	1	Y		1	Y	90 to 90	1	Y
	Arochlor 1221	0.1 mg/kg	ND	1	Y		1	Y		0	-
	Arochlor 1232	0.1 mg/kg	ND	1	Y		1	Y		0	-
	Arochlor 1242	0.1 mg/kg	ND	1	Y		1	Y		0	-
	Arochlor 1248	0.1 mg/kg	ND	1	Y		1	Y		0	-
	Arochlor 1254	0.1 mg/kg	ND	1	Y		1	Y		0	-
	Arochlor 1260	0.1 mg/kg	ND	1	Y		1	Y	89.8 to 89.8	1	Y
	PCBs (Sum of total)	0.1 mg/kg	ND	1	Y		1	Y		0	-
Phenols	2,3,4,5-tetrachlorophenol	0.5 mg/kg	ND	1	Y		1	Y		0	-
Halogenated	2,3,4,6-tetrachlorophenol	0.5 mg/kg	ND	1	Y		1	Y	77.4 to 77.4	1	Y
	2,3,5,6-Tetrachlorophenol	0.5 mg/kg	ND	1	Y		1	Y		0	-
	2,4,5-trichlorophenol	0.5 mg/kg	ND	1	Y		1	Y	78.6 to 78.6	1	Y
	2,4,6-trichlorophenol	0.5 mg/kg	ND	1	Y		1	Y	78.6 to 78.6	1	Y
	2,4-dichlorophenol	0.5 mg/kg	ND	1	Y		1	Y	81.6 to 81.6	1	Y
	2,6-dichlorophenol	0.5 mg/kg	ND	1	Y		1	Y	71.6 to 71.6	1	Y
	2-chlorophenol	0.5 mg/kg	ND	1	Y		1	Y	79.6 to 79.6	1	Y

PROJECT NO.: 13031  
 CLIENT: Bunnings  
 SITE: Devonport

**Table 4: Internal Lab QA/QC**

Chem_Group	ChemName	Range	Method and Storage Blanks		Laboratory Duplicates			Matrix, Trip and Compound Spikes			
			Range	Num Reported	Acceptable	Max RPD > EQL x 1	Num Reported	Acceptable	Recovery %	Num Reported	Acceptable
	4-chloro-3-methylphenol	0.5 mg/kg	ND	1	Y		1	Y	83.4 to 83.4	1	Y
	Pentachlorophenol	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Phenols (Total Halogenated)	0.5 mg/kg	ND	1	Y		1	Y		0	-
Phenols Non-Halogenated	2,4-dimethylphenol	0.5 mg/kg	ND	1	Y		1	Y	75.8 to 75.8	1	Y
	2,4-dinitrophenol	30 mg/kg	ND	1	Y		1	Y		0	-
	2-nitrophenol	0.5 mg/kg	ND	1	Y		1	Y	79.8 to 79.8	1	Y
	4,6-Dinitro-2-methylphenol	10 mg/kg	ND	1	Y		1	Y		0	-
	4,6-Dinitro-o-cyclohexyl phenol	30 mg/kg	ND	1	Y		1	Y		0	-
	4-nitrophenol	0.5 mg/kg	ND	1	Y		1	Y		0	-
	Cresol Total	1 mg/kg	ND	1	Y		1	Y	84 to 84	1	Y
	Dinoseb	10 mg/kg	ND	1	Y		1	Y		0	-
	Phenol	0.5 mg/kg	ND	1	Y		1	Y	84.8 to 84.8	1	Y
	Phenols (Total Non Halogenated)	30 mg/kg	ND	1	Y		1	Y		0	-
	TRH	C6-C10 less BTEX (F1)	20 mg/kg	ND	1	Y		1	Y		0
Total BTEX		1 mg/kg	ND	1	Y		1	Y		0	-
C10-C16		20 mg/kg	ND	3	Y		1	Y		0	-
C16-C34		50 mg/kg	ND	3	Y		1	Y	115 to 115	1	Y
C34-C40		50 mg/kg	ND	3	Y		1	Y		0	-
F2-NAPHTHALENE				0	-		0	-		0	-
TRH C6-C10		20 mg/kg	ND	2	Y		2	Y	100 to 104	2	Y

## APPENDIX G

### Laboratory Reports

13-30447



compassenvironmental

Compass Environmental Pty Ltd  
 Suite 6, 5 Rose Street Hawthorn East VIC 3123  
 Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
 Reference: 13031 - 3227

Project Number: 13031		Laboratory: ALS - Address: Caribbean		Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days	
Project Location: DEWOPAS		Business Park, 22 Dalmore Drive, Scoresby		Analysis Requested	
Project Manager: A.O		Phone No: 8756 8130 Fax: 9545 5413		PH	
Contact: laboratory@compassenviro.com.au		Lab Quote Number: 2012 - 226 TN		DCPS	
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*
TP1/0.25		4.7.13			
TP1/0.5					
TP1/1.0					
TP1/2.0					
TP2/0.2					
TP2/0.5					
TP2/1.0					
TP3/0.25					
TP3/0.4					
TP3/0.8-1.0					
TP3/1.1					
TP3/1.3					
TP3/1.5					
TP3/2.0					
Analysis comments: Metal screen: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn. * SAMPLES @ ALS					
Phenols: halogenated and non-halogenated					
* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAC; 5 = None; 6 = Other					
Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other					
Relinquished by: A.O		Received by: Madhavi Kodikara		Received by:	
Signature: [Signature]		Signature: [Signature]		Signature:	
Company: COMPASS		Company: ACS COLLA.		Company:	
Date/Time: 6.7.13 09:30 AM		Date/Time: 8.7.13 @ 10:00 AM		Date/Time:	

PLEASE SIGN AND FAX/EMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT



**compassenvironmental**

Compass Environmental Pty Ltd  
Suite 6, 5 Rose Street Hawthorn East VIC 3123  
Tel: 03 9619 4704 Fax: 03 9619 4724

CHAIN OF CUSTODY RECORD  
Reference: 13031-3827

Project Number: <u>13031</u>				Laboratory: ALS - Address: Caribbean Business Park, 22 Dalmore Drive, Scoresby Phone No: 8766 8130 Fax: 9545 5413 Lab Quote Number: 2012 - 226 TY				Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days								
Project Location: <u>DELOMPOY</u>				Project Manager: <u>A.O</u>				Analysis Requested								
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*	EPA Screen Table 2	Metal screen (see below)	TPH	PMH	TPH	MNH	NO2S	CHCS	DCPS	SULPHATE	PH
<u>TP4/0.25</u>		<u>4.7.13</u>		<u>1</u>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
<u>TP4/0.5</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP4/1.0</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP4/1.5</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP4/2.0</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/0-0.1</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/0.1-0.2</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/0.2-0.25</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/0.5</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/1.0</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/1.5</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP5/2.0</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP6/0.4</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
<u>TP6/1.0</u>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
Analysis comments: Metal screen; Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mn, Pb, Ni, Sn, Se, Ag, V, Zn. Phenols; halogenated and non-halogenated																
* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAC; 5 = None; 6 = Other Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other																
Relinquished by: <u>A.O</u> Received by:																
Signature: <u>[Signature]</u> Signature:																
Company: <u>COMPASS</u> Company:																
Date/time: <u>8-7-13 09:30 AM</u> Date/time:																

\* SAMPLES @ LAB

PLEASE SIGN AND FAX/EMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT



compassenvironmental

Compass Environmental Pty Ltd  
 Suite 6, 5 Rose Street Hawthorn East VIC 3123  
 Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
 Reference: 12031 - 3827

Project Number: <u>12031</u>		Laboratory: ALS - Address: Caribbean Business Park, 22 Dainoffe Drive, Scoresby Phone No. 8756 8130 Fax: 8645 5413		Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days	
Project Location: <u>DEVOPAS</u>		Lab Quote Number: 2012 - 226 TN		Analysis Requested	
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*
TP7/0-0.2		4.7.13			
TP7/0-3					
TP7/1-0					
TP7/1-5					
TP8/0-2					
TP8/0-5					
TP8/1-0					
TP8/2-0					
TP9/0-2					
TP9/0-5					
TP9/1-0					
TP9/1-6					
TP10/0-15					
TP10/0-25					

Analysis comments:	Containers	EPA Screen Table 2	Metal screen (see below)	PAH	TPH	MNH	HYDLS	CHCS	DCRS	SULPHATE	PH
Analysis comments: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn. Phenols: halogenated and non-halogenated											

\* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAC; 5 = None; 6 = Other  
 Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other

Relinquished by: <u>A.O</u>	Received by:
Signature: <u>[Signature]</u>	Signature:
Company: <u>COMPASS</u>	Company:
Date/Time: <u>8-7-13 09:30 AM</u>	Date/Time:

**\* SAMPLES @ LAB**

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compassenvironmental

Compass Environmental Pty Ltd  
 Suite 6, 5 Rose Street Hawthorn East VIC 3123  
 Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
 Reference: 13031-3327

Project Number: <u>13031</u>		Laboratory: ALS - Address: Caribbean Business Park, 22 Dalmore Drive, Scoresby Phone No: 8758 8130 Fax: 9545 5413		Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days	
Project Location: <u>DAVON/PAT</u>		Lab Quote Number: 2012-226 TN		Analysis Requested	
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*
TP10/1.0		4.7.13		1	
TP10/1.5					
TP10/2.0					
TP10/0.25					
TP11/0.5					
TP11/1.0					
TP11/1.5					
TP11/2.0					
TP12/0.02					
TP12/0.5					
TP12/1.0					
TP12/1.5					
TP12/2.0					
TP040715A					

Number of Containers	EPA Screen Table 2	Metal screen (see below)	PAH	TPH	MNH	INOLS	CHCS	OCPS	SULPHATE	PB
1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis comments: Metal screen: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn.  
 Phenols: halogenated and non-halogenated

\* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnCAC; 5 = None; 6 = Other  
 Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other

Relinquished by: A.O. Received by: 7 SAMPLES @ LAB  
 Signature: [Signature] Signature:  
 Company: COMPASS Company:  
 Date/Time: 8-7-13 09:30 AM Date/Time:

PLEASE SIGN AND FAX/EMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT





compassenvironmental

Compass Environmental Pty Ltd  
Suite 6, 5 Rose Street Hawthorn East VIC 3123  
Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
Reference: 13031-3327

Project Number: <u>13031</u>		Laboratory: ALS - Address: Caribbean		Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days															
Project Location: <u>Devon Road</u>		Business Park, 22 Dalmore Drive, Scoresby		Analysis Requested															
Project Manager: <u>A.O.</u>		Phone No: 8755 8130 Fax: 9545 5413		Metal screen (see below)															
Contact: laboratory@compassenviro.com.au		Lab Quote Number: 2012-226 TN		EPA Screen Table 2															
Sample ID	Laboratory No.	Date Sampled	Composites	Sample type*	Preservative*	Number of Containers	PH	TPH	PM10	TPH	MNH	NO3	NO2	CHG	OCPS	SULPHATE	PH		
<u>TP040713 B</u>		<u>4.7.13</u>		<u>1</u>		<u>1</u>													
<u>TP040713 C</u>		<u>4.7.13</u>		<u>1</u>		<u>1</u>													
Analysis comments: Metal screen: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn.																			
Phenols: inorganised and non-halogenated																			
* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAC; 5 = None; 6 = Other																			
Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other																			
Relinquished by: <u>A.O.</u>		Received by:		Relinquished by:		Received by:		Signature:		Signature:		Company:		Company:		Date/time:		Date/time:	
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>		Company: <u>COMPASS</u>		Company: <u>COMPASS</u>		Company: <u>COMPASS</u>		Company: <u>COMPASS</u>		Date/time: <u>8.7.13 09:30 AM</u>		Date/time: <u>8.7.13 09:30 AM</u>	

X SAMPLES @ LAS

PLEASE SIGN AND FAX/EMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT



CERTIFICATE OF ANALYSIS

Batch No: **13-30447** Page 1 of 23  
 Replacement Report 385414 Laboratory Scoresby Laboratory  
 This report replaces Report Number: **384450** Address Caribbean Business Park, 22 Dalmore Drive, Scoresby, VIC 3179  
 Client: **Compass Environmental** Phone 03 8756 8000  
 Contact: **Margaret Mazur** Fax 03 9763 1862  
 Address: Suite 6 Tuyen Nguyen Client Manager  
 5 Rose Street Tuyen.Nguyen@alsglobal.com  
 HAWTHORN EAST VIC 3123  
 Client Program Ref: **13031-3327 Devonport** Date Sampled: 04-Jul-2013  
 ALS Program Ref: **COMPASSMISC** Date Samples Received: 08-Jul-2013  
 PO No: **13031-3327** Date Issued: **30-Jul-2013**

The sample(s) referred to in this report were analysed by the following method(s):  
 # - NATA accreditation does not cover the performance of this service.

Analysis	Method	Laboratory	Analysis	Laboratory	Method	Analysis	Laboratory
<b>BTEXN</b>	VIC-CM047	Scoresby	<b>CHC</b>	Scoresby	VIC-CM045	<b>Cyanide</b>	Scoresby
<b>Total Fluoride</b>	VIC-CM090	Scoresby	<b>HVOL</b>	Scoresby	VIC-CM047	<b>MAH</b>	Scoresby
<b>MS Total Metals</b>	VIC-CM050 C	Scoresby	<b>OCP</b>	Scoresby	VIC-CM048	<b>PAH</b>	Scoresby
<b>PCB</b>	VIC-CM048	Scoresby	<b>pH</b>	Scoresby	VIC-CM060 B	<b>Phenols(Halo)</b>	Scoresby
<b>Phenols(NonHalo)</b>	VIC-CM056	Scoresby	<b>SO4</b>	Scoresby	VIC-CM033	<b>Total Cr 3+</b>	Scoresby
<b>Total Cr 6+</b>	VIC-CM089	Scoresby	<b>TRH &amp; TPH</b>	Scoresby	VIC-CM030	<b>TRH &amp; TPH</b>	Scoresby
						<b>#</b>	<b>VIC-CM089, VIC-CM050 B,C</b>
						<b>VIC-CM047</b>	<b>VIC-CM047</b>

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

Please note that this is an amended report replacing the one sent on 24/07/2013. The amendment involves re-extracting & re-run Cr6+ for sample TP11/1.0. The amendments were made by Tuyen Nguyen on 30/07/2013.



**Signatories**

These results have been electronically signed by the authorised signatories indicated below. Electronic signing has been carried out in compliance with procedures specified in 21 CFR Part 11

Name	Title	Name	Title
Brad Snibson	Client Manager	Hoa Nguyen	Analyst
Hao Zhang	Team Leader Organics	John Earl	Team Leader Metals
Kosta Christopoulos	Chemist/Analyst	Michael Clahsen	Principal Inorganic Chemist
Stuart Paarman	Team Leader General Chemistry	Vic Willms	Manager Chemistry



### Soil Analysis

Sample	Sampled Date	Your Ref	Analysis:	pH	Total Fluoride mg/kg	Cyanide	SO4	Total Cr:3+	Total Cr:6+
3535208	04-07-13	TP3/0.4	Component: Units: Sample Type SOIL	pH Units 6.0	Total Fluoride mg/kg 150	CN mg/kg <5	SO4 mg/kg 75	Total Cr:3+ mg/kg 92	Total Cr:6+ mg/kg <1
3535247	04-07-13	TP1/1/1.0	SOIL	6.2	<100	<5	39	220	<1

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



**Soil Metals**

Sample	Sampled Date	Your Ref	Analysis: Component: Units: Sample Type	MS Total Metals									
				Sb mg/kg	As mg/kg	Ba mg/kg	Be mg/kg	B mg/kg	Cd mg/kg	Cr mg/kg	Co mg/kg	Cu mg/kg	MS Total Metals
3535200	04-07-13	TP1/0.25	SOIL	<5	<5	33	<5	<10	<0.2	150	<5	19	
3535201	04-07-13	TP1/0.5	SOIL	<5	<5	37	<5	<10	<0.2	160	15	20	
3535204	04-07-13	TP2/0.2	SOIL	<5	<5	210	<5	<10	<0.2	160	47	34	
3535206	04-07-13	TP2/1.0	SOIL	<5	<5	44	<5	<10	<0.2	150	<5	17	
3535208	04-07-13	TP3/0.4	SOIL	<5	<5		<5	<10	<0.2	92		20	
3535209	04-07-13	TP3/0.8-1.0	SOIL	<5	10	64	<5	<10	0.2	150	<5	30	
3535210	04-07-13	TP3/1.1	SOIL	<5	6	33	<5	<10	<0.2	110	<5	27	
3535214	04-07-13	TP4/0.25	SOIL	<5	12	60	<5	<10	0.3	200	5	25	
3535215	04-07-13	TP4/0.5	SOIL	<5	<5	43	<5	<10	<0.2	170	6	25	
3535219	04-07-13	TP5/0-0.1	SOIL	<5	21	41	<5	<10	0.3	150	<5	29	
3535220	04-07-13	TP5/0.1-0.2	SOIL	<5	<5	160	<5	<10	<0.2	140	20	28	
3535221	04-07-13	TP5/0.2-0.25	SOIL	<5	15	21	<5	<10	<0.2	190	<5	20	
3535222	04-07-13	TP5/0.5	SOIL	<5	14	12	<5	<10	<0.2	170	<5	23	
3535226	04-07-13	TP6/0.4	SOIL	<5	<5	27	<5	<10	<0.2	110	<5	21	
3535227	04-07-13	TP6/1.0	SOIL	<5	<5	50	<5	<10	<0.2	140	<5	34	
3535228	04-07-13	TP7/0-0.2	SOIL	<5	14	39	<5	<10	0.4	140	<5	21	
3535229	04-07-13	TP7/0.3	SOIL	<5	14	17	<5	<10	<0.2	140	<5	19	
3535232	04-07-13	TP8/0.2	SOIL	<5	<5	50	<5	<10	<0.2	130	<5	28	
3535233	04-07-13	TP8/0.5	SOIL	<5	<5	74	<5	<10	<0.2	130	<5	31	
3535236	04-07-13	TP9/0.2	SOIL	<5	<5	61	<5	<10	<0.2	160	<5	31	
3535237	04-07-13	TP9/0.5	SOIL	<5	<5	61	<5	<10	<0.2	140	<5	29	
3535240	04-07-13	TP10/0.15	SOIL	<5	<5	31	<5	<10	0.6	130	<5	16	
3535242	04-07-13	TP10/1.0	SOIL	<5	6	33	<5	<10	<0.2	130	<5	12	
3535245	04-07-13	TP11/0-0.25	SOIL	<5	34	20	<5	<10	<0.2	150	<5	13	
3535247	04-07-13	TP11/1.0	SOIL		39				<0.2	220		16	
3535250	04-07-13	TP12/0-0.2	SOIL	<5	<5	57	<5	<10	<0.2	180	<5	24	
3535251	04-07-13	TP12/0.5	SOIL	<5	6	34	<5	<10	<0.2	190	<5	14	
3535256	04-07-13	TP040713B	SOIL	<5	<5	69	<5	<10	<0.2	120	9	28	

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



**Soil Metals**

Sample	Sampled Date	Your Ref	Analysis:	MS Total Metals										MS Total Metals			
				Pb mg/kg	Mn mg/kg	Hg mg/kg	Mo mg/kg	Ni mg/kg	Se mg/kg	Ag mg/kg	Sn mg/kg	V mg/kg					
Component:	Units:	Sample Type															
3535200	04-07-13	TP1/0.25	SOIL	12	370	<0.05	<5	15	<3	<5	<5	<5	<5	130			
3535201	04-07-13	TP1/0.5	SOIL	12	520	0.06	<5	17	<3	<5	<5	<5	<5	160			
3535204	04-07-13	TP2/0.2	SOIL	7	280	<0.05	<5	63	7	<5	<5	<5	<5	150			
3535206	04-07-13	TP2/1.0	SOIL	14	2000	0.06	<5	<5	<3	<5	<5	<5	<5	200			
3535208	04-07-13	TP3/0.4	SOIL	10	180	<0.05	<5	28	5	<5	<5	<5	<5	170			
3535209	04-07-13	TP3/0.8-1.0	SOIL	16	890	0.13	<5	19	<3	<5	<5	<5	<5	140			
3535210	04-07-13	TP3/1.1	SOIL	12	420	0.07	<5	14	<3	<5	<5	<5	<5	190			
3535214	04-07-13	TP4/0.25	SOIL	22	930	0.09	<5	22	<3	<5	<5	<5	<5	150			
3535215	04-07-13	TP4/0.5	SOIL	10	490	0.08	<5	21	<3	<5	<5	<5	<5	170			
3535219	04-07-13	TP5/0-0.1	SOIL	26	890	0.07	<5	15	<3	<5	<5	<5	<5	120			
3535220	04-07-13	TP5/0.1-0.2	SOIL	5	190	<0.05	<5	65	5	<5	<5	<5	<5	170			
3535221	04-07-13	TP5/0.2-0.25	SOIL	9	630	0.08	<5	16	<3	<5	<5	<5	<5	160			
3535222	04-07-13	TP5/0.5	SOIL	8	210	0.08	<5	8	<3	<5	<5	<5	<5	150			
3535226	04-07-13	TP6/0.4	SOIL	11	190	<0.05	<5	18	<3	<5	<5	<5	<5	190			
3535227	04-07-13	TP6/1.0	SOIL	16	82	0.1	<5	17	<3	<5	<5	<5	<5	160			
3535228	04-07-13	TP7/0-0.2	SOIL	14	1200	0.06	<5	19	<3	<5	<5	<5	<5	170			
3535229	04-07-13	TP7/0.3	SOIL	9	750	0.07	<5	14	<3	<5	<5	<5	<5	140			
3535232	04-07-13	TP8/0.2	SOIL	11	710	0.06	<5	30	<3	<5	<5	<5	<5	170			
3535233	04-07-13	TP8/0.5	SOIL	10	120	0.08	<5	19	<3	<5	<5	<5	<5	170			
3535236	04-07-13	TP9/0.2	SOIL	11	900	0.06	<5	31	<3	<5	<5	<5	<5	160			
3535237	04-07-13	TP9/0.5	SOIL	9	100	0.07	<5	26	<3	<5	<5	<5	<5	140			
3535240	04-07-13	TP10/0.15	SOIL	18	610	<0.05	<5	20	<3	<5	<5	<5	<5	150			
3535242	04-07-13	TP10/1.0	SOIL	5	22	0.06	<5	31	<3	<5	<5	<5	<5	170			
3535245	04-07-13	TP11/0-0.25	SOIL	12	640	0.09	<5	11	<3	<5	<5	<5	<5	140			
3535247	04-07-13	TP11/1.0	SOIL	7	25	0.09	<5	20	<3	<5	<5	<5	<5	160			
3535250	04-07-13	TP12/0-0.2	SOIL	15	720	0.07	<5	23	<3	<5	<5	<5	<5	130			
3535251	04-07-13	TP12/0.5	SOIL	13	780	0.05	<5	20	<3	<5	<5	<5	<5	160			
3535256	04-07-13	TP040713B	SOIL	10	100	<0.05	<5	31	4	<5	<5	<5	<5	130			

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



### Soil Metals

Sample	Sampled Date	Your Ref	Analysis:	MS Total Metals	
				Component: Units:	Zn mg/kg
			Sample Type		
3535200	04-07-13	TP1/0.25	SOIL		14
3535201	04-07-13	TP1/0.5	SOIL		11
3535204	04-07-13	TP2/0.2	SOIL		23
3535206	04-07-13	TP2/1.0	SOIL		11
3535208	04-07-13	TP3/0.4	SOIL		14
3535209	04-07-13	TP3/0.8-1.0	SOIL		15
3535210	04-07-13	TP3/1.1	SOIL		15
3535214	04-07-13	TP4/0.25	SOIL		42
3535215	04-07-13	TP4/0.5	SOIL		6
3535219	04-07-13	TP5/0-0.1	SOIL		17
3535220	04-07-13	TP5/0.1-0.2	SOIL		22
3535221	04-07-13	TP5/0.2-0.25	SOIL		7
3535222	04-07-13	TP5/0.5	SOIL		6
3535226	04-07-13	TP6/0.4	SOIL		8
3535227	04-07-13	TP6/1.0	SOIL		9
3535228	04-07-13	TP7/0-0.2	SOIL		19
3535229	04-07-13	TP7/0.3	SOIL		7
3535232	04-07-13	TP8/0.2	SOIL		11
3535233	04-07-13	TP8/0.5	SOIL		7
3535236	04-07-13	TP9/0.2	SOIL		12
3535237	04-07-13	TP9/0.5	SOIL		12
3535240	04-07-13	TP10/0.15	SOIL		150
3535242	04-07-13	TP10/1.0	SOIL		<5
3535245	04-07-13	TP11/0-0.25	SOIL		35
3535247	04-07-13	TP11/1.0	SOIL		<5
3535250	04-07-13	TP12/0-0.2	SOIL		13
3535251	04-07-13	TP12/0.5	SOIL		8
3535256	04-07-13	TP040713B	SOIL		16

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



Soil MAH		Analysis:									
Sample	Sampled Date	Your Ref	MAH	MAH	MAH	MAH	MAH	MAH	MAH	MAH	MAH
Component:			Benzene	Toluene	Ethyl Benzene	Xylenes	Styrene	Cumene	124TriMethylBenz	Component:	
Units:			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Units:	
Sample Type			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Sample Type	
3535200	04-07-13	TP1/0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535204	04-07-13	TP2/0.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535208	04-07-13	TP3/0.4									
3535209	04-07-13	TP3/0.8-1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535214	04-07-13	TP4/0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535226	04-07-13	TP6/0.4	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	04-07-13	TP11/1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535256	04-07-13	TP040713B	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

Soil BTEXN		Analysis:									
Sample	Sampled Date	Your Ref	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN
Component:			Benzene	Toluene	Ethyl Benzene	Xylene - m&p	Xylene - O	Naphthalene	Total Xylenes	Component:	
Units:			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Units:	
Sample Type			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Sample Type	
3535208	04-07-13	TP3/0.4	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<1	<1	<1
3535247	04-07-13	TP11/1.0	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<1	<1	<1

Soil TRH/TPH (Volatile)		Analysis:									
Sample	Sampled Date	Your Ref	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH
Component:			TPHC6-C9	TRHC6-C10	TRHC6-C10 minus	Component:					
Units:			mg/kg	mg/kg	BTEX	Units:					
Sample Type			mg/kg	mg/kg	mg/kg	Sample Type					
3535204	04-07-13	TP2/0.2	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535208	04-07-13	TP3/0.4	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535226	04-07-13	TP6/0.4	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535228	04-07-13	TP7/0-0.2	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535240	04-07-13	TP10/0.15	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535247	04-07-13	TP11/1.0	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535250	04-07-13	TP12/0-0.2	<20	<20	<20	<20	<20	<20	<20	<20	<20
3535256	04-07-13	TP040713B	<20	<20	<20	<20	<20	<20	<20	<20	<20

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.





Soil TRH/TPH		Analysis:									
Sample	Sampled Date	Your Ref	TRH & TPH TPH C10-C14 mg/kg	TRH & TPH TPH C15-C28 mg/kg	TRH & TPH TPH C29-C36 mg/kg	TRH & TPH TRH>C10-C16 mg/kg	TRH & TPH TRH>C16-C34 mg/kg	TRH & TPH TRH>C34-C40 mg/kg	TRH & TPH Sum of TRH>C10-C40 mg/kg		
3535204	04-07-13	TP2J0.2	<20	<50	<50	<20	<50	<50	<50		
3535208	04-07-13	TP3J0.4	<20	<50	<50	<20	<50	<50	<50		
3535226	04-07-13	TP6J0.4	<20	<50	<50	<20	<50	<50	<50		
3535228	04-07-13	TP7J0-0.2	<20	<50	<50	<20	<50	<50	<50		
3535240	04-07-13	TP10J0.15	<20	<50	<50	<20	<50	<50	<50		
3535247	04-07-13	TP11J1.0	<20	<50	<50	<20	<50	<50	<50		
3535250	04-07-13	TP12J0-0.2	<20	<50	<50	<20	<50	<50	<50		
3535256	04-07-13	TP040713B	<20	<50	<50	<20	<50	<50	<50		

Soil PAH		Analysis:									
Sample	Sampled Date	Your Ref	PAH ACE mg/kg	PAH ACY mg/kg	PAH ANT mg/kg	PAH BAA mg/kg	PAH BAP mg/kg	PAH BBF mg/kg	PAH BGP mg/kg	PAH BKF mg/kg	PAH CHR mg/kg
3535204	04-07-13	TP2J0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535208	04-07-13	TP3J0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535209	04-07-13	TP3J0.8-1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535226	04-07-13	TP6J0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535232	04-07-13	TP8J0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535240	04-07-13	TP10J0.15	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	04-07-13	TP11J1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535256	04-07-13	TP040713B	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

Soil PAH		Analysis:									
Sample	Sampled Date	Your Ref	PAH DBA mg/kg	PAH FLA mg/kg	PAH FLU mg/kg	PAH IPY mg/kg	PAH NAP mg/kg	PAH PHE mg/kg	PAH PYP mg/kg	PAH TO1PAHs mg/kg	
3535204	04-07-13	TP2J0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535208	04-07-13	TP3J0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535209	04-07-13	TP3J0.8-1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535226	04-07-13	TP6J0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535232	04-07-13	TP8J0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535240	04-07-13	TP10J0.15	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535247	04-07-13	TP11J1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535256	04-07-13	TP040713B	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



Soil O.C. Pesticides		Analysis:									
Sample	Sampled Date	Your Ref	ABHC mg/kg	AENDOSUL mg/kg	ALDR mg/kg	BBHC mg/kg	BENDOSUL mg/kg	cis-Chlordane mg/kg	trans-Chlordane mg/kg	DBHC mg/kg	DDD mg/kg
3535208	04-07-13	TP3/0.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535214	04-07-13	TP4/0.25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535219	04-07-13	TP5/0-0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535232	04-07-13	TP8/0.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535236	04-07-13	TP9/0.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535240	04-07-13	TP10/0.15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247	04-07-13	TP11/1.0	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Soil O.C. Pesticides		Analysis:									
Sample	Sampled Date	Your Ref	DDE mg/kg	DDT mg/kg	DIEL mg/kg	ENDOS mg/kg	ENDR mg/kg	ENDRALD mg/kg	ENDRKET mg/kg	HCB mg/kg	HEPEP mg/kg
3535208	04-07-13	TP3/0.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535214	04-07-13	TP4/0.25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535219	04-07-13	TP5/0-0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535232	04-07-13	TP8/0.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535236	04-07-13	TP9/0.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535240	04-07-13	TP10/0.15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247	04-07-13	TP11/1.0	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Soil O.C. Pesticides		Analysis:									
Sample	Sampled Date	Your Ref	HEPT mg/kg	LIND mg/kg	METHOX mg/kg						
3535208	04-07-13	TP3/0.4	<0.05	<0.05	<0.05						
3535214	04-07-13	TP4/0.25	<0.05	<0.05	<0.05						
3535219	04-07-13	TP5/0-0.1	<0.05	<0.05	<0.05						
3535232	04-07-13	TP8/0.2	<0.05	<0.05	<0.05						
3535236	04-07-13	TP9/0.2	<0.05	<0.05	<0.05						
3535240	04-07-13	TP10/0.15	<0.05	<0.05	<0.05						
3535247	04-07-13	TP11/1.0	<0.05	<0.05	<0.05						

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



Sample	Sampled Date	Your Ref	Analysis:													
			PCB Aroclor 1016 mg/kg	PCB Aroclor 1221 mg/kg	PCB Aroclor 1232 mg/kg	PCB Aroclor 1242 mg/kg	PCB Aroclor 1248 mg/kg	PCB Aroclor 1254 mg/kg	PCB Aroclor 1260 mg/kg	PCB Total PCBs mg/kg	CHC	CHC				
3535208	04-07-13	TP3/0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	04-07-13	TP11/1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

**Soil PCBs**

Component:  
Units:  
Sample Type

SOIL  
SOIL

Sample	Sampled Date	Your Ref	Analysis:													
			CHC 1234TetraChlBenz mg/kg	CHC 1235TetraChlBenz mg/kg	CHC 123TriChloroBenz mg/kg	CHC 1245TetraChlBenz mg/kg	CHC 124TriChloroBenz mg/kg	CHC 12DiChloroBenz mg/kg	CHC 135TriChloroBenz mg/kg	CHC 13DiChloroBenz mg/kg	CHC	CHC 14DiChloroBenz mg/kg				
3535208	04-07-13	TP3/0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535209	04-07-13	TP3/0.8-1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535221	04-07-13	TP5/0.2-0.25	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535236	04-07-13	TP9/0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535240	04-07-13	TP10/0.15	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535245	04-07-13	TP11/0-0.25	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	04-07-13	TP11/1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535255	04-07-13	TP040713A	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

**Soil CHCs**

Component:  
Units:  
Sample Type

SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL

Sample	Sampled Date	Your Ref	Analysis:													
			CHC 2ChloroNaphthiene mg/kg	CHC Benzal Chloride mg/kg	CHC BenzotriChloride mg/kg	CHC BenzylCl mg/kg	CHC HexaChloroEthane mg/kg	CHC HexaChlButadiene mg/kg	CHC HexaCyclopenten mg/kg	CHC PentaChlBenzene mg/kg	CHC	CHC				
3535208	04-07-13	TP3/0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535209	04-07-13	TP3/0.8-1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535221	04-07-13	TP5/0.2-0.25	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535236	04-07-13	TP9/0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535240	04-07-13	TP10/0.15	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535245	04-07-13	TP11/0-0.25	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	04-07-13	TP11/1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535255	04-07-13	TP040713A	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

**Soil CHCs**

Component:  
Units:  
Sample Type

SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL  
SOIL



Sample	Sampled Date	Your Ref	Analysis:									
			Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)	Phenols (Halo)
3535208	04-07-13	TP3/0.4	4Chlor3MethylPhnl mg/kg	2-ChloroPhenol mg/kg	24DiChloroPhenol mg/kg	2,6DiChloroPhenol mg/kg	PentaChloroPhenol mg/kg	2345TetraChlorPhnl mg/kg	2346TetraChlorPhnl mg/kg	2356TetraChlorPhnl mg/kg	Phenols (Halo) 245TriChlorPhenol mg/kg	
3535247	04-07-13	TP1/1/1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535247	04-07-13	TP1/1/1.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	

### Phenols (Halogenated)

Sample	Sampled Date	Your Ref	Analysis:	
			Phenols (Halo)	Phenols (Halo)
3535208	04-07-13	TP3/0.4	246TriChlorPhenol mg/kg	Total Phenols (Halo) mg/kg
3535247	04-07-13	TP1/1/1.0	<0.5	<0.5
3535247	04-07-13	TP1/1/1.0	<0.5	<0.5

### Phenols (Non Halogenated)

Sample	Sampled Date	Your Ref	Analysis:									
			Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)	Phenols (NonHalo)
3535208	04-07-13	TP3/0.4	Phenol mg/kg	Total Cresols mg/kg	2,4DiMethylPhenol mg/kg	2,4-Dinitrophenol mg/kg	2Mthy/46DiNitrPhnl mg/kg	2-NitroPhenol mg/kg	4-NitroPhenol mg/kg	2CyHx/46DiNitrPhnl mg/kg	Phenols (NonHalo) Dimoseb mg/kg	
3535247	04-07-13	TP1/1/1.0	<0.5	<1	<0.5	<30	<10	<0.5	<0.5	<30	<10	
3535247	04-07-13	TP1/1/1.0	<0.5	<1	<0.5	<30	<10	<0.5	<0.5	<30	<10	

### Phenols (Non Halogenated)

Sample	Sampled Date	Your Ref	Analysis:	
			Phenols (NonHalo)	Phenols (NonH)
3535208	04-07-13	TP3/0.4	Total Phenols (NonH) mg/kg	<30
3535247	04-07-13	TP1/1/1.0	<30	<30



Soil Halo. Volatiles		Analysis:										HVOL		
Sample	Sampled Date	Your Ref	Component:	Units:	Sample Type	1112tetraChloroEthane	1122tetraChloroEthane	1,1DiChloroEthane	1,1DiChloroEthene	11DiChloroPropene	123TriChloroPropane	12DiBromoChloroPropane	12DiChloroEthene(c)	HVOL
3535208	04-07-13	TP3/0.4	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535209	04-07-13	TP3/0.8-1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535219	04-07-13	TP5/0-0.1	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535236	04-07-13	TP9/0.2	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	04-07-13	TP10/0.15	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535245	04-07-13	TP11/0-0.25	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	04-07-13	TP11/1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535255	04-07-13	TP040713A	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Soil Halo. Volatiles		Analysis:										HVOL		
Sample	Sampled Date	Your Ref	Component:	Units:	Sample Type	12DiChloroEthane	12 DiChloroPropane	13DiChloroPropane	13DiChloroPropene(c)	13DiChloroPropene(t)	22DiChloroPropane	2-ChloroToluene	4-ChloroToluene	HVOL
3535208	04-07-13	TP3/0.4	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535209	04-07-13	TP3/0.8-1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535219	04-07-13	TP5/0-0.1	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535236	04-07-13	TP9/0.2	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	04-07-13	TP10/0.15	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535245	04-07-13	TP11/0-0.25	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	04-07-13	TP11/1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535255	04-07-13	TP040713A	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Soil Halo. Volatiles		Analysis:										HVOL		
Sample	Sampled Date	Your Ref	Component:	Units:	Sample Type	BromoChloroMethane	BromoBenzene	Bromoform	CarbonTetChloride	Chloroform	ChloroBenzene	DiBromoChloroMethane	DiBromoMethane	HVOL
3535208	04-07-13	TP3/0.4	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535209	04-07-13	TP3/0.8-1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535219	04-07-13	TP5/0-0.1	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535236	04-07-13	TP9/0.2	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	04-07-13	TP10/0.15	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535245	04-07-13	TP11/0-0.25	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	04-07-13	TP11/1.0	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535255	04-07-13	TP040713A	SOIL			<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



**Soil Halo. Volatiles**

Sample	Sampled Date	Your Ref	Analysis:	HVOL									
				DichloroMethane mg/kg	TriChloroFluMethane mg/kg	TetraChloroEthene mg/kg	Vinyl Chloride mg/kg	111TriChloroEthane mg/kg	112TriChloroEthane mg/kg	HVCL mg/kg	TriChloroEthene mg/kg		
3535208	04-07-13	TP3/0.4	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535209	04-07-13	TP3/0.8-1.0	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535219	04-07-13	TP5/0-0.1	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535236	04-07-13	TP9/0.2	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535240	04-07-13	TP10/0.15	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535245	04-07-13	TP11/0-0.25	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535247	04-07-13	TP11/1.0	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5
3535255	04-07-13	TP040713A	SOIL	<1	<2	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



## Quality Control

### Soil BTEXN

	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN	BTEXN
	Benzene	Toluene	Ethyl Benzene	Xylene - m&p	Xylene - O	Naphthalene	Total Xylenes	BTEXN	BTEXN	BTEXN
3535247	SPIKE	Sample Value	<0.5	<1	<0.5	<0.5				
3535247	SPIKE	Expected Value	5.7	11	5.7	5.7				
3535247	SPIKE	% Recovery	86.5	78.4	74.4	72.5				
3534783	DUPLICATE	Sample Value	<0.5	<1	<0.5	<0.5	<1	<1	<1	<1
3534783	DUPLICATE	Duplicate Value	<0.5	<1	<0.5	<0.5	<1	<1	<1	<1
3534783	DUPLICATE	% RPD	0	0	0	0	0	0	0	0
3535357	SPIKE	Sample Value	<0.5	<1	<0.5	<0.5				
3535357	SPIKE	Expected Value	4.5	9.1	4.5	4.5				
3535357	SPIKE	% Recovery	90.2	81.9	77.2	86.4				
3536514	BLANK	Value	<0.5	<1	<0.5	<0.5	<1	<1	<1	<1

### Soil CHCs

	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC
	1234TetraChlBenz	1235TetraChlBenz	123TriChloroBenz	1245TetraChlBenz	124TriChloroBenz	12DiChloroBenz	135TriChloroBenz	13DiChloroBenz	14DiChloroBenz			
3535247	DUPLICATE	Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	DUPLICATE	Duplicate Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	DUPLICATE	% RPD	0	0	0	0	0	0	0	0	0	0
3535247	SPIKE	Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	SPIKE	Expected Value	1.8	3.6	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
3535247	SPIKE	% Recovery	87.2	87.2	80.4	86.2	82.2	86.8	76.4			
3536253	BLANK	Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

### Soil CHCs

	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC	CHC
	2ChloroNaphthlene	Benzal Chloride	BenzoTriChloride	Benzylcl	HexaChloroEthane	HexaChlBuladiene	HexaChlCyclPenten	PentaChlBenzene				
3535247	DUPLICATE	Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	DUPLICATE	Duplicate Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	DUPLICATE	% RPD	0	0	0	0	0	0	0	0	0	0
3535247	SPIKE	Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247	SPIKE	Expected Value	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
3535247	SPIKE	% Recovery	81.2	93.4	83.8	85.6	81.0	82.8	82.8			
3536253	BLANK	Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1



Soil Halo. Volatiles		HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL
		1112TetraClEthane	1122TetraClEthane	1,1DiChloroEthane	1,1DiChloroEthane	1,1DiChloroEthene	11DiChlorPropene	123TriChlorPropane	12DiBri3ChlPrpane	12DiChlorEthene[g]	12DiChlorEthene[t]		
3535247	SPIKE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	Sample Value	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7
3535247	Expected Value	80.5	84.6	98.7	112	94.3	91.8	91.8	91.4	91.4	94.8	94.8	94.8
3535240	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	DUPLICATE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	DUPLICATE	0	0	0	0	0	0	0	0	0	0	0	0
3535240	% RPD	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535357	SPIKE	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
3535357	Sample Value	80.2	87.8	99.6	119	101	95.8	95.8	98.8	98.8	103	103	103
3535357	Expected Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535357	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3536519	BLANK	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3536519	Value												
Soil Halo. Volatiles		HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL
		12DiChloroEthane	12 DiChloroPropane	13DiChlorPropane	13DiChlorPropane	13DiChlorPropene[c]	13DiChlorPropene[t]	22DiChlorPropane	2-ChloroToluene	4-ChloroToluene	BromChlorMethane		
3535247	SPIKE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247	Sample Value	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7
3535247	Expected Value	97.4	93.0	94.6	94.6	94.6	87.5	94.8	94.8	91.7	94.8	94.8	94.8
3535240	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	DUPLICATE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535240	DUPLICATE	0	0	0	0	0	0	0	0	0	0	0	0
3535240	% RPD	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535357	SPIKE	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
3535357	Sample Value	91.9	99.0	101	101	101	80.6	103	103	97.5	93.7	93.7	93.7
3535357	Expected Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535357	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3536519	BLANK	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3536519	Value												
Soil Halo. Volatiles		HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL
		BroDiChlorMethane	BromoBenzene	Bromoform	CarbonTetChloride	Chloroform	ChloroBenzene	DiBromChlorMethane	DiBromMethane	12DiBromEthane			
3535247	SPIKE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535247	Sample Value	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	
3535247	Expected Value	78.2	86.6	89.1	89.1	99.8	101	92.8	92.8	84.6	84.6	84.6	
3535240	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535240	DUPLICATE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535240	DUPLICATE	0	0	0	0	0	0	0	0	0	0	0	
3535240	% RPD	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535357	SPIKE	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
3535357	Sample Value	70.8	95.7	76.8	76.8	98.4	105	90.9	90.9	91.5	91.5	91.5	
3535357	Expected Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535357	% Recovery	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3536519	BLANK	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3536519	Value												

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.





Soil Halo. Volatiles		HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL	HVOL
		DiChloroMethane	TriChloroFluMethane	TetraChloroEthene	Vinyl Chloride	11TriChloroEthane	112TriChloroEthane	TriChloroEthene	
3535247	SPIKE	<1	<2	<0.5		<0.5	<0.5	<0.5	
3535247	Expected Value	5.7	5.7	5.7		5.7	5.7	5.7	
<b>3535247</b>	<b>% Recovery</b>	<b>96.6</b>	<b>117</b>	<b>107</b>		<b>97.0</b>	<b>91.6</b>	<b>102</b>	
3535240	DUPLICATE	<1	<2	<0.5	<1	<0.5	<0.5	<0.5	
3535240	Duplicate Value	<1	<2	<0.5	<1	<0.5	<0.5	<0.5	
<b>3535240</b>	<b>% RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
3535357	SPIKE	<1	<2	<0.5	<1	<0.5	<0.5	<0.5	
3535357	Expected Value	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
<b>3535357</b>	<b>% Recovery</b>	<b>118</b>	<b>101</b>	<b>110</b>	<b>96.1</b>	<b>89.1</b>	<b>98.9</b>	<b>104</b>	
3536519	BLANK	<1	<2	<0.5	<1	<0.5	<0.5	<0.5	

Soil MAH		MAH	MAH	MAH	MAH	MAH	MAH	MAH	MAH
		Benzene	Toluene	Ethyl Benzene	Xylenes	Styrene	Cumene	124TriMethylBenz	
3535247	SPIKE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535247	Expected Value	5.7	5.7	5.7	17	5.7	5.7	5.7	
<b>3535247</b>	<b>% Recovery</b>	<b>100</b>	<b>102</b>	<b>98.5</b>	<b>103</b>	<b>89.0</b>	<b>102</b>	<b>91.2</b>	
3534783	DUPLICATE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3534783	Duplicate Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
<b>3534783</b>	<b>% RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
3535357	SPIKE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535357	Expected Value	4.5	4.5	4.5	14	4.5	4.5	4.5	
<b>3535357</b>	<b>% Recovery</b>	<b>104</b>	<b>110</b>	<b>106</b>	<b>107</b>	<b>97.9</b>	<b>107</b>	<b>97.7</b>	
3536523	BLANK	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535204	DUPLICATE	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
3535204	Duplicate Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
<b>3535204</b>	<b>% RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
3536528	BLANK	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	

Soil O.C. Pesticides		OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF
		ABHC	AENDOSUL	ALDR	BBHC	BENDOSUL	cis-Chlordane	trans-Chlordane	DBHC
3535247	DUPLICATE	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247	Duplicate Value	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
<b>3535247</b>	<b>% RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
3535247	SPIKE	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247	Expected Value	3.6	1.8	1.8	3.0	1.8	1.8	3.6	1.8

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	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF
3535247 SPIKE	ABHC	AENDOSUL	ALDR	OCF	OCF	BENDOSUL	cis-Chlordane	OCF	OCF	trans-Chlordane	OCF	OCF	OCF
% Recovery	91.4	87.0	90.6	91.9	86.4	87.4	87.4	87.4	87.4	96.3	99.2	99.2	99.2
3536247 BLANK	Value	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

**Soil O.C. Pesticides**

	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF	OCF
3535247 DUPLICATE	DDE	DDT	DIEL	OCF	OCF	ENDR	ENDRALD	OCF	OCF	ENDRKET	OCF	OCF	OCF
Sample Value	<0.05	<0.05	<0.05	<0.05	ENDOS	<0.05	<0.05	<0.05	ENDRKET	<0.05	OCF	OCF	OCF
3535247 DUPLICATE	Duplicate Value	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247 DUPLICATE	% RPD	0	0	0	0	0	0	0	0	0	0	0	0
3535247 SPIKE	Sample Value	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
3535247 SPIKE	Expected Value	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
3535247 SPIKE	% Recovery	91.6	75.2	84.2	84.8	78.4	88.6	95.8	95.8	93.3	88.8	88.8	88.8
3536247 BLANK	Value	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

**Soil O.C. Pesticides**

	OCF	OCF	OCF	OCF
3535247 DUPLICATE	HEPT	LIND	METHOX	OCF
Sample Value	<0.05	<0.05	<0.05	<0.05
3535247 DUPLICATE	Duplicate Value	<0.05	<0.05	<0.05
3535247 DUPLICATE	% RPD	0	0	0
3535247 SPIKE	Sample Value	<0.05	<0.05	<0.05
3535247 SPIKE	Expected Value	1.8	3.6	3.6
3535247 SPIKE	% Recovery	87.6	91.2	91.2
3536247 BLANK	Value	<0.05	<0.05	<0.05

**Soil PAH**

	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH
3535247 DUPLICATE	ACE	ACY	ANT	BAA	BAP	BBF	BGP	BKF	CHR	OCF	OCF	OCF	OCF
Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247 DUPLICATE	Duplicate Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247 DUPLICATE	% RPD	0	0	0	0	0	0	0	0	0	0	0	0
3535247 SPIKE	Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
3535247 SPIKE	Expected Value	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
3535247 SPIKE	% Recovery	88.0	89.4	89.6	89.2	84.0	80.2	82.2	95.0	82.2	95.0	95.0	95.0
3536244 BLANK	Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Soil PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH	PAH
	DBA	FLA	FLU	IPY	NAP	PHE	PYR	TOTPAHs		
3535247 DUPLICATE Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1		
3535247 DUPLICATE Duplicate Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1		
3535247 DUPLICATE % RPD	0	0	0	0	0	0	0	0		
3535247 SPIKE Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1		
3535247 SPIKE Expected Value	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
3535247 SPIKE % Recovery	74.4	89.4	91.2	103	92.4	87.8	89.8	89.8		
3536244 BLANK Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1		

Soil PCBs	PCB	PCB	PCB	PCB	PCB	PCB	PCB	PCB	PCB
	Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Total PCBs	
3535247 DUPLICATE Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535247 DUPLICATE Duplicate Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535247 DUPLICATE % RPD	0	0	0	0	0	0	0	0	
3535247 SPIKE Sample Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
3535247 SPIKE Expected Value	3.2						3.0		
3535247 SPIKE % Recovery	90.0						89.8		
3536250 BLANK Value	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	

Phenols (Halogenated)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)	Phenols(Halo)
	4Chloro3MethylPhnl	2-ChloroPhenol	24DiChloroPhenol	2,6DiChloroPhenol	PentaChlorPhenol	2345TetraChlorPhnl	2346TetraChlorPhnl	2356TetraChlorPhnl
3535247 DUPLICATE Sample Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247 DUPLICATE Duplicate Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247 DUPLICATE % RPD	0	0	0	0	0	0	0	0
3535247 SPIKE Sample Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
3535247 SPIKE Expected Value	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
3535247 SPIKE % Recovery	83.4	79.6	81.6	71.6	77.4	78.6	78.6	78.6
3536262 BLANK Value	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

Phenols (Halogenated)	Phenols(Halo)	Phenols(Halo)
	246TriChlorPhenol	Total Phenols (Halo)
3535247 DUPLICATE Sample Value	<0.5	<0.5
3535247 DUPLICATE Duplicate Value	<0.5	<0.5
3535247 DUPLICATE % RPD	0	0
3535247 SPIKE Sample Value	<0.5	<0.5
3535247 SPIKE Expected Value	1.8	1.8
3535247 SPIKE % Recovery	78.6	78.6

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		Phenols(Halo)	Phenols(Halo)
3536262	BLANK Value	246TriChlorPhenol	Total Phenols (Halo)
		<0.5	<0.5

**Phenols (Non Halogenated)**

		Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)	Phenols(NonHalo)
3535247	DUPLICATE Sample Value	Phenol	Total Cresols	2,4DiMethylPhenol	2,4-Dinitrophenol	2Mthy/46DNitrPhnl	2-NitroPhenol	4-NitroPhenol	Phenols(NonHalo)	Phenols(NonHalo)
3535247	DUPLICATE Duplicate Value	<0.5	<1	<0.5	<30	<10	<0.5	<0.5	<30	Dimoseb
3535247	DUPLICATE % RPD	0	0	0	0	0	0	0	0	<10
3535247	SPIKE Sample Value	<0.5	<1	<0.5	<30	<10	<0.5	<0.5	<30	<10
3535247	SPIKE Expected Value	1.8	5.3	1.8			1.8			
3535247	SPIKE % Recovery	84.8	84.0	75.8			79.8			
3536259	BLANK Value	<0.5	<1	<0.5	<30	<10	<0.5	<0.5	<30	<10

**Phenols (Non Halogenated)**

		Phenols(NonHalo)
3535247	DUPLICATE Sample Value	Total Phenols(NonH)
3535247	DUPLICATE Duplicate Value	<30
3535247	DUPLICATE % RPD	<30
3536259	BLANK Value	0
		<30

**Soil Analysis**

		pH	Total Fluoride	Cyanide	SO4	Total Cr6+
3535817	BLANK Value	pH	Total Fluoride	CN	SO4	Total Cr6+
3534515	DUPLICATE Sample Value	5.6				
3534515	DUPLICATE Duplicate Value	7.0				
3534515	DUPLICATE % RPD	7.0				
3536808	BLANK Value	0.1	<100			
3534783	SPIKE Sample Value		180			
3534783	SPIKE Expected Value		350			
3534783	SPIKE % Recovery		92.1			
3534783	DUPLICATE Sample Value		180			
3534783	DUPLICATE Duplicate Value		210			
3534783	DUPLICATE % RPD		15.2			
3537714	BLANK Value			<5		
3536046	SPIKE Sample Value					<1
3536046	SPIKE Expected Value					80
3536046	SPIKE % Recovery					87.6

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	pH	Total Fluoride	Cyanide	SO4	Total Cr:6+
3536046 DUPLICATE	Sample Value				Total Cr6+
3536046 DUPLICATE	Duplicate Value				<1
<b>3536046 DUPLICATE</b>	<b>% RPD</b>				<b>0</b>
3535247 DUPLICATE	Sample Value		39		
3535247 DUPLICATE	Duplicate Value		39		
<b>3535247 DUPLICATE</b>	<b>% RPD</b>		<b>0.4</b>		
3538848 BLANK	Value		<10		
3536045 SPIKE	Sample Value		<5		
3536045 SPIKE	Expected Value		20		
<b>3536045 SPIKE</b>	<b>% Recovery</b>		<b>98.7</b>		
3536045 DUPLICATE	Sample Value		<5		
3536045 DUPLICATE	Duplicate Value		<5		
<b>3536045 DUPLICATE</b>	<b>% RPD</b>		<b>0</b>		
3535247 DUPLICATE	Sample Value				<1
3535247 DUPLICATE	Duplicate Value				<1
<b>3535247 DUPLICATE</b>	<b>% RPD</b>				<b>0</b>
3557647 DUPLICATE	Sample Value				<1
3557647 DUPLICATE	Duplicate Value				<1
<b>3557647 DUPLICATE</b>	<b>% RPD</b>				<b>0</b>
3557647 SPIKE	Sample Value				<1
3557647 SPIKE	Expected Value				360
<b>3557647 SPIKE</b>	<b>% Recovery</b>				<b>109</b>

	MS Total Metals		MS Total Metals		MS Total Metals		MS Total Metals		MS Total Metals		MS Total Metals	
	Sb	As	Ba	Be	B	Cd	Cr	Co	Cu			
<b>Soil Metals</b>												
3537611 BLANK	Value	<5	<5	<5	<10	<0.2	<5	<5	<5			
3535200 DUPLICATE	Sample Value	<5	33			150	<5	<5	19			
3535200 DUPLICATE	Duplicate Value	<5	32			150	<5	<5	19			
<b>3535200 DUPLICATE</b>	<b>% RPD</b>	<b>0</b>	<b>1.1</b>			<b>0.4</b>	<b>0</b>	<b>0</b>	<b>0.1</b>			
3535200 SPIKE	Sample Value	<5	33			<0.2						
3535200 SPIKE	Expected Value	100	120			100						
<b>3535200 SPIKE</b>	<b>% Recovery</b>	<b>92.2</b>	<b>99.2</b>			<b>93.4</b>						
3535251 DUPLICATE	Sample Value	<5	34	<5	<10	<0.2	190	<5	14			
3535251 DUPLICATE	Duplicate Value	<5	35	<5	<10	<0.2	190	<5	14			
<b>3535251 DUPLICATE</b>	<b>% RPD</b>	<b>0</b>	<b>4.3</b>	<b>4.0</b>	<b>0</b>	<b>0</b>	<b>1.2</b>	<b>0</b>	<b>1.2</b>			

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



	MS Total Metals										MS Total Metals	
	Sb	As	Ba	Be	B	Cd	Cr	Co	Cu	V		
3535251 SPIKE	<5		34			<0.2	190					
3535251 SPIKE	100		120			100	230					
<b>3535251 SPIKE</b>	<b>82.5</b>		<b>98.3</b>			<b>96.0</b>	<b>115</b>					
3535256 DUPLICATE	<5	<5	69	<5		<0.2	120	9			28	
3535256 DUPLICATE	<5	<5	72	<5		<0.2	120	10			29	
<b>3535256 DUPLICATE</b>	<b>0</b>	<b>0</b>	<b>5.2</b>	<b>0</b>		<b>0</b>	<b>4.2</b>	<b>3.8</b>			<b>3.3</b>	
3535256 SPIKE	<5		69			<0.2						
3535256 SPIKE	100		150			100						
<b>3535256 SPIKE</b>	<b>81.6</b>		<b>88.4</b>			<b>97.2</b>						
<b>Soil Metals</b>												
	MS Total Metals										MS Total Metals	
	Pb	Mn	Hg	Mo	Ni	Se	Ag	Sn	V			
3537611 BLANK	<5	<5	<0.05	<5	<5	<3	<5	<5	<5			
3535200 DUPLICATE	12	370	<0.05	<5	15	<3	<5	<5	<5			
3535200 DUPLICATE	12	370	<0.05	<5	15	<3	<5	<5	<5			
<b>3535200 DUPLICATE</b>	<b>6.5</b>	<b>0.6</b>	<b>0</b>	<b>0</b>	<b>0.7</b>	<b>0</b>		<b>0</b>			<b>1.3</b>	
3535200 SPIKE	12	370	<0.05	<5	<5	<3	<5	<5	<5		130	
3535200 SPIKE	110	380	1.0	<5	100	<3	1.0	100	100		200	
<b>3535200 SPIKE</b>	<b>99.2</b>	<b>113</b>	<b>98.7</b>				<b>103</b>	<b>101</b>	<b>101</b>		<b>80.1</b>	
3535251 DUPLICATE	13	780		<5	20	<3	<5	<5	<5		160	
3535251 DUPLICATE	13	790		<5	21	<3	<5	<5	<5		160	
<b>3535251 DUPLICATE</b>	<b>2.3</b>	<b>1.0</b>		<b>0</b>	<b>2.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>1.1</b>	
3535251 SPIKE	13		0.05				<5	<5	<5			
3535251 SPIKE	110		1.0				1.0	100	100			
<b>3535251 SPIKE</b>	<b>102</b>		<b>98.1</b>				<b>102</b>	<b>101</b>	<b>101</b>			
3535256 DUPLICATE	10	100	<0.05	<5	31	4	<5	<5	<5		130	
3535256 DUPLICATE	11	110	<0.05	<5	32	4	<5	<5	<5		130	
<b>3535256 DUPLICATE</b>	<b>4.6</b>	<b>4.7</b>	<b>0</b>	<b>0</b>	<b>3.5</b>	<b>7.3</b>		<b>0</b>	<b>0</b>		<b>4.1</b>	
3535256 SPIKE	10	100	<0.05				<5	<5	<5			
3535256 SPIKE	110	170	1.0				1.0	100	100			
<b>3535256 SPIKE</b>	<b>97.6</b>	<b>118</b>	<b>100</b>				<b>109</b>	<b>106</b>	<b>106</b>			

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



MS Total Metals	
	Zn
3537611 BLANK Value	<5
3535200 DUPLICATE Sample Value	14
3535200 DUPLICATE Duplicate Value	14
<b>3535200 DUPLICATE % RPD</b>	<b>1.2</b>
3535251 DUPLICATE Sample Value	8
3535251 DUPLICATE Duplicate Value	8
<b>3535251 DUPLICATE % RPD</b>	<b>0.6</b>
3535256 DUPLICATE Sample Value	16
3535256 DUPLICATE Duplicate Value	17
<b>3535256 DUPLICATE % RPD</b>	<b>5.6</b>

**Soil TRH/TPH (Volatile)**

TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH
TPHC6-C9	TRHC6-C10	TRHC6-C10 minus BTE	TRH & TPH
3535204 DUPLICATE Sample Value	<20	<20	<20
3535204 DUPLICATE Duplicate Value	<20	<20	<20
<b>3535204 DUPLICATE % RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>
3535228 SPIKE Sample Value	<20	<20	<20
3535228 SPIKE Expected Value	160	150	150
<b>3535228 SPIKE % Recovery</b>	<b>95.1</b>	<b>100</b>	
3536534 BLANK Value	<20	<20	<20

**Soil TRH/TPH**

TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH	TRH & TPH
TPH C10-C14	TPH C15-C28	TPH C29-C36	TRH-C10-C16	TRH-C16-C34	TRH-C34-C40	Sum of TRH-C10-C40
3534827 DUPLICATE Sample Value	65	<50	190	370	<50	560
3534827 DUPLICATE Duplicate Value	71	<50	200	400	<50	600
<b>3534827 DUPLICATE % RPD</b>	<b>9.7</b>	<b>0</b>	<b>3.5</b>	<b>8.5</b>	<b>0</b>	<b>6.9</b>
3534827 SPIKE Sample Value	470	<50	<20	370	<50	<50
3534827 SPIKE Expected Value	1400	<50	<20	1400	<50	<50
<b>3534827 SPIKE % Recovery</b>	<b>130</b>	<50	<20	<b>125</b>	<50	<50
3536178 BLANK Value	<20	<50	<20	<50	<50	<50
3535247 DUPLICATE Sample Value	<20	<50	<20	<50	<50	<50
3535247 DUPLICATE Duplicate Value	<20	<50	<20	<50	<50	<50
<b>3535247 DUPLICATE % RPD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
3535247 SPIKE Sample Value	<50	<50	<50	<50	<50	<50
3535247 SPIKE Expected Value	1100	1100	1100	1100	1100	1100
<b>3535247 SPIKE % Recovery</b>	<b>109</b>			<b>115</b>		

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



3536181 BLANK	Value	TRH & TPH TPH C10-C14 <20	TRH & TPH TPH C15-C28 <50	TRH & TPH TPH C29-C36 <50	TRH & TPH TRH>C10-C16 <20	TRH & TPH TRH>C16-C34 <50	TRH & TPH TRH>C34-C40 <50	TRH & TPH Sum of TRH>C10-C40 <50

Samples tested as received. A blank space indicates no test performed. Soil results expressed in mg/kg dry weight unless specified otherwise. Microbiological testing was commenced within 24 hours of sampling unless otherwise stated. VIC-MM524: Plate count results <10 per mL and >300 per mL are deemed as approximate. VIC-MM526: Plate count results <2,500 per mL and >250,000 per mL are deemed as approximate. Calculated results are based on raw data.



13-32957



compassenvironmental

Compass Environmental Pty Ltd  
Suite 6, 5 Rose Street Hawthorn East VIC 3123  
Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
Reference: 13031-3382

\* URGENT REQUEST

Project Number: <u>13031</u>		Laboratory: ALS - Address: Caribbean Business Park, 22 Dalmore Drive, Scoresby Phone No: 8756 8130 Fax: 9545 5413		Turnaround Time: <input type="checkbox"/> 1 day <input checked="" type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input type="checkbox"/> 5 days	
Project Location: <u>DEVONPORT</u>		Project Manager: <u>A.O.</u>		Analysis Requested	
Contact: laboratory@compassenviro.com.au		Lab Quote Number: <u>2012-226 TN</u>			
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*
<u>TP2/0.2</u>	<u>3535204</u>				
<u>TP2/1.0</u>	<u>5206</u>				
<u>TP4/0.25</u>	<u>5214</u>				
<u>TP5/0-0.1</u>	<u>5219</u>				
<u>TP5/0.1-0.2</u>	<u>5220</u>				
<u>TP11/0-0.25</u>	<u>3535245</u>				
<u>TP11/1.0</u>	<u>5247</u>				
<u>TP2/0.5</u>	<u>5251</u>				
Analysis comments: Metal screen: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn. * <u>REQ ASAP FEEDBACK - AS DISCUSSED</u>					
Phenols: halogenated and non-halogenated					
* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAc; 5 = None; 6 = Other					
Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other					
Relinquished by: <u>A.O.</u>		Received by: <u>Jessie</u>			
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>			
Company: <u>COMPASS ENVIRO</u>		Company: <u>ALS WRC</u>			
Date/time: <u>24.7.13 10:25 AM</u>		Date/time: <u>24.7.13</u>		<u>DISO</u>	

PLEASE SIGN AND FAXEMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT



CERTIFICATE OF ANALYSIS

Batch No: **13-32957** Page 1 of 3  
 Final Report 384939 Laboratory Scoresby Laboratory  
 Client: **Compass Environmental** Address Caribbean Business Park, 22 Dalmore Drive, Scoresby, VIC 3179  
 Contact: **Margaret Mazur** Phone 03 8756 8000  
 Address: Suite 6 Fax 03 9763 1862  
 5 Rose Street Tuyen Nguyen  
 HAWTHORN EAST VIC 3123 Client Manager  
 Client Program Ref: **13031-3382 Devonport** Tuyen.Nguyen@alsglobal.com  
 ALS Program Ref: **COMPASSMISC** Date Sampled: 04-Jul-2013  
 PO No: **13031-3382** Date Samples Received: 24-Jul-2013  
 Date Issued: **26-Jul-2013**

The sample(s) referred to in this report were analysed by the following method(s):  
 #\_NATA accreditation does not cover the performance of this service.

Analysis	Method	Laboratory	Analysis	Laboratory	Method
TCLP-Prep	US EPA 1311	Scoresby	<b>MS TCLP Metals</b>	Scoresby	VIC-CM050 C; US EPA 1311
			<b>Total Cr 6+</b>		VIC-CM089
					Scoresby

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



Signatories

These results have been electronically signed by the authorised signatories indicated below. Electronic signing has been carried out in compliance with procedures specified in 21 CFR Part 11

Name	Title	Name	Title
<b>John Earl</b>	<b>Team Leader Metals</b>	<b>Michael Clahsen</b>	<b>Principal Inorganic Chemist</b>





## Quality Control

### Metals- TCLP

	MS TCLP Metals	MS TCLP Metals	MS TCLP Metals	MS TCLP Metals
	L-As	L-Cr	L-Mn	L-Ni
3557477 BLANK Value	<0.01	<0.01	<0.01	<0.01
3553239 DUPLICATE Sample Value	<0.01	<0.01	0.31	0.02
3553239 DUPLICATE Duplicate Value	<0.01	<0.01	0.31	0.02
<b>3553239 DUPLICATE % RPD</b>	<b>0</b>	<b>0</b>	<b>0.3</b>	<b>2.5</b>
3553239 SPIKE Sample Value	<0.01	<0.01	0.31	0.02
3553239 SPIKE Expected Value		0.40	0.71	0.42
<b>3553239 SPIKE % Recovery</b>		<b>99.5</b>	<b>100</b>	<b>94.9</b>

### Soil Analysis

	Total Cr6+
3554350 BLANK Value	<1
3552824 DUPLICATE Sample Value	<1
3552824 DUPLICATE Duplicate Value	<1
<b>3552824 DUPLICATE % RPD</b>	<b>0</b>
3552828 SPIKE Sample Value	<1
3552828 SPIKE Expected Value	80
<b>3552828 SPIKE % Recovery</b>	<b>93.5</b>



compassenvironmental

Compass Environmental Pty Ltd  
Suite 6, 5 Rose Street Hawthorn East VIC 3123  
Tel: 03 9819 4704 Fax: 03 9819 4724

CHAIN OF CUSTODY RECORD  
Reference: 13031-3328

Project Number: <u>13031</u>		Laboratory: <u>MGT</u>		Turnaround Time: <input type="checkbox"/> 1 day <input type="checkbox"/> 2 days <input type="checkbox"/> 3 days <input checked="" type="checkbox"/> 5 days		Analysis Requested	Comments						
Project Location: <u>DEVELOPER</u>		Address: <u>3 Kingston Town Close, Oakleigh</u>											
Project Manager: <u>A.O.</u>		Phone No: <u>9564 7055</u> Fax: <u>9564 7180</u>											
Contact: <u>laboratory@compassenviro.com.au</u>		Lab Quote Number:											
Sample ID	Laboratory No.	Date Sampled	Composites	Sample Type*	Preservative*	EPA Screen Table 2	Metal screen (see below)	Number of Containers	PH	TPH	MHT	NHLS	CHCS
<u>TP211/0-025</u>		<u>4.7.13</u>		<u>1</u>	<u>1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>TP203/0.4</u>		<u>↓</u>		<u>↓</u>	<u>↓</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>TP203/0.4-1.0</u>		<u>↓</u>		<u>↓</u>	<u>↓</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis comments: Metal screen: Sb, B, Ba, Be, As, Cd, Cr, Co, Cu, Hg, Mo, Mn, Pb, Ni, Sn, Se, Ag, V, Zn. Phenols: halogenated and non-halogenated													
* KEY: Preservative: 1 = NaOH; 2 = HNO3; 3 = H2SO4; 4 = NaOH + ZnOAC; 5 = None; 6 = Other Sample type: 1 = Soil; 2 = Water; 3 = Product; 4 = Waste Water; 5 = Other													
Reinquished by: <u>9.0</u>													
Signature: <u>[Signature]</u>													
Company: <u>COMPASS</u>													
Date/time: <u>8.7.13 09:30 am</u>													
Received by: <u>Jerry Wong</u>													
Signature: <u>[Signature]</u>													
Company: <u>EFMgt.</u>													
Date/time: <u>8/7/13 11:52 AM</u>													

\* SAMPLES ARE ON THEIR WAY

Report Sulphate as SO4

PLEASE SIGN AND FAX/EMAIL TO COMPASS ENVIRONMENTAL UPON RECEIPT

Compass Environmental P/L  
Suite 6/ 5 Rose St  
Hawthorn East  
VIC 3123

Attention: Ally Dosser

Report 385389-S  
Client Reference DEVONPORT 13031  
Received Date Jul 08, 2013

## Certificate of Analysis



NATA Accredited  
Accreditation Number 1261  
Site Number 1254

Accredited for compliance with ISO/IEC 17025.  
The results of the tests, calibrations and/or  
measurements included in this document are traceable  
to Australian/national standards.

Client Sample ID			TP211/0-0.25	TP203/0.4
Sample Matrix			Soil	Soil
Eurofins I mgt Sample No.			M13-JI06763	M13-JI06764
Date Sampled			Jul 04, 2013	Jul 04, 2013
Test/Reference	LOR	Unit		
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions</b>				
TRH C6-C9	20	mg/kg	-	< 20
TRH C10-C14	20	mg/kg	-	< 20
TRH C15-C28	50	mg/kg	-	< 50
TRH C29-C36	50	mg/kg	-	< 50
TRH C10-36 (Total)	50	mg/kg	-	< 50
<b>Halogenated Volatile Organics</b>				
1.1-Dichloroethane	0.05	mg/kg	< 0.05	-
1.1-Dichloroethene	0.05	mg/kg	< 0.05	-
1.1.1-Trichloroethane	0.05	mg/kg	< 0.05	-
1.1.1.2-Tetrachloroethane	0.05	mg/kg	< 0.05	-
1.1.2-Trichloroethane	0.05	mg/kg	< 0.05	-
1.1.2.2-Tetrachloroethane	0.05	mg/kg	< 0.05	-
1.2-Dibromoethane	0.05	mg/kg	< 0.05	-
1.2-Dichlorobenzene	0.05	mg/kg	< 0.05	-
1.2-Dichloroethane	0.05	mg/kg	< 0.05	-
1.2-Dichloropropane	0.05	mg/kg	< 0.05	-
1.2.3-Trichloropropane	0.05	mg/kg	< 0.05	-
1.3-Dichlorobenzene	0.05	mg/kg	< 0.05	-
1.3-Dichloropropane	0.05	mg/kg	< 0.05	-
1.4-Dichlorobenzene	0.05	mg/kg	< 0.05	-
Bromodichloromethane	0.05	mg/kg	< 0.05	-
Bromoform	0.05	mg/kg	< 0.05	-
Bromomethane	0.05	mg/kg	< 0.05	-
Carbon Tetrachloride	0.05	mg/kg	< 0.05	-
Chlorobenzene	0.05	mg/kg	< 0.05	-
Chloroform	0.05	mg/kg	< 0.05	-
Chloromethane	0.05	mg/kg	< 0.05	-
cis-1.2-Dichloroethene	0.05	mg/kg	< 0.05	-
cis-1.3-Dichloropropene	0.05	mg/kg	< 0.05	-
Dibromochloromethane	0.05	mg/kg	< 0.05	-
Dibromomethane	0.05	mg/kg	< 0.05	-
Iodomethane	0.05	mg/kg	< 0.05	-
Methylene Chloride	0.05	mg/kg	< 0.05	-
Tetrachloroethene	0.05	mg/kg	< 0.05	-
trans-1.2-Dichloroethene	0.05	mg/kg	< 0.05	-
trans-1.3-Dichloropropene	0.05	mg/kg	< 0.05	-

Client Sample ID			TP211/0-0.25	TP203/0.4
Sample Matrix			Soil	Soil
Eurofins I mgt Sample No.			M13-JI06763	M13-JI06764
Date Sampled			Jul 04, 2013	Jul 04, 2013
Test/Reference	LOR	Unit		
<b>Halogenated Volatile Organics</b>				
Trichloroethene	0.05	mg/kg	< 0.05	-
Trichlorofluoromethane	0.05	mg/kg	< 0.05	-
Vinyl chloride	0.05	mg/kg	< 0.05	-
Fluorobenzene (surr.)	1	%	85	-
<b>Monocyclic Aromatic Hydrocarbons</b>				
Benzene	0.1	mg/kg	-	< 0.1
Ethylbenzene	0.1	mg/kg	-	< 0.1
Isopropyl benzene (Cumene)	0.05	mg/kg	-	< 0.05
m&p-Xylenes	0.2	mg/kg	-	< 0.2
o-Xylene	0.1	mg/kg	-	< 0.1
Styrene	0.05	mg/kg	-	< 0.05
Toluene	0.1	mg/kg	-	< 0.1
Xylenes - Total	0.3	mg/kg	-	< 0.3
Fluorobenzene (surr.)	1	%	-	68
<b>Total Recoverable Hydrocarbons - 2013 NEPM Fractions</b>				
Naphthalene <sup>N02</sup>	0.5	mg/kg	-	< 0.5
TRH C6-C10	20	mg/kg	-	< 20
TRH C6-C10 less BTEX (F1) <sup>N04</sup>	20	mg/kg	-	< 20
TRH >C10-C16	50	mg/kg	-	< 50
TRH >C10-C16 less Naphthalene (F2) <sup>N01</sup>	50	mg/kg	-	< 50
TRH >C16-C34	100	mg/kg	-	< 100
TRH >C34-C40	100	mg/kg	-	< 100
<b>Polycyclic Aromatic Hydrocarbons</b>				
Acenaphthene	0.5	mg/kg	-	< 0.5
Acenaphthylene	0.5	mg/kg	-	< 0.5
Anthracene	0.5	mg/kg	-	< 0.5
Benz(a)anthracene	0.5	mg/kg	-	< 0.5
Benzo(a)pyrene	0.5	mg/kg	-	< 0.5
Benzo(b&j)fluoranthene <sup>N07</sup>	0.5	mg/kg	-	< 0.5
Benzo(g,h,i)perylene	0.5	mg/kg	-	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	-	< 0.5
Chrysene	0.5	mg/kg	-	< 0.5
Dibenz(a,h)anthracene	0.5	mg/kg	-	< 0.5
Fluoranthene	0.5	mg/kg	-	< 0.5
Fluorene	0.5	mg/kg	-	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	-	< 0.5
Naphthalene	0.5	mg/kg	-	< 0.5
Phenanthrene	0.5	mg/kg	-	< 0.5
Pyrene	0.5	mg/kg	-	< 0.5
2-Fluorobiphenyl (surr.)	1	%	-	99
p-Terphenyl-d14 (surr.)	1	%	-	87
Total PAH	0.5	mg/kg	-	< 0.5
Benzo(a)pyrene TEQ	0.5	mg/kg	-	0.6
<b>Chlorinated Hydrocarbons</b>				
1.2-Dichlorobenzene	0.2	mg/kg	< 0.2	-
1.2.3-Trichlorobenzene	0.05	mg/kg	< 0.05	-
1.2.3.4-Tetrachlorobenzene	0.05	mg/kg	< 0.05	-
1.2.3.5-Tetrachlorobenzene	0.05	mg/kg	< 0.05	-

Client Sample ID			TP211/0-0.25	TP203/0.4
Sample Matrix			Soil	Soil
Eurofins I mgt Sample No.			M13-JI06763	M13-JI06764
Date Sampled			Jul 04, 2013	Jul 04, 2013
Test/Reference	LOR	Unit		
<b>Chlorinated Hydrocarbons</b>				
1.2.4-Trichlorobenzene	0.05	mg/kg	< 0.05	-
1.2.4.5-Tetrachlorobenzene	0.05	mg/kg	< 0.05	-
1.3-Dichlorobenzene	0.2	mg/kg	< 0.2	-
1.3.5-Trichlorobenzene	0.05	mg/kg	< 0.05	-
1.4-Dichlorobenzene	0.2	mg/kg	< 0.2	-
Benzal chloride	0.05	mg/kg	< 0.05	-
Benzotrichloride	0.05	mg/kg	< 0.05	-
Benzyl chloride	0.2	mg/kg	< 0.2	-
Hexachlorobenzene	0.05	mg/kg	< 0.05	-
Hexachlorobutadiene	0.05	mg/kg	< 0.05	-
Hexachlorocyclopentadiene	0.05	mg/kg	< 0.05	-
Hexachloroethane	0.05	mg/kg	< 0.05	-
Pentachlorobenzene	0.05	mg/kg	< 0.05	-
Tetrachloro-m-xylene (surr.)	1	%	128	-
<b>Heavy Metals</b>				
Antimony	10	mg/kg	-	< 10
Arsenic	2	mg/kg	-	< 2
Barium	10	mg/kg	-	100
Beryllium	2	mg/kg	-	< 2
Boron	10	mg/kg	-	< 10
Cadmium	0.4	mg/kg	-	1.0
Chromium	5	mg/kg	-	180
Cobalt	5	mg/kg	-	21
Copper	5	mg/kg	-	35
Lead	5	mg/kg	-	10
Manganese	5	mg/kg	-	680
Mercury	0.1	mg/kg	-	< 0.1
Molybdenum	10	mg/kg	-	< 10
Nickel	5	mg/kg	-	50
Selenium	2	mg/kg	-	< 2
Silver	5	mg/kg	-	< 5
Tin	10	mg/kg	-	< 10
Vanadium	10	mg/kg	-	180
Zinc	5	mg/kg	-	20
<b>% Moisture</b>				
	0.1	%	38	32



### Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported. A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

Description	Testing Site	Extracted	Holding Time
Total Recoverable Hydrocarbons - 1999 NEPM Fractions - Method: TRH C6-C36 - MGT 100A	Melbourne	Jul 15, 2013	14 Day
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LM-LTM-ORG2010	Melbourne	Jul 15, 2013	14 Day
Halogenated Volatile Organics - Method: USEPA 8260 MGT 350A Halogenated Volatile Organics	Melbourne	Jul 10, 2013	7 Day
Monocyclic Aromatic Hydrocarbons - Method: USEPA 8260 - MGT 350A Monocyclic Aromatic Hydrocarbons	Melbourne	Jul 15, 2013	7 Day
Polycyclic Aromatic Hydrocarbons - Method: USEPA 8270 Polycyclic Aromatic Hydrocarbons	Melbourne	Jul 15, 2013	14 Day
Chlorinated Hydrocarbons - Method: USEPA 8121 Chlorinated Hydrocarbons	Melbourne	Jul 10, 2013	14 Day
Heavy Metals - Method: USEPA 6010/6020 Heavy Metals	Melbourne	Jul 10, 2013	180 Day
% Moisture - Method: Method 102 - ANZECC - % Moisture	Melbourne	Jul 10, 2013	14 Day

## Eurofins | mgt Internal Quality Control Review and Glossary

### General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Actual PQLs are matrix dependant. Quoted PQLs may be raised where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spikes or surrogate recoveries.
5. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
6. Samples were analysed on an 'as received' basis. 7. This report replaces any interim results previously issued.

### Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the Sample Receipt Acknowledgment.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

**\*\*NOTE:** pH duplicates are reported as a range NOT as RPD

### UNITS

**mg/kg:** milligrams per Kilogram

**mg/l:** milligrams per litre

**ug/l:** micrograms per litre

**ppm:** Parts per million

**ppb:** Parts per billion

**%:** Percentage

**org/100ml:** Organisms per 100 millilitres

**NTU:** Units

**MPN/100mL:** Most Probable Number of organisms per 100 millilitres

### TERMS

<b>Dry</b>	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
<b>LOR</b>	Limit of Reporting.
<b>SPIKE</b>	Addition of the analyte to the sample and reported as percentage recovery.
<b>RPD</b>	Relative Percent Difference between two Duplicate pieces of analysis.
<b>LCS</b>	Laboratory Control Sample - reported as percent recovery
<b>CRM</b>	Certified Reference Material - reported as percent recovery
<b>Method Blank</b>	In the case of solid samples these are performed on laboratory certified clean sands. In the case of water samples these are performed on de-ionised water.
<b>Surr - Surrogate</b>	The addition of a like compound to the analyte target and reported as percentage recovery.
<b>Duplicate</b>	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
<b>Batch Duplicate</b>	A second piece of analysis from a sample outside of the clients batch of samples but run within the laboratory batch of analysis.
<b>Batch SPIKE</b>	Spike recovery reported on a sample from outside of the clients batch of samples but run within the laboratory batch of analysis.
<b>USEPA</b>	United States Environment Protection Authority
<b>APHA</b>	American Public Health Association
<b>ASLP</b>	Australian Standard Leaching Procedure (AS4439.3)
<b>TCLP</b>	Toxicity Characteristic Leaching Procedure
<b>COC</b>	Chain of Custody
<b>SRA</b>	Sample Receipt Advice
<b>CP</b>	Client Parent - QC was performed on samples pertaining to this report
<b>NCP</b>	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within

### QC - ACCEPTANCE CRITERIA

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries : Recoveries must lie between 50-150% - Phenols 20-130%.

### QC DATA GENERAL COMMENTS

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxophene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxophene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Arochlor 1260 in Matrix Spikes and LCS's.
9. For Matrix Spikes and LCS results a dash " - " in the report means that the specific analyte was not added to the QC sample.
10. Duplicate RPD's are calculated from raw analytical data thus it is possible to have two sets of data.

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
<b>Method Blank</b>							
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions TRH C6-C36 - MGT 100A</b>							
TRH C6-C9	mg/kg	< 20			20	Pass	
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
<b>Method Blank</b>							
<b>Monocyclic Aromatic Hydrocarbons USEPA 8260 - MGT 350A</b>							
<b>Monocyclic Aromatic Hydrocarbons</b>							
Benzene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
Isopropyl benzene (Cumene)	mg/kg	< 0.05			0.05	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Styrene	mg/kg	< 0.05			0.05	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total	mg/kg	< 0.3			0.3	Pass	
<b>Method Blank</b>							
<b>Total Recoverable Hydrocarbons - 2013 NEPM Fractions LM-LTM-ORG2010</b>							
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
TRH >C10-C16	mg/kg	< 50			50	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
<b>Method Blank</b>							
<b>Polycyclic Aromatic Hydrocarbons USEPA 8270 Polycyclic Aromatic Hydrocarbons</b>							
Acenaphthene	mg/kg	< 0.5			0.5	Pass	
Acenaphthylene	mg/kg	< 0.5			0.5	Pass	
Anthracene	mg/kg	< 0.5			0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5			0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5			0.5	Pass	
Benzo(b&j)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Benzo(g,h,i)perylene	mg/kg	< 0.5			0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Chrysene	mg/kg	< 0.5			0.5	Pass	
Dibenz(a,h)anthracene	mg/kg	< 0.5			0.5	Pass	
Fluoranthene	mg/kg	< 0.5			0.5	Pass	
Fluorene	mg/kg	< 0.5			0.5	Pass	
Indeno(1.2.3-cd)pyrene	mg/kg	< 0.5			0.5	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
Phenanthrene	mg/kg	< 0.5			0.5	Pass	
Pyrene	mg/kg	< 0.5			0.5	Pass	
<b>Method Blank</b>							
<b>Chlorinated Hydrocarbons USEPA 8121 Chlorinated Hydrocarbons</b>							
1.2-Dichlorobenzene	mg/kg	< 0.2			0.2	Pass	
1.2.3-Trichlorobenzene	mg/kg	< 0.05			0.05	Pass	
1.2.3.4-Tetrachlorobenzene	mg/kg	< 0.05			0.05	Pass	
1.2.3.5-Tetrachlorobenzene	mg/kg	< 0.05			0.05	Pass	
1.2.4-Trichlorobenzene	mg/kg	< 0.05			0.05	Pass	
1.2.4.5-Tetrachlorobenzene	mg/kg	< 0.05			0.05	Pass	
1.3-Dichlorobenzene	mg/kg	< 0.2			0.2	Pass	
1.3.5-Trichlorobenzene	mg/kg	< 0.05			0.05	Pass	

Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
1,4-Dichlorobenzene	mg/kg	< 0.2	0.2	Pass	
Benzal chloride	mg/kg	< 0.05	0.05	Pass	
Benzotrichloride	mg/kg	< 0.05	0.05	Pass	
Benzyl chloride	mg/kg	< 0.2	0.2	Pass	
Hexachlorobenzene	mg/kg	< 0.05	0.05	Pass	
Hexachlorobutadiene	mg/kg	< 0.05	0.05	Pass	
Hexachlorocyclopentadiene	mg/kg	< 0.05	0.05	Pass	
Hexachloroethane	mg/kg	< 0.05	0.05	Pass	
Pentachlorobenzene	mg/kg	< 0.05	0.05	Pass	
<b>Method Blank</b>					
<b>Heavy Metals USEPA 6010/6020 Heavy Metals</b>					
Antimony	mg/kg	< 10	10	Pass	
Arsenic	mg/kg	< 2	2	Pass	
Barium	mg/kg	< 10	10	Pass	
Beryllium	mg/kg	< 2	2	Pass	
Boron	mg/kg	< 10	10	Pass	
Cadmium	mg/kg	< 0.4	0.4	Pass	
Chromium	mg/kg	< 5	5	Pass	
Cobalt	mg/kg	< 5	5	Pass	
Copper	mg/kg	< 5	5	Pass	
Lead	mg/kg	< 5	5	Pass	
Manganese	mg/kg	< 5	5	Pass	
Mercury	mg/kg	< 0.1	0.1	Pass	
Molybdenum	mg/kg	< 10	10	Pass	
Nickel	mg/kg	< 5	5	Pass	
Selenium	mg/kg	< 2	2	Pass	
Silver	mg/kg	< 5	5	Pass	
Tin	mg/kg	< 10	10	Pass	
Vanadium	mg/kg	< 10	10	Pass	
Zinc	mg/kg	< 5	5	Pass	
<b>LCS - % Recovery</b>					
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions TRH C6-C36 - MGT 100A</b>					
TRH C6-C9	%	102	70-130	Pass	
TRH C10-C14	%	96	70-130	Pass	
<b>LCS - % Recovery</b>					
<b>Monocyclic Aromatic Hydrocarbons USEPA 8260 - MGT 350A</b>					
<b>Monocyclic Aromatic Hydrocarbons</b>					
Benzene	%	114	70-130	Pass	
Ethylbenzene	%	95	70-130	Pass	
m&p-Xylenes	%	98	70-130	Pass	
Toluene	%	100	70-130	Pass	
Xylenes - Total	%	100	70-130	Pass	
<b>LCS - % Recovery</b>					
<b>Total Recoverable Hydrocarbons - 2013 NEPM Fractions LM-LTM-ORG2010</b>					
TRH C6-C10	%	102	70-130	Pass	
TRH >C10-C16	%	93	70-130	Pass	
<b>LCS - % Recovery</b>					
<b>Polycyclic Aromatic Hydrocarbons USEPA 8270 Polycyclic Aromatic Hydrocarbons</b>					
Acenaphthene	%	89	70-130	Pass	
Acenaphthylene	%	91	70-130	Pass	
Anthracene	%	94	70-130	Pass	
Benz(a)anthracene	%	95	70-130	Pass	
Benzo(a)pyrene	%	116	70-130	Pass	

Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code		
Benzo(b&i)fluoranthene	%	92	70-130	Pass			
Benzo(g,h,i)perylene	%	94	70-130	Pass			
Benzo(k)fluoranthene	%	99	70-130	Pass			
Chrysene	%	86	70-130	Pass			
Dibenz(a,h)anthracene	%	87	70-130	Pass			
Fluoranthene	%	91	70-130	Pass			
Fluorene	%	90	70-130	Pass			
Indeno(1,2,3-cd)pyrene	%	99	70-130	Pass			
Naphthalene	%	85	70-130	Pass			
Phenanthrene	%	87	70-130	Pass			
Pyrene	%	86	70-130	Pass			
<b>LCS - % Recovery</b>							
<b>Chlorinated Hydrocarbons USEPA 8121 Chlorinated Hydrocarbons</b>							
1,2-Dichlorobenzene	%	104	70-130	Pass			
1,2,3-Trichlorobenzene	%	103	70-130	Pass			
1,2,3,4-Tetrachlorobenzene	%	98	70-130	Pass			
1,2,3,5-Tetrachlorobenzene	%	99	70-130	Pass			
1,2,4-Trichlorobenzene	%	103	70-130	Pass			
1,2,4,5-Tetrachlorobenzene	%	98	70-130	Pass			
1,3-Dichlorobenzene	%	128	70-130	Pass			
1,3,5-Trichlorobenzene	%	98	70-130	Pass			
1,4-Dichlorobenzene	%	125	70-130	Pass			
Benzal chloride	%	96	70-130	Pass			
Benzotrichloride	%	94	70-130	Pass			
Hexachlorobenzene	%	94	70-130	Pass			
Hexachlorobutadiene	%	99	70-130	Pass			
Hexachlorocyclopentadiene	%	103	70-130	Pass			
Hexachloroethane	%	100	70-130	Pass			
<b>LCS - % Recovery</b>							
<b>Heavy Metals USEPA 6010/6020 Heavy Metals</b>							
Antimony	%	93	80-120	Pass			
Arsenic	%	89	80-120	Pass			
Barium	%	111	80-120	Pass			
Beryllium	%	105	80-120	Pass			
Boron	%	96	80-120	Pass			
Cadmium	%	100	80-120	Pass			
Chromium	%	105	80-120	Pass			
Cobalt	%	106	80-120	Pass			
Copper	%	106	80-120	Pass			
Lead	%	107	80-120	Pass			
Manganese	%	104	80-120	Pass			
Mercury	%	108	75-125	Pass			
Molybdenum	%	102	80-120	Pass			
Nickel	%	106	80-120	Pass			
Selenium	%	92	80-120	Pass			
Silver	%	109	80-120	Pass			
Tin	%	94	80-120	Pass			
Vanadium	%	103	80-120	Pass			
Zinc	%	105	80-120	Pass			
<b>Test</b>	<b>Lab Sample ID</b>	<b>QA Source</b>	<b>Units</b>	<b>Result 1</b>	<b>Acceptance Limits</b>	<b>Pass Limits</b>	<b>Qualifying Code</b>
<b>Spike - % Recovery</b>							
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions</b>				Result 1			
TRH C6-C9	M13-JI06763	CP	%	86	70-130	Pass	
<b>Spike - % Recovery</b>							

Test	Lab Sample ID	QA Source	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
<b>Halogenated Volatile Organics</b>				Result 1				
1.1-Dichloroethene	M13-JI06763	CP	%	79		70-130	Pass	
1.1.1-Trichloroethane	M13-JI06763	CP	%	82		70-130	Pass	
1.2-Dichlorobenzene	M13-JI06763	CP	%	99		70-130	Pass	
1.2-Dichloroethane	M13-JI06763	CP	%	90		70-130	Pass	
Carbon Tetrachloride	M13-JI06763	CP	%	75		70-130	Pass	
Trichloroethene	M13-JI06763	CP	%	97		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Chlorinated Hydrocarbons</b>				Result 1				
Hexachlorobenzene	A13-JI04181	NCP	%	86		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions</b>				Result 1				
TRH C6-C9	M13-JI09305	NCP	%	104		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Monocyclic Aromatic Hydrocarbons</b>				Result 1				
Benzene	M13-JI09305	NCP	%	87		70-130	Pass	
Ethylbenzene	M13-JI09305	NCP	%	106		70-130	Pass	
m&p-Xylenes	M13-JI09305	NCP	%	107		70-130	Pass	
o-Xylene	M13-JI09305	NCP	%	113		70-130	Pass	
Toluene	M13-JI09305	NCP	%	107		70-130	Pass	
Xylenes - Total	M13-JI09305	NCP	%	109		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Total Recoverable Hydrocarbons - 2013 NEPM Fractions</b>				Result 1				
TRH C6-C10	M13-JI09305	NCP	%	104		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Polycyclic Aromatic Hydrocarbons</b>				Result 1				
Acenaphthene	M13-JI06975	NCP	%	91		70-130	Pass	
Acenaphthylene	M13-JI06975	NCP	%	93		70-130	Pass	
Anthracene	M13-JI06975	NCP	%	94		70-130	Pass	
Benz(a)anthracene	M13-JI06975	NCP	%	93		70-130	Pass	
Benzo(a)pyrene	M13-JI06975	NCP	%	117		70-130	Pass	
Benzo(b&j)fluoranthene	M13-JI06975	NCP	%	83		70-130	Pass	
Benzo(g,h,i)perylene	M13-JI06975	NCP	%	90		70-130	Pass	
Benzo(k)fluoranthene	M13-JI06975	NCP	%	94		70-130	Pass	
Chrysene	M13-JI06975	NCP	%	89		70-130	Pass	
Dibenz(a,h)anthracene	M13-JI06975	NCP	%	88		70-130	Pass	
Fluoranthene	M13-JI06975	NCP	%	93		70-130	Pass	
Fluorene	M13-JI06975	NCP	%	90		70-130	Pass	
Indeno(1.2.3-cd)pyrene	M13-JI06975	NCP	%	92		70-130	Pass	
Naphthalene	M13-JI06975	NCP	%	87		70-130	Pass	
Phenanthrene	M13-JI06975	NCP	%	90		70-130	Pass	
Pyrene	M13-JI06975	NCP	%	89		70-130	Pass	
<b>Spike - % Recovery</b>								
<b>Heavy Metals</b>				Result 1				
Antimony	A13-JI05647	NCP	%	84		70-130	Pass	
Arsenic	A13-JI05647	NCP	%	91		75-125	Pass	
Barium	M13-JI07173	NCP	%	90		75-125	Pass	
Beryllium	A13-JI05647	NCP	%	90		75-125	Pass	
Boron	A13-JI05647	NCP	%	81		75-125	Pass	
Cadmium	A13-JI05647	NCP	%	90		75-125	Pass	
Chromium	A13-JI05647	NCP	%	99		75-125	Pass	
Cobalt	A13-JI05647	NCP	%	84		75-125	Pass	
Copper	M13-JI07176	NCP	%	101		75-125	Pass	
Lead	M13-JI07173	NCP	%	87		75-125	Pass	
Mercury	M13-JI07556	NCP	%	111		70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Molybdenum	A13-JI05647	NCP	%	87			75-125	Pass	
Nickel	A13-JI05647	NCP	%	110			75-125	Pass	
Selenium	A13-JI05647	NCP	%	97			75-125	Pass	
Silver	A13-JI05647	NCP	%	102			75-125	Pass	
Tin	M13-JI06784	NCP	%	85			75-125	Pass	
Vanadium	M13-JI07176	NCP	%	86			75-125	Pass	
Zinc	M13-JI07173	NCP	%	98			75-125	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
<b>Duplicate</b>									
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions</b>				Result 1	Result 2	RPD			
TRH C6-C9	M13-JI06763	CP	mg/kg	< 20	< 20	<1	30%	Pass	
<b>Duplicate</b>									
<b>Halogenated Volatile Organics</b>				Result 1	Result 2	RPD			
1.1-Dichloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.1-Dichloroethene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.1.1-Trichloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.1.1.2-Tetrachloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.1.2-Trichloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.1.2.2-Tetrachloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.2-Dibromoethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.2-Dichlorobenzene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.2-Dichloroethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.2-Dichloropropane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.2.3-Trichloropropane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.3-Dichlorobenzene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.3-Dichloropropane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
1.4-Dichlorobenzene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Bromodichloromethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Bromoform	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Bromomethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Carbon Tetrachloride	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Chlorobenzene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Chloroform	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Chloromethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
cis-1.2-Dichloroethene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
cis-1.3-Dichloropropene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dibromochloromethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dibromomethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Iodomethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methylene Chloride	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Tetrachloroethene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
trans-1.2-Dichloroethene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
trans-1.3-Dichloropropene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Trichloroethene	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Trichlorofluoromethane	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Vinyl chloride	M13-JI06763	CP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
<b>Duplicate</b>									
<b>Chlorinated Hydrocarbons</b>				Result 1	Result 2	RPD			
Hexachlorobenzene	A13-JI04181	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
<b>Duplicate</b>									
<b>Total Recoverable Hydrocarbons - 1999 NEPM Fractions</b>				Result 1	Result 2	RPD			
TRH C6-C9	M13-JI09305	NCP	mg/kg	< 20	< 20	<1	30%	Pass	

<b>Duplicate</b>								
<b>Monocyclic Aromatic Hydrocarbons</b>				Result 1	Result 2	RPD		
Benzene	M13-JI09305	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Ethylbenzene	M13-JI09305	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Isopropyl benzene (Cumene)	M13-JI09305	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
m&p-Xylenes	M13-JI09305	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass
o-Xylene	M13-JI09305	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Styrene	M13-JI09305	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Toluene	M13-JI09305	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Xylenes - Total	M13-JI09305	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass
<b>Duplicate</b>								
<b>Total Recoverable Hydrocarbons - 2013 NEPM Fractions</b>				Result 1	Result 2	RPD		
Naphthalene	M13-JI09305	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
TRH C6-C10	M13-JI09305	NCP	mg/kg	< 20	< 20	<1	30%	Pass
<b>Duplicate</b>								
<b>Polycyclic Aromatic Hydrocarbons</b>				Result 1	Result 2	RPD		
Acenaphthene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Acenaphthylene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Anthracene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benz(a)anthracene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(a)pyrene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(b&j)fluoranthene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(g,h,i)perylene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(k)fluoranthene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Chrysene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Dibenz(a,h)anthracene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fluoranthene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fluorene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Indeno(1,2,3-cd)pyrene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Naphthalene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Phenanthrene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Pyrene	M13-JI10054	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
<b>Duplicate</b>								
<b>Heavy Metals</b>				Result 1	Result 2	RPD		
Antimony	A13-JI05647	NCP	mg/kg	< 10	< 10	<1	30%	Pass
Arsenic	A13-JI05647	NCP	mg/kg	6.0	4.9	20	30%	Pass
Barium	A13-JI05647	NCP	mg/kg	75	74	1.0	30%	Pass
Beryllium	A13-JI05647	NCP	mg/kg	6.8	7.0	3.0	30%	Pass
Boron	A13-JI05647	NCP	mg/kg	26	25	3.0	30%	Pass
Cadmium	A13-JI05647	NCP	mg/kg	2.3	2.4	6.0	30%	Pass
Chromium	A13-JI05647	NCP	mg/kg	130	130	3.0	30%	Pass
Cobalt	A13-JI05647	NCP	mg/kg	7.5	7.9	6.0	30%	Pass
Copper	B13-JI05600	NCP	mg/kg	55	41	28	30%	Pass
Lead	B13-JI05600	NCP	mg/kg	6.1	7.4	20	30%	Pass
Manganese	A13-JI05647	NCP	mg/kg	1100	980	15	30%	Pass
Mercury	M13-JI07556	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Molybdenum	A13-JI05647	NCP	mg/kg	39	37	5.0	30%	Pass
Nickel	A13-JI05647	NCP	mg/kg	160	170	7.0	30%	Pass
Selenium	A13-JI05647	NCP	mg/kg	< 2	< 2	<1	30%	Pass
Silver	A13-JI05647	NCP	mg/kg	< 5	< 5	<1	30%	Pass
Tin	A13-JI05647	NCP	mg/kg	< 10	< 10	<1	30%	Pass
Vanadium	B13-JI05600	NCP	mg/kg	29	22	29	30%	Pass
Zinc	B13-JI05600	NCP	mg/kg	19	17	9.0	30%	Pass



## Comments

### Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Organic samples had Teflon liners	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

### Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs

### Authorised By

Adrian Tabacchiera	Client Services
Carroll Lee	Senior Analyst-Volatile (VIC)
Emily Rosenberg	Senior Analyst-Metal (VIC)
Stacey Jenkins	Senior Analyst-Organic (VIC)



### Glenn Jackson

#### Laboratory Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

\* Indicates NATA accreditation does not cover the performance of this service

Uncertainty data is available on request

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# **Appendix E**

**Transport Impact Assessment by GHD**



# 5 Friend Street

## Transport Impact Assessment

Tipalea Partners

11 April 2022

→ The Power of Commitment

**GHD Pty Ltd | ABN 39 008 488 373**





180 Lonsdale Street, Level 9

Melbourne, Victoria 3000, Australia

**T** +61 3 8687 8000 | **F** +61 3 8732 7046 | **E** melmail@ghd.com | **ghd.com**

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<b>Project manager</b>	Jen Welch
<b>Client name</b>	Tipalea Partners
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			Name	Signature	Name	Signature	Date
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# Contents

<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1	Purpose of this report	1
1.2	Scope and limitations	1
1.3	Assumptions	1
1.4	References	2
1.5	Study area	2
<b>2.</b>	<b>Existing Conditions</b>	<b>3</b>
2.1	Subject site	3
2.1.1	Access roads	3
2.2	Planning and land use	4
2.3	Road network	5
2.3.1	Friend Street	6
2.3.2	Stony Rise Road	7
2.3.3	Bass Highway	7
2.3.4	Middle Road	7
2.4	Public transport network	7
2.5	Active transport network	8
2.6	Crash history	10
<b>3.</b>	<b>Previous Development Assessments</b>	<b>12</b>
<b>4.</b>	<b>Proposed Development</b>	<b>14</b>
4.1	Overview	14
4.2	Parking provisions	15
4.3	Trip generation and distribution	15
4.3.1	Light vehicle trip generation	16
	Method 1	16
	Method 2	16
4.3.1.1	Comparison with historic development proposals at 5 Friend Street	17
4.3.2	Light vehicle trip distribution	17
4.3.2.1	Distribution of trips within external road network	18
<b>5.</b>	<b>Access</b>	<b>22</b>
5.1	Site access	22
5.2	Commercial vehicle access	23
5.3	Direct to Boot access	24
<b>6.</b>	<b>Parking Assessment</b>	<b>26</b>
6.1	Number of parking spaces	26
	Bicycle parking	27
	Motorcycle parking	27
6.2	Parking area design and layout	28
6.3	Accessible parking	29
6.4	Pedestrian access within car park	30
6.4.1	Internal footpaths and pedestrian crossings	30
6.4.2	Footpath for accessible parking	30
<b>7.</b>	<b>Traffic Assessment</b>	<b>31</b>

7.1	Intersection analysis	32
7.1.1	Scenario 1 – Existing (2021)	33
7.1.2	Scenario 2 – Existing plus approved (2021)	34
7.1.3	Scenario 3 – Proposed (2021)	34
7.1.3.1	Signalisation of Friend Street and Stony Rise Road intersection	35
7.1.4	Scenario 4 – Future (2031)	37
<b>8.</b>	<b>Traffic Impact Assessment</b>	<b>39</b>
8.1	Network performance	39
8.2	Impacts to active transport	40
8.3	Impacts to road safety	40
<b>9.</b>	<b>Planning Scheme Assessment</b>	<b>42</b>
<b>10.</b>	<b>Adjacent Vacant Parcels</b>	<b>43</b>
10.1	Other vacant parcels along Friend Street	43
10.2	General residential parcels	44
10.3	Traffic assessment	45
10.3.1	Scenario 5 – Future potential (2031)	45
10.3.1.1	Additional turn lanes at Stony Rise Road	46
10.3.1.2	Additional southbound lane at roundabout	47
<b>11.</b>	<b>Conclusion</b>	<b>49</b>

## Table index

Table 1	Summary of recent crash history near the Devonport Homemaker Centre	10
Table 2	Summary of historic traffic assessments involving 5 Friend Street	12
Table 3	Breakdown of proposed development site	14
Table 4	Breakdown of proposed on-site parking	15
Table 5	Estimated trip generation	17
Table 6	Comparison of trip generation estimates with 2014 Bunnings Warehouse proposal	17
Table 7	Comparison of trip generation estimates with 2013 Site 6 proposal	17
Table 8	Planning Scheme parking requirements in Table C21 and Table C2.4	26
Table 9	Comparison of proposed parking spaces against Planning Scheme requirements	26
Table 10	Comparison of bicycle and motorcycle parking against Planning Scheme requirements	27
Table 11	SIDRA Intersection modelling outputs at key intersections – existing scenario (2021)	33
Table 12	SIDRA Intersection modelling outputs at key intersections – existing and approved scenario (2021)	34
Table 13	SIDRA Intersection modelling outputs at key intersections – proposed scenario (2021)	35
Table 14	SIDRA Intersection modelling outputs – Friend Street and Stony Rise Road intersection (signalised)	37
Table 15	SIDRA Intersection modelling outputs at key intersections – future (2031)	37
Table 16	Change in two-way daily traffic volumes	39
Table 17	C2.0 Parking and Sustainable Transport Code	42
Table 18	C2.0 Parking and Sustainable Transport Code	42

Table 19	SIDRA Intersection modelling outputs at key intersections – potential future (2031)	45
Table 20	SIDRA Intersection modelling outputs – scenario 5 – potential future option (Signals)	47
Table 21	SIDRA Intersection modelling outputs – scenario 5 – potential future option (roundabout)	48

## Figure index

Figure 1	Study area	2
Figure 2	Subject site	3
Figure 3	Internal access roads	4
Figure 4	Land uses	5
Figure 5	Road network	6
Figure 6	Bus network	8
Figure 7	Active transport network in the immediate vicinity of the subject site	9
Figure 8	Excerpt from Devonport's Future Key Bike Riding Routes	9
Figure 9	Crash history surrounding the subject site	11
Figure 10	Proposed development site plan	14
Figure 11	Major catchment areas	18
Figure 12	Trip distribution – Thursday PM peak hour	20
Figure 13	Trip distribution – Saturday midday peak hour	21
Figure 14	Site access points	22
Figure 15	Proposed Direct to Boot	25
Figure 16	Proposed accessible parking	29
Figure 17	Assessed intersections	32
Figure 18	Proposed layout of signalised intersection	36
Figure 19	Proposed phase sequence at signalised intersection	36
Figure 20	Vacant parcels along Friend Street south of Homemakers Centre	43
Figure 21	Vacant parcels – general residential development	44
Figure 22	Future potential option – Stony Rise Road / Friend Street	46
Figure 23	Future potential option – Friend Street / Access Road 1	47
Figure 24	Existing traffic volumes at Friend Street and Stony Rise Road intersection (Thursday PM peak hour)	53
Figure 25	Existing traffic volumes at Friend Street and Stony Rise Road intersection (Saturday Midday peak hour)	53
Figure 26	Existing traffic volumes at Bass Highway WB and Middle Road intersection (Thursday PM peak hour)	54
Figure 27	Existing traffic volumes at Bass Highway WB and Middle Road intersection (Saturday Midday peak hour)	54
Figure 28	Existing traffic volumes at Bass Highway EB and Middle Road intersection (Thursday PM peak hour)	55
Figure 29	Existing traffic volumes at Bass Highway EB and Middle Road intersection (Saturday Midday peak hour)	55

## Appendices

Appendix A	Swept Paths – Commercial Vehicle Access
Appendix B	2021 Traffic Survey Data
Appendix C	O'Brien Traffic (2014) Trip Generation and Distribution for Lots 16-18
Appendix D	Pitt & Sherry (2019) Trip Distribution



# 1. Introduction

## 1.1 Purpose of this report

This report has been prepared by GHD Pty Ltd for Tipalea Private No. 24 Pty Ltd to assess a proposed development at 5 Friend Street, Stony Rise, Tasmania. The report provides an assessment of the potential impacts on traffic and the local transport network against the relevant requirements of the Tasmanian Planning Scheme – Devonport. The proposed development consists of a new supermarket as well as several smaller land uses including retail, commercial and medical uses.

The land development potential within five adjacent, vacant land parcels is investigated in Section 10 to understand the cumulative future traffic impacts on traffic and the surrounding transport network. Two of these parcels, 124-128 Stony Rise Road and 130-136 Stony Rise Road, are classified as general residential. The remaining parcels, located within the Devonport Homemaker Centre precinct at 90-120 Stony Rise Road (two parcels) and 1 Friend Street, are likely to be developed into showroom/bulky goods retail land uses.

## 1.2 Scope and limitations

*This report: has been prepared by GHD for Tipalea Partners and may only be used and relied on by Tipalea Partners for the purpose agreed between GHD and Tipalea Partners as set out in section 1.2 of this report.*

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

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

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## 1.3 Assumptions

This Traffic Impact Assessment was developed based on the following assumptions, as well as other assumptions documented in this report:

- The access arrangement at the left-in/left-out intersection on Stony Rise Road to the development site must remain as existing as advised by Department of State Growth.
- The Homemaker Centre roundabout currently performs satisfactorily whereby existing queue lengths do not extend into the Access Road 1 and Friend Street roundabout.
- The largest commercial vehicle to enter the proposed development site is an AS.2890.2:2018 *Parking facilities, Part 2; Off-street commercial vehicle facilities* Articulated Vehicle.
- The trip generation and distribution estimates provided by O'Brien Traffic and Pitt & Sherry within *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended* (January 2014) and *Stony Rise Subdivision, Devonport Traffic Impact Assessment* (November 2019) are reflective of the potential development on the relevant land uses.

## 1.4 References

The following sources have been used as referenced within this report:

- Leffler Simes Pty Ltd, Dwg No. DA020 *Proposed Retail Development – 5 Friend Street, Devonport, TAS, Proposed Overall Site Plan*, Issue A, 25.03.22.
- *Building Code of Australia 2019*, Volume One, National Construction Code.
- City of Devonport Bike Riding Strategy 2015-2020.
- *Stony Rise Subdivision, Devonport Traffic Impact Assessment*, Pitt & Sherry, November 2019.
- *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended*, O'Brien Traffic, January 2014.
- *Devonport Homemaker Centre Stage 2 Transport Impact Assessment*, GTA Consultants, January 2011.
- *Devonport Homemaker Centre – Site 6 Development Traffic and Transport Assessment*, GTA Consultants, July 2013.
- *Bunnings Devonport Due Diligence Report – Vehicle Access Addendum*, O'Brien Traffic, August 2013.
- Traffic data collected on 21<sup>st</sup> October 2021 and 23<sup>rd</sup> October 2021 by Matrix Traffic and Transport Data.
- Five-year crash history obtained from Department of State Growth Open Data.
- *Austrroads Guide to Road Design Part 4a: Unsignalised and signalised intersections*.
- RTA and RMS publications, *Guide to Traffic Generating Developments (2002)*, and *Updated traffic surveys (2013)*.
- Australian Standard AS2890 series – *Parking facilities*, Parts 1, 2 and 6.
- *Tasmanian Planning Scheme – Devonport*.

## 1.5 Study area

The study area around the development site within the Devonport Homemaker Centre precinct is shown below in Figure 1.



Figure 1 Study area

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

## 2. Existing Conditions

### 2.1 Subject site

The subject site at 5 Friend Street is located south of the existing Devonport Homemaker Centre in Stony Rise, Tasmania. Access to the subject site is provided directly from Friend Street, and via an existing access road from Stony Rise Road through 88 Stony Rise Road.

The subject site, shown below in Figure 2, is currently vacant except for an existing internal access road connecting Friend Street. This internal access road, as well as the external access road connecting Stony Rise Road to the site will be discussed further in Section 2.1.1.



Figure 2 Subject site

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

#### 2.1.1 Access roads

Two existing access roads provide access to the subject site. For the purposes of this report, they will be referred to as Access Road 1 and Access Road 2 as shown in Figure 3.



Figure 3 Internal access roads

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

At present, Access Road 1 is a private access road belonging to 5 Friend Street (the subject site), and Access Road 2 is a private access road belonging to 88 Stony Rise Road. Access Road 1 is accessed via an existing roundabout on Friend Street, and Access Road 2 is accessed directly from Stony Rise Road via a left-in/left-out only intersection. The intersections of these access roads with the external road network were assessed previously by O'Brien Traffic and GTA Consultants in 2013 within the following reports:

- *Devonport Homemaker Centre Memorandum – Request for New Access Point onto Stony Rise Road* (GTA Consultants, July 2013)
- *Bunnings Devonport Due Diligence Report – Vehicle Access Addendum* (O'Brien Traffic, August 2013)

The intersection of Access Road 1 and Friend Street was also assessed by Pitt & Sherry in November 2019 within *Stony Rise Subdivision, Devonport Traffic Impact Assessment*.

## 2.2 Planning and land use

The Devonport Homemaker Centre area, including the subject site, falls within a Commercial Zone as defined by the *Tasmanian Planning Scheme – Devonport* – shown below in Figure 4. The subject site also falls within an area of land designated under the *Devonport Regional Homemaker Centre Specific Area Plan*. This area was previously rezoned from Closed Residential as part of an application, for which the traffic impacts were assessed by GTA Consultants in January 2011.

The wider area surrounding the Devonport Homemaker Centre largely consists of General Residential zones located immediately east and west of the Commercial Zone, north of the Bass Highway, and south of Stony Rise Road. The exception being a Utilities Zone (TasNetworks) located east of the subject site and fronting Middle Road and Stony Rise Road.



Figure 4 Land uses

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

There are three vacant parcels of land, located adjacent to the subject site, that are reserved for future development of the Devonport Homemaker Centre. The *Devonport Regional Homemaker Centre Specific Area Plan* applies to two of these parcels at 90-102 Stony Rise Road. The *Devonport Homemaker Service Industrial Centre Specific Area Plan* applies to the vacant parcel at 1 Friend Street.

The subject site at 5 Friend Street was previously proposed for development under two separate applications in 2011 and 2014. The 2011 proposal assessed by GTA Consultants involved a showroom/Bulky Goods Retail land use within a section of the subject site. The 2013 proposal assessed by O'Brien Traffic involved a Bunnings Warehouse within the subject site. These assessments were detailed in the following reports:

- *Devonport Homemaker Centre Stage 2 Transport Impact Assessment* (GTA Consultants, January 2011)
- *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended* (O'Brien Traffic, January 2014)

## 2.3 Road network

The road network in the vicinity of the subject site, shown in Figure 5, consists of the following roads:

- Friend Street
- Stony Rise Road

- Middle Road, and
- Bass Highway.

These roads will be discussed further in the below sections.

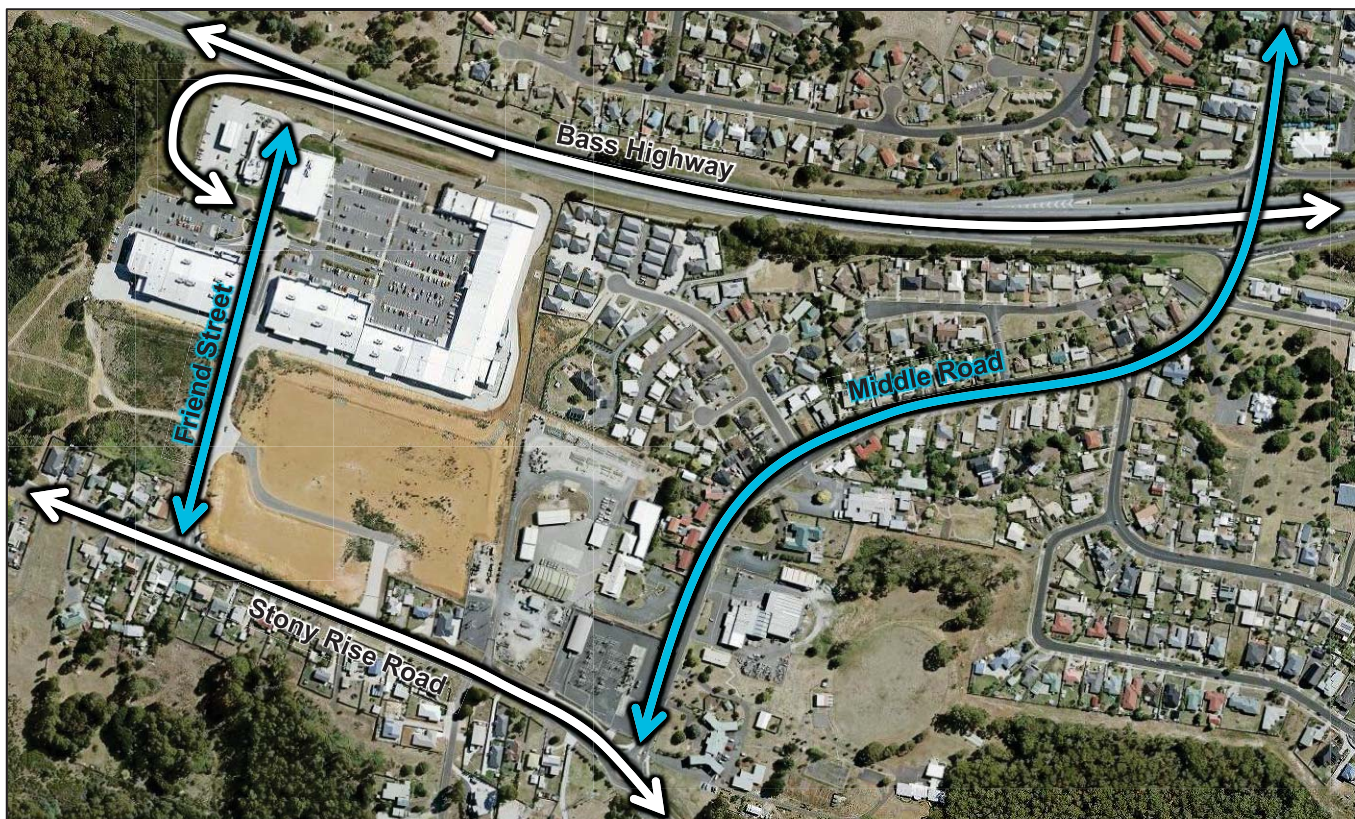


Figure 5 Road network

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

## 2.3.1 Friend Street

Friend Street is a local council road managed by Devonport City Council which forms the main access road to the Homemaker Centre shopping precinct and the subject site. It connects the Bass Highway westbound off-ramp to the north, and Stony Rise Road to the south.

Friend Street is configured as a two-way, two-lane road south of the northern (main) Homemaker Centre roundabout that intersects the Bass Highway off-ramp. Another roundabout is located further south on Friend Street, connecting Access Road 1 and the subject site.

The intersection of Friend Street with Stony Rise Road is give-way controlled with Friend Street being the minor road. There are additional turn lanes on approach to this intersection as follows:

- East approach right turn lane: approx. 68 metres storage length
- West approach left turn lane: approx. 70 metres storage length
- North approach left turn lane: approx. 66 metres storage length

The Friend Street intersections with Access Road 1 and Stony Rise Road are spaced approximately 88 metres apart.

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

## 2.3.2 Stony Rise Road

Stony Rise Road is an arterial road managed by the Department of State Growth. It connects Tugrah Road to the west, and Middle Road to the east in the vicinity of the subject site. Middle Road and Stony Rise Road intersect at a three-legged roundabout with pedestrian refuges provided within the median of each leg. Stony Rise Road is configured as a two-way, two-lane, undivided road with an additional left turn lane provided on approach to Access Road 2. Additional turn lanes are also located on Stony Rise Road on approach to Friend Street as outlined in Section 2.3.1.

The posted speed limit on Stony Rise Road is 60 km/h in the vicinity of the subject site.

## 2.3.3 Bass Highway

Bass Highway is a Category 1 road managed by the Department of State Growth. Category 1 roads are *“Tasmania’s major highways and are critical to the effective functioning of industry, commerce and the community in Tasmania. They carry large numbers of heavy freight and passenger vehicles and are the key links supporting future economic development in Tasmania”* (State Road Hierarchy, Department of State Growth). The Bass Highway is part of the Performance Based Standards (PBS) Level 2A network.

Bass Highway travels in east and west directions, connecting Middle Road to the east and Friend Street to the west in the vicinity of the subject site. There are eastbound and westbound on and off ramps connecting the Bass Highway mainline to Middle Road. West of Middle Road, there is a westbound off-ramp connecting the Bass Highway mainline to Friend Street.

The posted speed limit on the Bass Highway is 110 km/h in the vicinity of the subject site.

## 2.3.4 Middle Road

Middle Road is a sub-arterial road managed by Devonport City Council. It travels in north and south directions, connecting the Bass Highway to the north and Stony Rise Road to the south in the vicinity of the subject site. Middle Road is configured as a two-way, two-lane, undivided road with additional right-turn lanes on approach to the Bass Highway eastbound and westbound on-ramps. There are left-turn slip lanes that provide access from Middle Road to the Bass Highway on-ramps.

The posted speed limit on Middle Road is 60 km/h.

## 2.4 Public transport network

The public transport network in the vicinity of the Devonport Homemaker Centre consists of bus services operated by Mersey Link.

Route 174 buses operate on Friend Street between Stony Rise Road, and the closest bus stop is located adjacent to the Boating Camping Fishing Devonport store. Bus routes also operate along the Bass Highway, Middle Road, and Stony Rise Road west of Friend Street and east of Middle Road.

Route 187 buses operate along Middle Road, and Stony Rise Road east of Middle Road. The closest bus stop is located on Middle Road approximately 100 metres north of the Stony Rise Road roundabout.

An excerpt of the bus network in the vicinity of the subject site is shown in Figure 6.

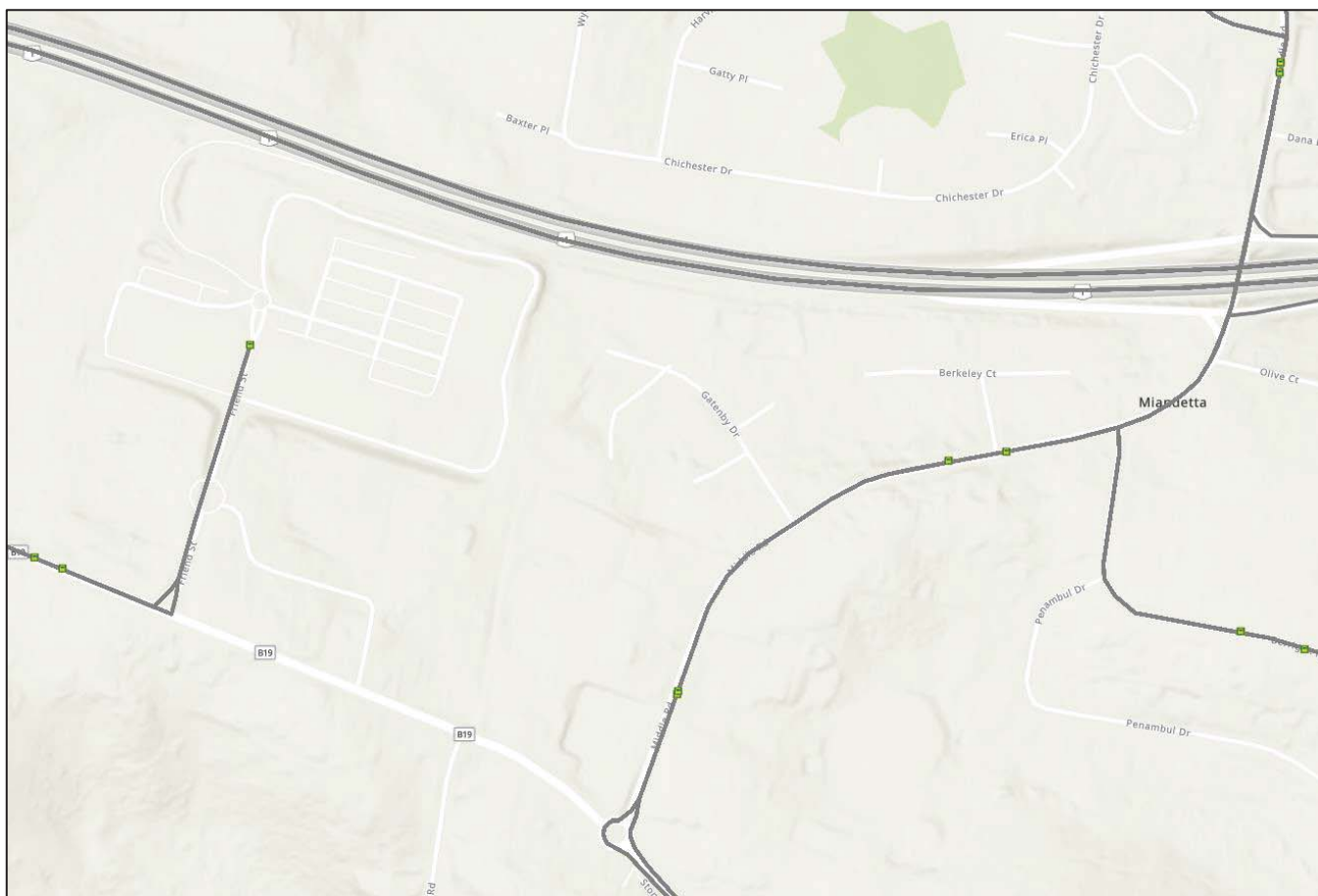


Figure 6 Bus network

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

## 2.5 Active transport network

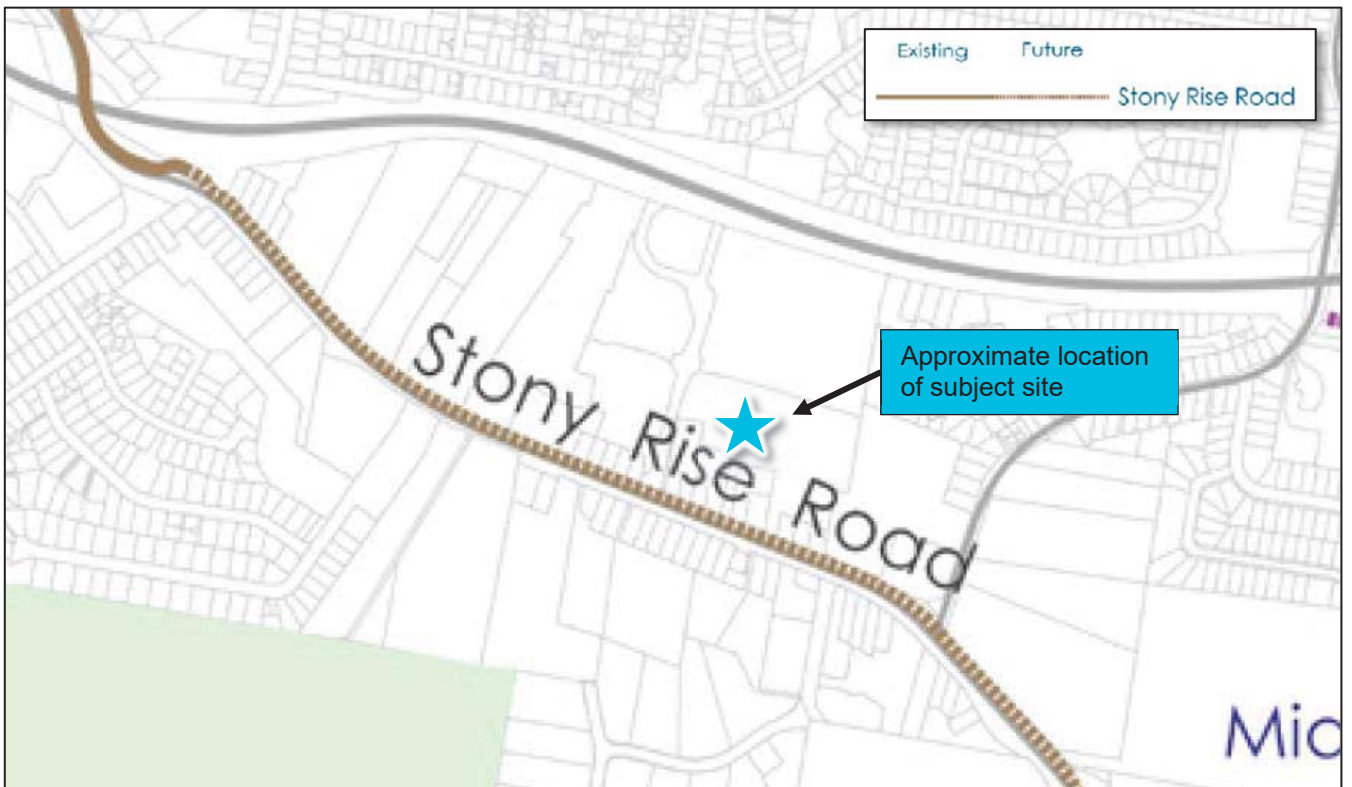
The active transport network in the immediate vicinity of the subject site is shown in Figure 7. There are footpaths located on either side of Friend Street between Stony Rise Road and the Bass Highway off-ramp. Pedestrian refuges are located on each leg of the Friend Street and Access Road 1 roundabout.

There is an existing shared path along the eastbound traffic lane of Stony Rise Road between Leary Avenue and Middle Road) as well as two pedestrian refuges across Friend Street and Access Road 2. There are currently works in progress to extend the existing shared path along Stony Rise Road to Tugrah Road in the west and Durkins Road to the south-east. Stony Rise Road is flagged as a future key bike riding route in the Bike Riding Strategy 2016-2020, as shown in Figure 8. The Strategy notes that commercial centres should be encouraged to provide bicycle parking provisions for their customers and staff. The closest pedestrian crossing provision on Stony Rise Road to the subject site is a pedestrian refuge located adjacent to the Leary Avenue intersection.





**Figure 7** Active transport network in the immediate vicinity of the subject site  
 Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)



**Figure 8** Excerpt from Devonport's Future Key Bike Riding Routes  
 Source: Bike Riding Strategy 2015-2020, Devonport City Council

Footpaths are provided on either side of Middle Road between Stony Rise Road and the Bass Highway. Informal pedestrian crossings are located across the on and off-ramp exits and entrances of the Bass Highway at intersections with Middle Road. There are no dedicated cycling/shared use provisions provided along Middle Road. Cyclists must ride within general traffic.

## 2.6 Crash history

Crash data for the study area covering the five-year period November 2016 to October 2021 was obtained from the Department of State Growth. A summary of this crash data is provided in Table 1. The locations of these crashes in the study area and their severities are shown in Figure 9.

Table 1 Summary of recent crash history near the Devonport Homemaker Centre

Location	Number of crashes		Dominant crash type(s)
	Total	Casualty	
<b>Midblock</b>			
Friend Street	1	0	Other manoeuvring (1)
Bass Highway Homemaker Centre off-ramp	2	0	Other curve (1), other same direction(1)
Stony Rise Road	2	0	Vehicles in same lane/rear end (2)
Middle Road	10	3	Wrong side/other head on (not overtaking) (2)
<b>Intersection</b>			
Friend Street / Stony Rise Road	13	3	Vehicles in same lane/left rear (5), vehicles in same lane/rear end (4)
Friend Street / Access Road 1	1	0	Vehicles in same lane/rear end (1)
Main Homemaker Centre Roundabout	5	3	Cross traffic (4)
Middle Road / Stony Rise Road	2	0	Vehicles in same lane/rear end (1), off left bend into object/parked vehicle (1)
Middle Road / Berkely Court	1	1	Vehicles in same lane/right rear (1)
Bass Highway Eastbound / Middle Road	11	3	Cross traffic (5), left near (2), right through (2)
Bass Highway Westbound / Middle Road	6	2	Right through (3), cross traffic (2)
<b>TOTAL</b>	<b>54</b>	<b>15</b>	

In total, 54 crashes occurred within the vicinity of the study area encompassing:

- Friend Street, full extent (excl. off road within Homemaker Centre parking areas)
- Stony Rise Road, between Middle Road and west approach to Friend Street intersection
- Middle Road, south of Bass Highway eastbound intersection
- Bass Highway off-ramp (Homemaker Centre)

None of the crashes resulted in fatal or serious injuries. The majority of the crashes occurred during the daytime, with approximately 20 percent occurring during low light periods. There is a trend in crash occurrences at intersections, with a higher frequency of crashes identified at Friend Street and Stony Rise Road intersection, and Middle Road and Bass Highway Eastbound intersection.

The dominant crash types at Friend Street and Stony Rise Road intersection are vehicles in same lane/left rear and vehicles in same lane/rear end. This intersection is currently give-way controlled and provides the only means of two-way access to the Devonport Homemaker Centre. Possible contributors to the recorded crashes at the intersection include reduced visibility of intersection due to lack of surrounding built forms, high volume of traffic movements during peak periods, multi-lane approaches at unsignalised intersection, and minimal speed management controls on Stony Rise Road.

The dominant crash type at Bass Highway eastbound and Middle Road intersection is cross traffic. There are several conflict points at this give-way controlled intersection between vehicles exiting/entering the Bass Highway and through movements on Middle Road. The adjacent Middle Road intersection with Bass Highway westbound has experienced several right-through type crashes in the last five years. The Bass Highway westbound off-ramp was upgraded in recent years to reduce delay to bus right-turn movements from the off-ramp on to Middle Road.

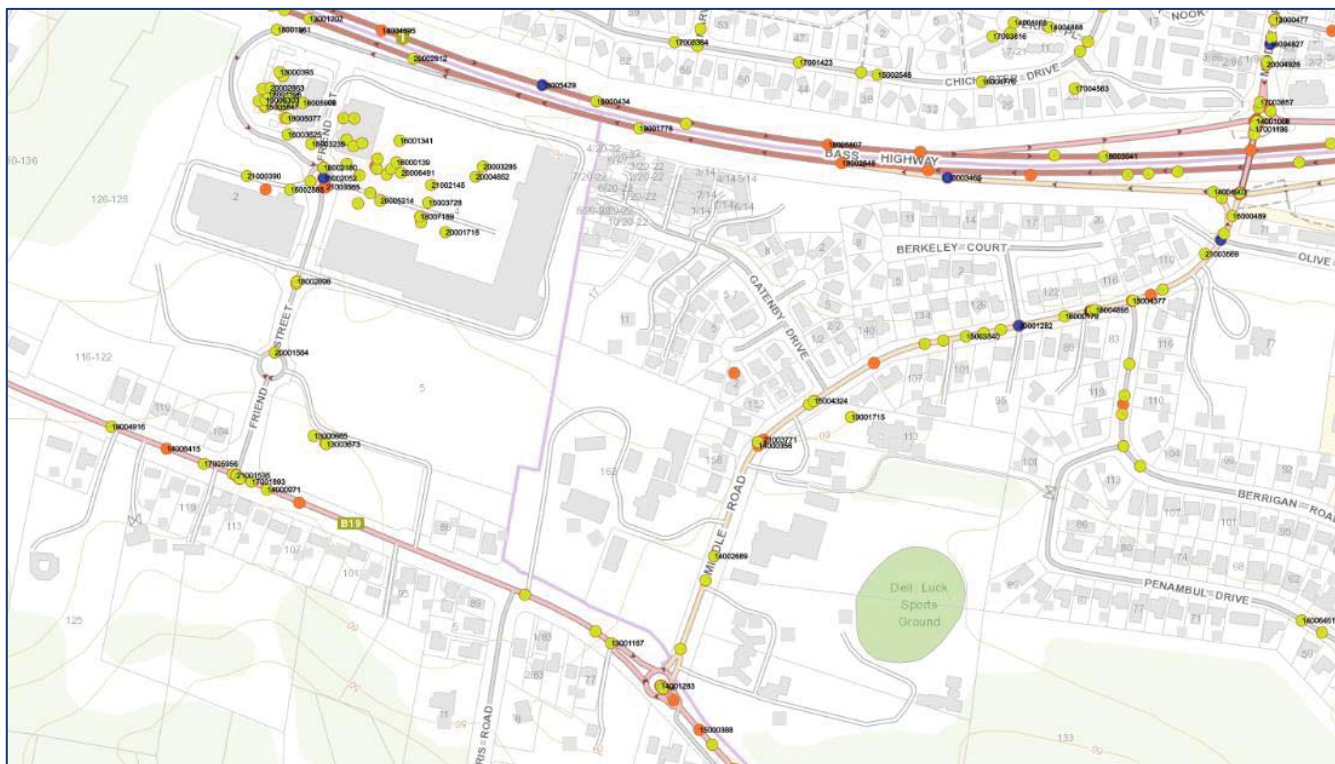


Figure 9 Crash history surrounding the subject site

Source: Department of State Growth Open Data, accessed October 2021

### 3. Previous Development Assessments

It is understood that the subject site has been the subject of several traffic assessments within the last 10 years or so. A summary of the proposed developments and the outcomes from each assessment is provided in Table 2. In general, there are inconsistencies between assessments regarding whether or not the existing Friend Street and Stony Rise Road intersection should be upgraded. Note that where no upgrade was recommended, GHD's modelling of the same turning movements presented within the assessment did not lead to the same conclusion.

**Table 2** Summary of historic traffic assessments involving 5 Friend Street

Assessment	Proposal	Development proposal trip generation		Homemaker Centre full build-out trip generation		Conclusion/ recommendation
		Weekday PM peak	Weekend midday peak	Weekday PM peak	Weekend midday peak	
<i>Devonport Homemaker Centre Stage 2 Transport Impact Assessment (GTA Consultants, January 2011)</i>	Full-build out scenario. Showroom/bulky goods retail at Site 6 (includes 5 Friend Street and 90-102 Stony Rise Road) and Site 5 (at 1 Friend Street). 10 Year (2021) post development scenario included.	331 vehicle trips per hour.	790 vehicle trips per hour.	N/A	N/A	Signalisation of Stony Rise Road and Friend Street intersection already required for 2011 scenario (excl. traffic growth). Construction of left-in/left-out access on Stony Rise Road (now built) to provide alternative access to Site 6 – performs satisfactorily up until at least 2021.
<i>Devonport Homemaker Centre – Site 6 Development Traffic and Transport Assessment (GTA Consultants, July 2013)</i>	Showroom proposed at Site 6 (includes 5 Friend Street and 90-102 Stony Rise Road). 10 Year (2023) post development scenario included.	576 vehicle trips per hour.	766 vehicle trips per hour.	Not assessed.	Not assessed.	No upgrade to Stony Rise Road and Friend Street intersection required. Existing unsignalised T-intersection is able to accommodate the development up until at least 2023 (10-year post development).
<i>Bunnings Devonport Due Diligence Report – Vehicle Access Addendum (O'Brien Traffic, August 2013)</i>	Bunnings Warehouse proposed at 5 Friend Street. Bulky goods retail proposed within remainder of vacant land within Devonport Homemaker Centre. 10 Year (2023) post development scenario included.	Not assessed.	845 vehicle trips per hour.	Not assessed.	1,229 vehicle trips per hour.	Upgrade Stony Rise Road and Friend Street intersection to signalised is essential. Friend Street roundabout (now built) is required at intersection of development site accesses to 1 Friend Street and 5 Friend Street.

Assessment	Proposal	Development proposal trip generation		Homemaker Centre full build-out trip generation		Conclusion/ recommendation
		Weekday PM peak	Weekend midday peak	Weekday PM peak	Weekend midday peak	
<i>Proposed Bunnings Warehouse Warehouse Traffic Impact Assessment (O'Brien Traffic, January 2014)</i>	Bunnings Warehouse proposed at 5 Friend Street. Showroom/bulky goods retail proposed within remainder of vacant land within Devonport Homemaker Centre.	250 vehicle trips per hour.	570 vehicle trips per hour.	657 vehicle trips per hour.	1,114 vehicle trips per hour.	Friend Street and Stony Rise Road assessment relies on GTA Consultants' assessment in July 2013. Full build out scenario not assessed for this intersection.

# 4. Proposed Development

## 4.1 Overview

The proposed development, shown in Figure 10, is an extension of the existing Devonport Homemaker Centre, located at 5 Friend Street in Stony Rise, Tasmania. The development comprises of a supermarket and a range of other related land use tenancies. Proposed floor areas are summarised in Table 3 along with assumptions regarding the potential use of each tenancy and use categories as defined in *RMS Guide to Traffic Generating Developments* (refer section 4.3) for the purpose of building up trip generation and parking demand estimates.



**Figure 10** Proposed development site plan  
 Leffler Simes Pty Ltd, Dwg No. DA020 Proposed Retail Development – 5 Friend Street, Devonport, TAS, Proposed Overall Site Plan, 25.03.22.

**Table 3** Breakdown of proposed development site

Building	Assumed use	Floor area categories (RMS) <sup>1</sup>	Gross Floor Area (GFA)
Supermarket	Supermarket	Supermarket – A(SM)	3,400 m <sup>2</sup>
Tenancy 1	Office	Office, medical – A(OM)	657 m <sup>2</sup>
Tenancy 2	Medical centre		302 m <sup>2</sup>
Tenancy 3	Pharmacy	Specialty stores – A(SS)	284 m <sup>2</sup>
Tenancy 4-9	Food and beverage		482 m <sup>2</sup>
Tenancy 10-14	Specialty retail / services		1,008 m <sup>2</sup>
Tenancy 15	Liquor store		300 m <sup>2</sup>

<sup>1</sup> Defined within *RMS Guide to Traffic Generating Developments (2002)* to estimate traffic generation of a shopping centre

Building	Assumed use	Floor area categories (RMS) <sup>1</sup>	Gross Floor Area (GFA)
Tenancy 16	Fast food outlet		275 m <sup>2</sup>
Offices, circulation, amenities and corridors		NA (considered ancillary)	1,097 m <sup>2</sup>
<b>TOTAL</b>			<b>7,805 m<sup>2</sup></b>

Access to the development site is proposed via two existing access roads. One connecting Friend Street and another connecting Stony Rise Road.

## 4.2 Parking provisions

The proposed development includes several parking areas to cater for the cumulative parking demand generated by the site. A breakdown of the types of parking provisions included is provided in Table 4.

Table 4 Breakdown of proposed on-site parking

Parking type	Parking category	No. of parking spaces	Parking space dimensions
<b>Public parking</b>			
Proposed	Car parking	302	5.4 x 2.7 m
Pram	Car parking	6	5.4 x 2.7 m
Senior	Car parking	6	5.4 x 2.7 m
Charging	Car parking	2	5.4 x 2.7 m
Direct to boot	Car parking	6	5.4 x 3.0 m
Accessible	Accessible car parking	9	5.4 x 2.4 m
Motorcycle	Motorcycle parking	6	2.6 x 1.2 m
Car wash	NA	4	5.4 x 3.5 m
Waiting bay	Car parking	2	5.4 x 2.8 m
Pick-up	Drive through parking	6	5.5 x 3.0 m
Bicycle	Bicycle parking	30	NA
<b>Staff and commercial vehicle parking</b>			
Loading	Truck parking	12	Varies
Staff	Car parking	24	5.4 x 2.7 m
<b>Totals</b>			
Total car		373 car spaces	
Total bicycle		30 bicycle spaces	
Total truck		12 truck spaces	

## 4.3 Trip generation and distribution

The bulk of trips generated by the development site is assumed to consist of light vehicles trips (staff and consumers). Trip generation and distribution for these light vehicle trips is discussed in Section 4.3.1 and Section 4.3.2. It is possible that a small portion of staff and customers will travel by public transport or active transport, however, all trips have been assumed to consist of vehicle trips to provide a conservative assessment for the purposes of this report.

The development site also generates a small number of heavy vehicles trips (service and delivery). This is likely to amount to an increase in up to 5 heavy vehicle trips daily. It is assumed that these trips are generated outside of peak periods, and therefore have minimal impact on network performance. Heavy vehicle trips travel between the site and the Bass Highway, with access proposed via the left-in/left-out access on Stony Rise Road, is as follows:

- Inbound trip: Bass Highway westbound off-ramp → Friend Street → Stony Rise Road
- Outbound trip: Stony Rise Road → Middle Road → Bass Highway

### 4.3.1 Light vehicle trip generation

The RTA and RMS publications, *Guide to Traffic Generating Developments (2002)*, and *Updated traffic surveys (2013)*, provide guidance on the traffic generation of developments for different land uses. For shopping centres, the RTA and RMS guides provide two methods to estimate daily and peak hour trip generation. Peak period traffic generation is considered to occur during the Thursday/Friday evening peak and Saturday midday peak- these will be the peak periods assessed in this report. The highest daily traffic generation is considered to occur on a typical Thursday.

#### Method 1

Method 1 uses divided floor area categories to provide a traffic generation estimate for a shopping centre. The floor area categories are as follows:

- A(S): Slow Trade gross leasable floor area includes major development stores
- A(F): Faster Trade – includes discount department stores and larger specialist stores
- A(SM): Supermarket – includes stores and large fruit markets
- A(SS): Specialty shops, secondary retail – includes specialty shops and take-way stores
- A(OM): Office, medical – includes medical centres and general business offices

Based on the assumed land uses and floor area categories allocated in Table 3 and defined above. The vehicle trip generation equations based on floor area range are as follows:

- Daily vehicle trips
  - $314 A(S)+528 A(F)+1475 A(SM)+555 A(SS)+51 A(OM)$  per 1000 m<sup>2</sup> of gross floor area
- Thursday peak hour trips
  - $20 A(S)+51 A(F)+155 A(SM)+46 A(SS)+22 A(OM)$  per 1000 m<sup>2</sup> of gross floor area
- Saturday peak hour trips
  - $38 A(S)+13 A(F)+147 A(SM)+107 A(SS)$  per 1000 m<sup>2</sup> of gross floor area

#### Method 2

Method 2 uses total floor area ranges to provide a traffic generation estimate for a shopping centre. The vehicle trip generation rates based on a total floor area range between 0 -10,000 m<sup>2</sup> are as follows:

- Daily vehicle trips
  - 121 vehicles per 100 m<sup>2</sup> of gross floor area
- Thursday peak hour vehicle trips
  - 12.3 vehicles per 100 m<sup>2</sup> of gross floor area
- Saturday peak hour vehicle trips
  - 16.3 vehicles per 100 m<sup>2</sup> of gross floor area

The estimated daily and peak period number of vehicle trips generated using the two methods are summarised in Table 5. For the purpose of this assessment, the average of both methods has been used to estimate trip generation for the proposed development.



Table 5 Estimated trip generation

Trip generation period	Trip generation		
	Method 1	Method 2	Average
Daily	6,368 vehicle trips per day	8,117 vehicle trips per day	7,242 vehicle trips per day
Thursday PM peak hour	656 vehicle trips per hour	825 vehicle trips per hour	741 vehicle trips per hour
Saturday midday peak hour	751 vehicle trips per hour	1,093 vehicle trips per hour	922 vehicle trips per hour

#### 4.3.1.1 Comparison with historic development proposals at 5 Friend Street

To understand the proposed intensification of the development site relative to historic proposals, the estimated trip generation of the current proposal has been compared against those of the Bunnings Warehouse proposal by O'Brien Traffic in 2014, and the showroom land use proposal in Site 6 by GTA Consultants in 2013. The comparisons are presented in Table 6 and Table 7 below.

Table 6 Comparison of trip generation estimates with 2014 Bunnings Warehouse proposal

Trip generation period	Trip generation		
	Current proposal	Bunnings Devonport proposal (2014)	Difference
Daily	7,242 vehicle trips per day	-	-
Thursday PM peak hour	741 vehicle trips per hour	250 vehicle trips per hour	+491 vehicle trips per hour
Saturday midday peak hour	922 vehicle trips per hour	570 vehicle trips per hour	+352 vehicle trips per hour

Table 7 Comparison of trip generation estimates with 2013 Site 6 proposal

Trip generation period	Trip generation		
	Current proposal	GTA Site 6 proposal (2013) <sup>2</sup>	Difference
Daily	7,242 vehicle trips per day	-	-
Thursday PM peak hour	741 vehicle trips per hour	576 vehicle trips per hour	+165 vehicle trips per hour
Saturday midday peak hour	922 vehicle trips per hour	766 vehicle trips per hour	+156 vehicle trips per hour

The current proposal is shown to have a higher trip generating potential than either of the two historic proposals. This is largely attributed to the change in land use to shopping centre/supermarket, which typically generates much higher traffic volumes than showroom and bulky goods retail land uses. The current proposal has between 1.5x and 3x the trip generating potential of the Bunnings Warehouse proposal.

#### 4.3.2 Light vehicle trip distribution

Considering the distribution of key retail precincts within the City of Devonport, the main catchment areas for the proposed development site at the Devonport Homemaker Centre are as follows:

- Stony Rise located south/south-west of the subject site with access provided via Stony Rise Road.
- Devonport (suburb) located north of the Bass Highway with access to the subject site provided via Middle Road and Stony Rise Road from the north-east, and via Stony Rise Road from the north-west.
- Miandetta, located east of Middle Road with access to the subject site provided via Middle Road and then Stony Rise Road.

<sup>2</sup> Site 6 includes development of 90-102 Stony Rise Road

- Quoiba and Spreyton, located south-east of the subject site with access provided primarily via Stony Rise Road.

A large portion of vehicle trips generated by the development site will therefore be distributed two-way along Stony Rise Road. Middle Road will also experience an increase in vehicle trips, servicing Miandetta and the southern central areas of Devonport (suburb). The remainder of vehicle trips will be distributed along the Bass Highway which services the wider local government area. The distribution of trips to/from the main catchment areas and the wider area (via the Bass Highway) is presented below in Figure 11.

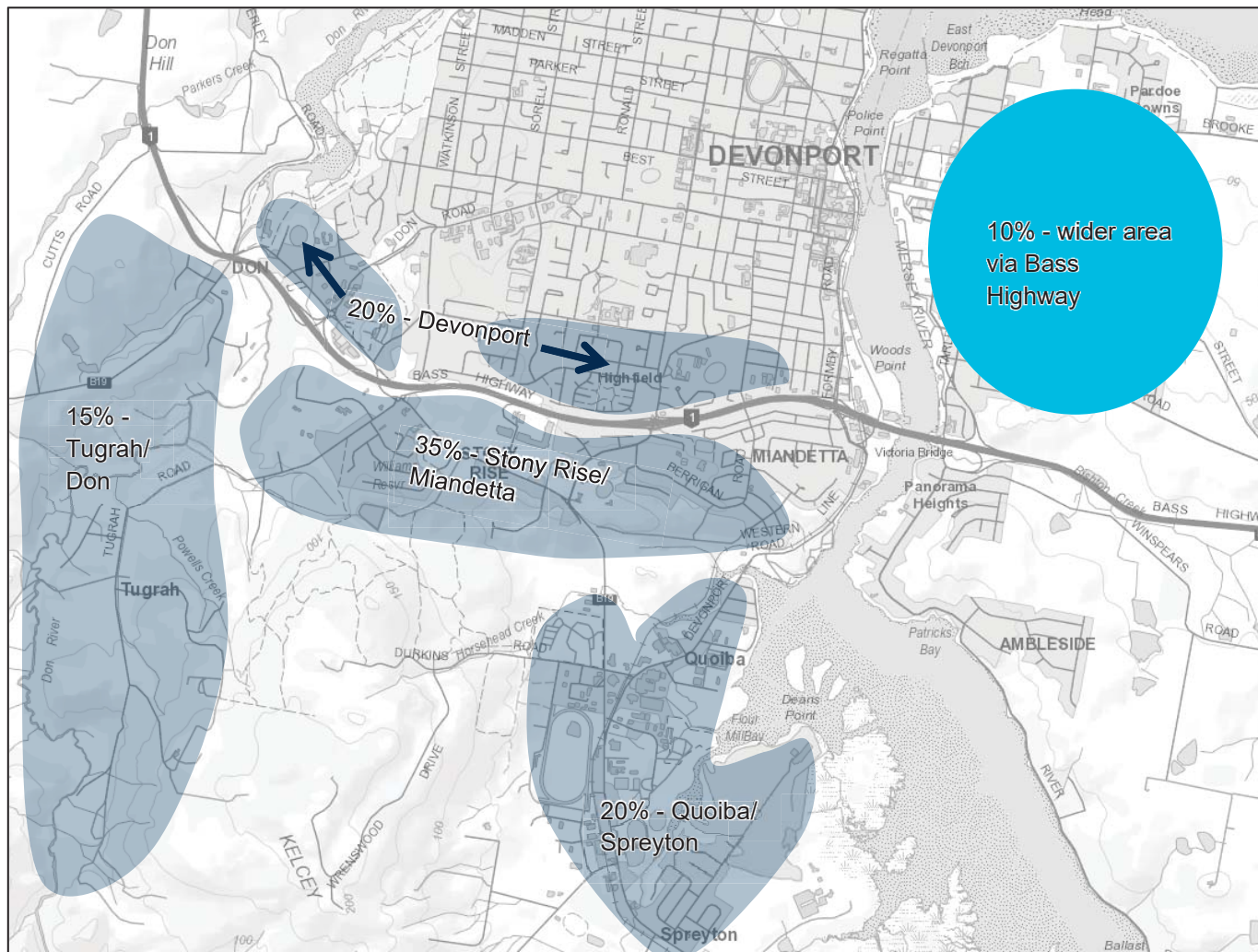


Figure 11 Major catchment areas

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

#### 4.3.2.1 Distribution of trips within external road network

Access arrangement to/from the existing Homemaker Centre differ between inbound and outbound trips as access via the Bass Highway westbound off-ramp to Friend Street is one-way (inbound) only. All outbound trips from the Homemaker Centre must exit via Stony Rise Road.

The allocated distribution of inbound trips to the development site is 35% along Stony Rise Road West (from Tugrah Road), 40% along Stony Rise Road East (from Middle Road), 5% from the Bass Highway westbound off-ramp, and 20% internal. The distribution of outbound trips is similar, except that the allocated percentage of access via the Bass Highway off-ramp is shifted to Stony Rise Road East. The allocated trip distributions rely on the following assumptions:

- Distribution of inbound and outbound trips is approximately balanced (50/50).
- Distribution of inbound trips along Stony Rise Road is relatively similar from Tugrah Road and Middle Road. Traffic survey data collected in October 2021 indicates the number of left and right turn movements from Stony Rise Road into Friend Street is relatively balanced.
- 20% of trips generated are “shared” with existing land uses within the Devonport Homemaker Centre. They represent internal trips between the development site and other land uses within the Homemaker Centre precinct.
- All trips originating from the Bass Highway westbound off-ramp utilise the Access 1 and Friend Street roundabout to access the site.
- The distribution of trips across the two access points on Stony Rise Road are as follows:
- Inbound trips from Stony Rise Road West (from Tugrah Road)
  - 50% turn left at Friend Street and Stony Rise Road intersection
  - 50% turn left at Stony Rise Road intersection (alternative access)
- Inbound trips from Stony Rise Road East (from Middle Road)
  - 100% turn right at Friend Street and Stony Rise Road intersection

Note: No change to this is possible as the Department of State Growth does not support the introduction of right-in movements at the alternative access on Stony Rise Road.
- Outbound trips to Stony Rise Road West (towards Tugrah Road)
  - 100% turn right at Friend Street and Stony Rise Road intersection
- Outbound trips to Stony Rise Road East (towards Middle Road)
  - 20% turn left at Friend Street and Stony Rise Road intersection
  - 80% turn left at Stony Rise Road intersection (alternative access)

Based on the above, trip distribution of the proposed development at key intersections was determined as shown in Figure 12 and Figure 13 for Thursday PM peak hour and Saturday midday peak hour respectively.

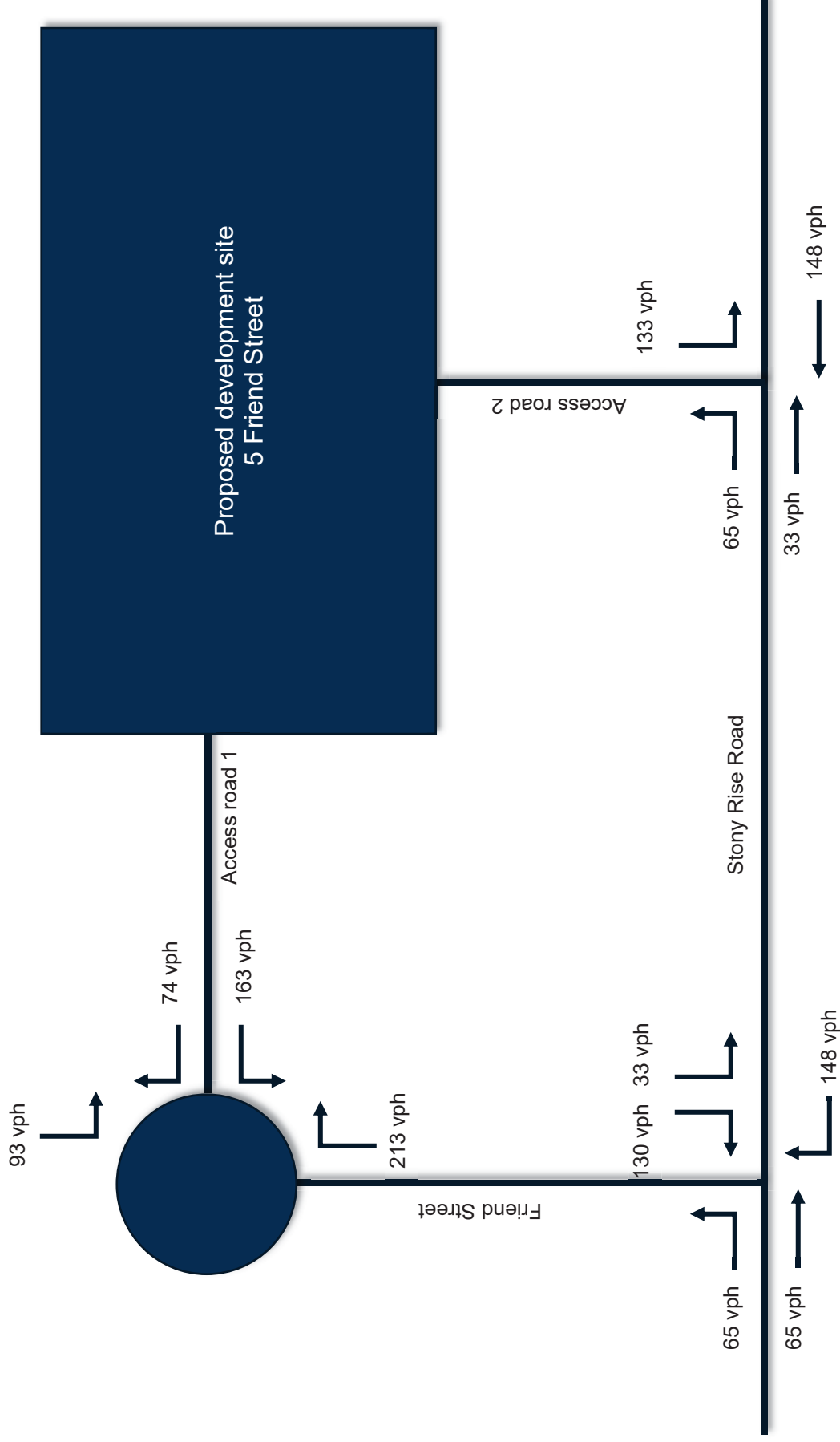


Figure 12 Trip distribution – Thursday PM peak hour

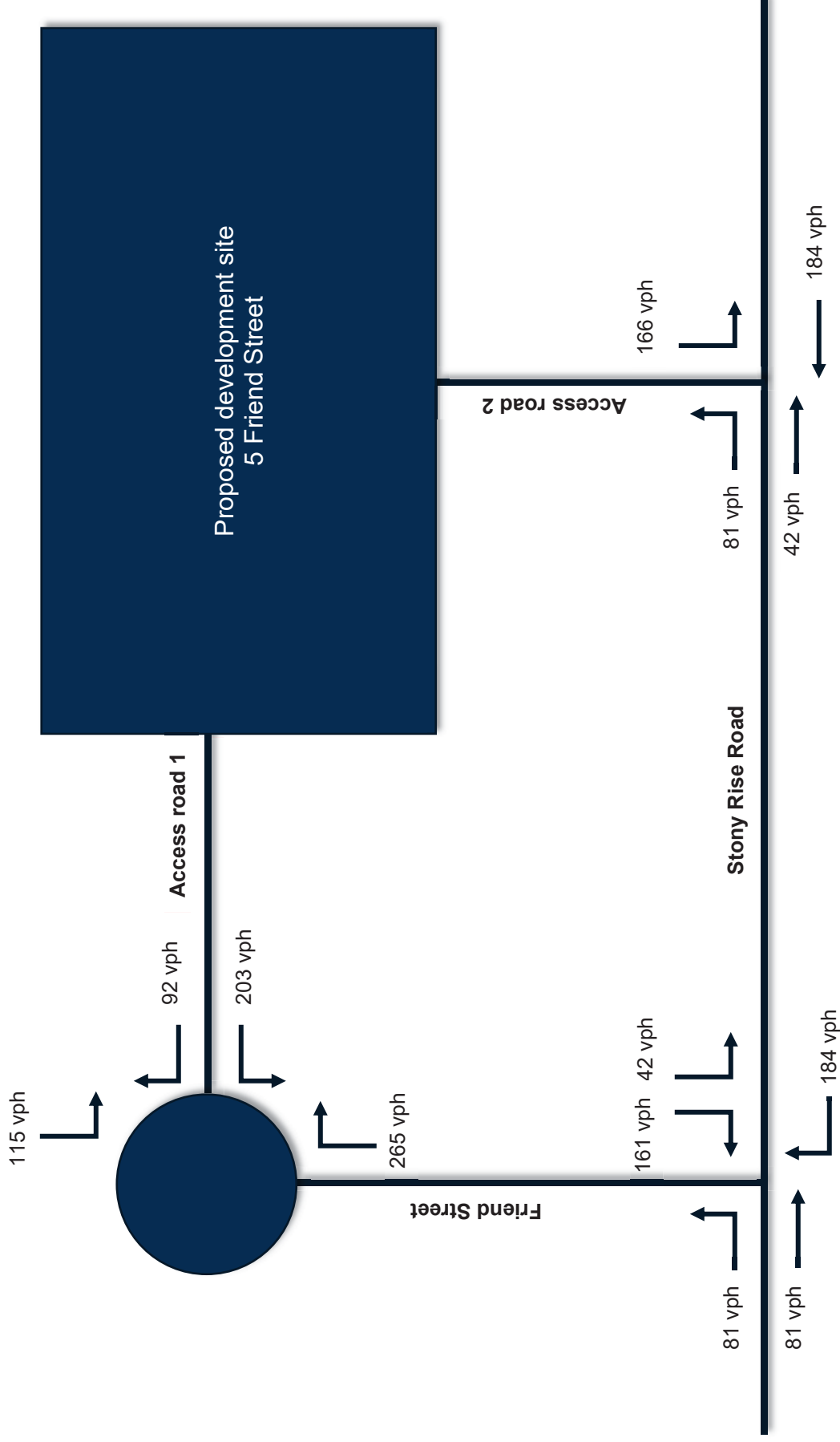


Figure 13 Trip distribution – Saturday midday peak hour

## 5. Access

The section outlines the assessment of proposed access arrangements to/from and within the development site. It considers:

- Site access
- Commercial vehicle access (including loading bay access)
- Click and collect access.

The assessment of access to parking is outlined in Section 6.2.

### 5.1 Site access

Access to the site is maintained either via Friend Street or Stony Rise Road at two existing access points shown in Figure 14.



Figure 14 Site access points

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

No new accesses are proposed within the surrounding road network. The proposed development is therefore considered to be consistent with the Acceptable Solutions of the following clauses of the Planning Scheme:

- Clause DEV-S1.7.4-A1: *“There must be not more than one vehicular entry to the site across the Bass Highway frontage and the vehicular access must comprise a single left hand turn from the west bound lane of the Bass Highway”.*

- Clause DEV-S1.7.4-A2: *“All vehicular access, excluding vehicular access across the Bass Highway frontage, must be across the Stony Rise Road frontage”.*
- Clause C3.5.1-A1.1: *“For a category 1 road, or a limited access road, vehicular traffic to and from the site will not require a new junction or a new vehicle crossing...”.*

Two-way access is maintained at the existing access points on Friend Street and Stony Rise Road. These access points connect to a proposed car park within the development that provides two-way circulation through its internal access ways and parking aisles. Vehicle traffic is therefore able to enter and leave the development site in a forward direction. This complies with the Acceptable Solution of Clause C3.5.1-A1.5 that states *“vehicular traffic must be able to enter and leave a major road in a forward direction”.*

## 5.2 Commercial vehicle access

Two-way site access for heavy commercial vehicles is proposed primarily via the alternative left-in/left-out access point on Stony Rise Road (Access Road 2). The access arrangement for light commercial vehicles are considered to align with that of general parking or be covered by heavy commercial vehicles. There are several loading areas proposed within the development site including:

- Two loading areas for the supermarket:
  - Two semi-trailer spaces, plus
  - Four medium rigid truck spaces
- One loading area for tenancies 7-13:
  - Three medium rigid truck spaces
- One loading area for tenancies 1-6:
  - One medium rigid truck space
- One loading area for tenancies 14 and 15:
  - One semi-trailer space
- One loading area for the fast food outlet (tenancy 16):
  - One medium rigid truck space

The above provisions align with the Acceptable Solution of Clause C2.5.4-A1 of the Planning Scheme which states that *“a loading bay must be provided for uses with a floor area of more than 1000 m<sup>2</sup> in a single occupancy.”*

The largest commercial vehicles proposed for use are listed as follows:

- The equivalent of a 20 metre Articulated Vehicle (Standards 2018 AV) for the supermarket and liquor store.
- The equivalent of an 8.8 metre AS2890.2:2018 Medium Rigid Vehicle (Standards 2018 MRV) for all other loading areas.

The Acceptable Solution of Clause C2.6.6-A1 of the Planning Scheme states that *“the area and dimension of loading bays and access way areas must be designed in accordance with Australian Standard 2890.2-2002 (2018 version now available), Parking facilities, Part 2; Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.”*

Swept paths of an Articulated Vehicle were previously tested by O'Brien Traffic and GTA Consultants in *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended* (O'Brien Traffic, January 2014) through Access Road 1 and Friend Street intersection (existing roundabout) and the alternative left-in/left-out intersection on Stony Rise Road (also existing).

The turning paths of the above design vehicles have been tested along the internal routes within the site. Refer to Appendix A for the swept paths. The movements undertaken by for each loading area are as follows:

- Supermarket loading dock semi-trailer movements (Figure A1 and Figure A2):
  - Vehicles enter via Access Road 2 and travel along the southern and eastern property boundaries to access the semi-trailer loading bays.
  - Exit manoeuvres require a full U-turn utilising the 25-metre diameter turning area located at the north eastern property boundary.

- Liquor store loading dock semi-trailer movements (Figure A3 and Figure A4):
  - Vehicles enter via Friend Street and the roundabout at Access Road 1 and travel along the southern property boundary to reverse into the liquor store loading dock. Exit movements are direct to the alternative access at Access Road 2.
  - It is noted that, while the roundabout is not drawn to scale on the development drawings, the existing roundabout is designed to comply with Austroads *Guide to Road Design Part 4C: Roundabouts* for the semi-trailer design vehicle by using a partly mountable central island.
- Medium rigid vehicle movements (Figure A5):
  - The internal road network is suitable for access for medium rigid vehicles as demonstrated in Appendix A.

Two-way vehicle access is maintained along the access ways to/from the loading bays, however, AVs must ensure that the turning circle area and surrounds is clear of traffic before undertaking the required turn manoeuvre. Notwithstanding, the area and dimension of the loading bays and accessways areas are considered to be able to safely accommodate design vehicle movements in accordance with C2.6.6-A1 of the Planning Scheme. This is subject to compliance with the following requirements specified within AS2890.2:2018:

- Maximum circulation roadway grade permitted for a MRV and an AV is 15.4%.
- Maximum gradient of loading bay is 4%.
- Maximum gradient of loading bay area is 12.5% with reverse manoeuvres.
- Minimum of 4.5 metre clearance within loading bay.

The proposed site plan indicates that the site is generally level, with the exception of a 1:20 (5%) ramp on the northern side of the supermarket building and a 1:16 (6.25%) ramp on the southern side of the supermarket building.

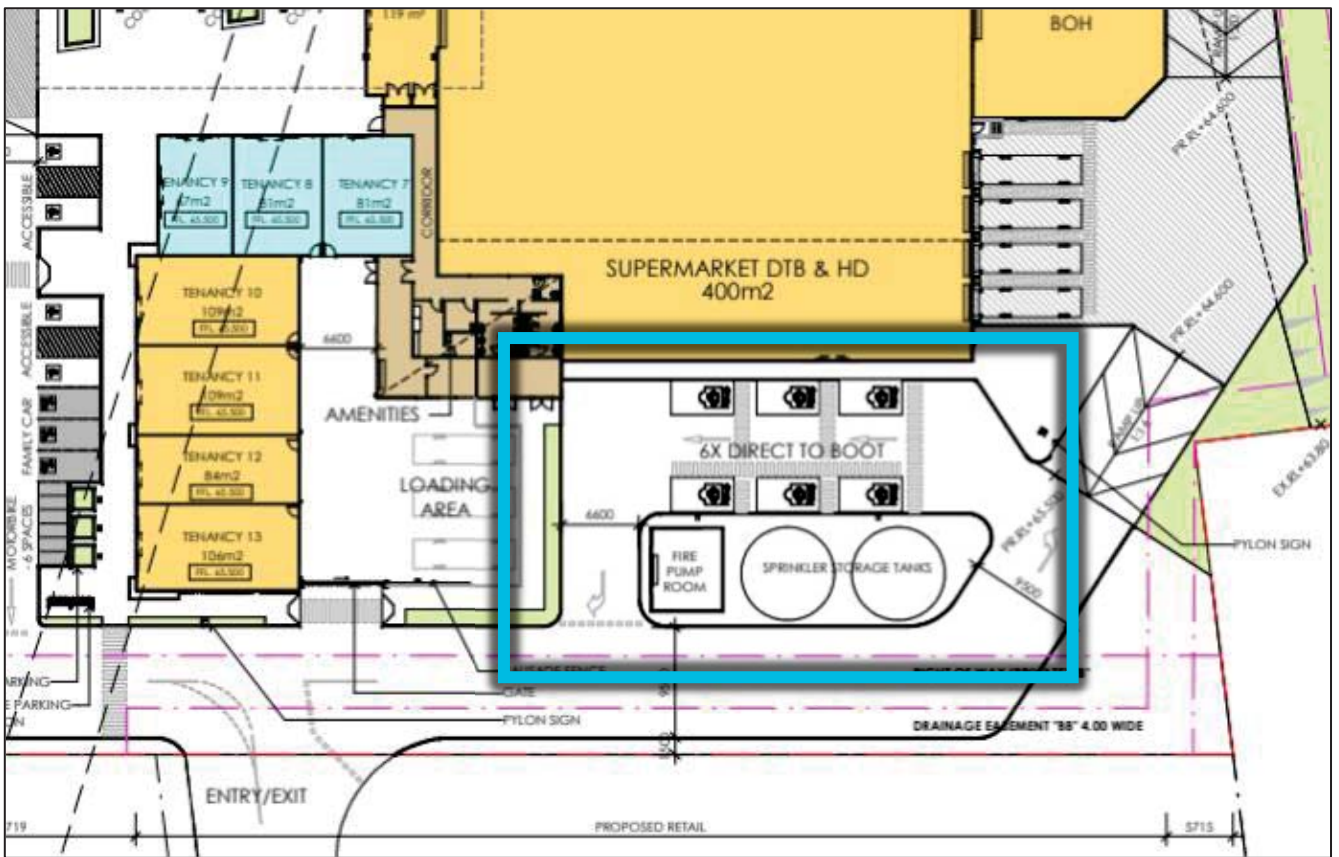
Since proposed entry into the supermarket loading bay is through a reverse manoeuvre, the proposed development does not comply with the Acceptable Solution of Clause C2.6.6-A2 of the Planning Scheme which states that *“the type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard 2890.2-2002 [2018 version now available], Parking facilities, Part 2; Off-street commercial vehicle facilities.”* The supermarket loading bay proposal therefore relies on the Performance Criteria Clause C2.6.6-P2 of the Planning Scheme which states that *“access for commercial vehicles to and from the site must be safe”*. This requirement is considered to be satisfied by the proposal given the following:

- The surrounding area around the supermarket loading bay is contained and limited to use by staff and contractors. These personnel will be aware of AV movements and can be regularly informed and updated otherwise.
- The daily frequency of loading and unloading is low and concentrated during off-peak periods.
- The area and dimensions of the loading bay and accessways are in compliance with AS2890.2:2018.

### 5.3 Direct to Boot access

The proposed supermarket land use includes a Direct to Boot location as shown in Figure 15. The Direct to Boot functions as a one-way (westbound) drive-through consisting of six short-term parking spaces. It is accessed via the circulation roadway alongside the southern property boundary and connecting to Access Road 2. The parking spaces are positioned in two rows, each consisting of three parking spaces.





**Figure 15 Proposed Direct to Boot**  
 Leffler Simes Pty Ltd, Dwg No. DA020 Proposed Retail Development – 5 Friend Street, Devonport, TAS, Proposed Overall Site Plan, 25.03.22.

The design vehicle that would utilise this drive-through is considered to be the equivalent of an AS2890.1:2004 B99 (Standards 2004 B99). The design of the facility is suitable for the expected use. Signage would be provided to ensure vehicles travelling to Direct to Boot do not enter the loading dock areas.

## 6. Parking Assessment

### 6.1 Number of parking spaces

The proposed development includes parking spaces for general parking, accessible parking, bicycles and motorcycles.

- The Planning Scheme’s parking space requirements are summarised below and in Table 8. The Acceptable Solution of Clause C2.5.1-A1 states that “*the number on-site car parking spaces must be no less than the number specified in Table C2.1*”.
- The Acceptable Solution of Clause C2.5.2-A1 states that “*bicycle parking spaces must be provided on the site or within 50 m of the site; and be no less than the number specific in Table C2.1*”.
- The Acceptable Solution of Clause C2.5.3-A1 states that “*the number of on-site motorcycle parking spaces for all uses must be no less than the number specified in Table C2.4*”.

Table 8 Planning Scheme parking requirements in Table C21 and Table C2.4

Land use	Parking requirement		
	Car	Bicycle	Motorcycle
Take-away food premises/restaurant	1 space per 15 m <sup>2</sup> of floor area + 6 queuing spaces for drive through (if available)	1 space per 75 m <sup>2</sup> floor area	1 space for 21-40 car parking spaces required, and 1 space for every additional 20 car parking spaces required
General retail and hire	1 space per 30 m <sup>2</sup> of floor area	1 space per 100 m <sup>2</sup> of floor area	
Food services, excluding as otherwise specified in this Table	15 for each 100 m <sup>2</sup> of floor area or 1 space per 3 seats, whichever is greater	1 space per 75 m <sup>2</sup> floor area	
Doctors’ surgery, clinic, consulting room	4 spaces per practitioner	2 spaces for each 8 practitioners	
Office	1 space per 40 m <sup>2</sup> of floor area	1 space per 500 m <sup>2</sup> of floor area	

Using the Planning Scheme parking requirements summarised in Table 8, the required number of car parking spaces broken down by land use is summarised in Table 9. Note that Table 9 includes assumptions around proposed land uses. While the actual use of each building (or tenancy) on the development site is not confirmed at this stage, these assumptions have been used to build up a likely parking demand scenario for the proposed development.

Table 9 Comparison of proposed parking spaces against Planning Scheme requirements

Parking type	Land use	Units	Planning Scheme parking requirement	Proposed parking
Car	Take-away food premises/restaurant	275 m <sup>2</sup>	18.3 spaces + 6 queuing spaces for drive through	
	General retail and hire	4,992 m <sup>2</sup>	166.4 spaces	
	Food services, excluding as otherwise specified	482 m <sup>2</sup>	72.3 spaces	
	Doctors’ surgery, clinic, consulting room	4 practitioners <sup>3</sup>	16 spaces	
	Office	657 m <sup>2</sup>	16.4 spaces	

<sup>3</sup> Assumed 1 practitioner per 80 m<sup>2</sup> (rounded up) typical

Parking type	Land use	Units	Planning Scheme parking requirement	Proposed parking
	<i>Total</i>		<i>290 spaces</i>	<i>302 regular spaces + 61 special purpose spaces</i>

The number of proposed parking spaces for cars is in compliance with Planning Scheme requirements, noting that there is also sufficient space within the fast-food outlet drive through for at least six vehicles as required by the Planning Scheme.

The parking requirements for bicycles and motorcycles are summarised in Table 10.

*Table 10 Comparison of bicycle and motorcycle parking against Planning Scheme requirements*

Parking type	Planning Scheme parking requirement	Proposed parking
Bicycle	63 parking spaces	30 spaces
Motorcycle	14 parking spaces	6 parking spaces

Based on Table 10, to the proposed development does not satisfy Clause C2.5.2-A1 and C2.5.3-A1 of the Planning Scheme and therefore relies on performance criteria. The availability of bicycle and motorcycle parking is discussed in the following sections.

### **Bicycle parking**

The performance criteria of Clause C2.5.2 Bicycle parking numbers are as follows:

*“Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:*  
*(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and*  
*(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.”*

In this case, the proposed development provides 30 bicycle parking spaces across the site. Given the location of the site near a major highway, and generally separated from key bicycle routes, travel by bicycle is less likely. Furthermore, given the retail nature of the site, users would typically need to transport purchased items and are therefore more likely to use a private car.

The variety of uses on the site allows for sharing of bicycle facilities across multiple uses, thereby allowing the proposed bicycle parking supply of 30 spaces to be utilised by a wider range of customers. On this basis, the proposed supply is considered sufficient to meet the reasonable needs of the use, and is consistent with performance criteria.

### **Motorcycle parking**

The performance criteria of Clause C2.5.3 Motorcycle parking numbers are as follows:

*“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.”*

The site has been designed to maximise the number of car parking spaces on the site. This is due to the nature of the use (retail) which would typically attract trips by private car rather than other modes such as motorcycle and bicycle which are less useful for transporting purchased goods. The development site provides six motorcycle parking spaces, which are located conveniently near the supermarket and specialty tenancies. This supply of motorcycle parking is considered sufficient to meet the reasonable needs of the use given that there is an oversupply of car parking on the site and motorcycles can legally park in car parking spaces as required.

## 6.2 Parking area design and layout

Proposed on-site parking can be broken down into two main types as follows:

- 90-degree angled parking area for customers and staff (main parking area), and
- Drive through type parking areas for Direct to Boot, liquor store and fast-food outlet.

The Acceptable Solution of Clause C2.6.2-A1.1 of the Planning Scheme states that:

*“Parking, access ways, manoeuvring and circulation spaces must either:*

*(a) Comply with the following:*

- (i) Have a gradient in accordance with Australian Standard AS2890-Parking facilities, Part 1-6*
- (ii) Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;*
- (iii) Have an access width not less than the requirements in Table C2.2;*
- (iv) Have car parking space dimensions which satisfy the requirements in Table C2.3;*
- (v) Have a combined access manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;*
- (vi) Have a vertical clearance of not less than 2.1 m above the parking surface level; and*
- (vii) Excluding a single dwelling, be delineated by line marking or other clear physical means; or*

*(b) Comply with Australian Standard AS2890-Parking facilities, Part 1-6.”*

The proposed development is considered to comply with Clause C2.6.2-A1.1 based on the following:

- i. Access Road 1 and Access Road 2 are existing roads and should therefore comply with the gradients specified within AS2890-Parking facilities, Part 1-6. The following gradient requirements are specified within AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking:
  - Minimum gradient of 1% for drainage.
  - Maximum gradient of 5% parallel to the angle of parking within a parking module.
  - Maximum gradient of 6.25% in other directions to the angle of parking within a parking module.
  - Maximum gradient of 20% for a circulation roadway up to 20 metres long.
  - Maximum gradient of 16.7% for a circulation roadway longer than 20 metres.

The proposal is considered to satisfy Planning Scheme requirements, subject to compliance with the above grades.

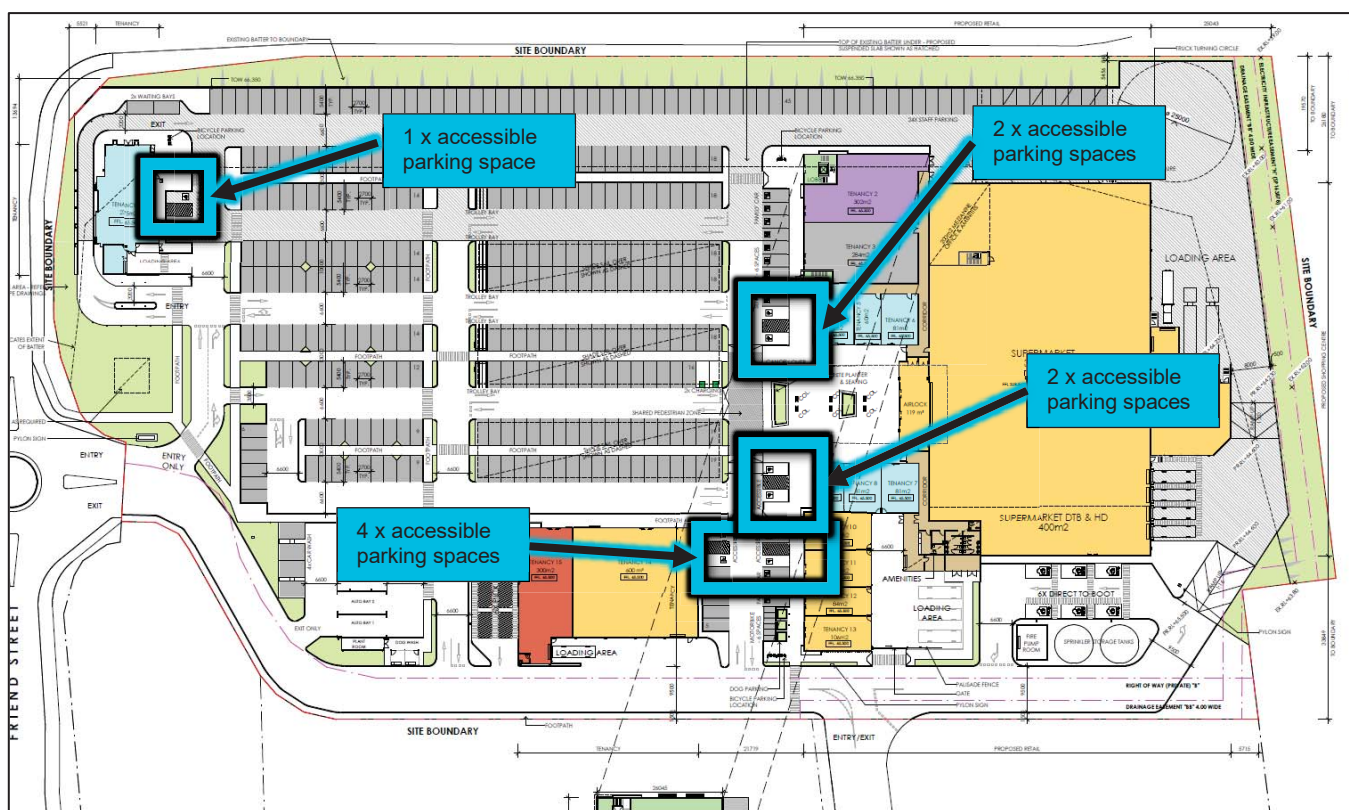
- ii. The parking area provides for more than four parking spaces, and all vehicles are able to enter and exit the site in a forward direction. The car parking area consists of parking aisles and accessways which allow for two-way circulation within the site. The loading bay area has adequate space for commercial vehicles to manoeuvre within the site to exit in a forward direction – refer to Section 5.2.
- iii. The minimum internal access way width for 21+ number of parking spaces served is not less than 5.5 m. Proposed accessway widths are at least 6.6 m and greater than the Planning Scheme requirement.
- iv. The main parking area is proposed to consist of 90-degree parking bays. Given a proposed accessway width of at least 6.6 m, the car parking space dimension required by the Planning Scheme is 5.4 m x 2.6 m (L x W). The minimum width specified within AS/NZS 2890.1:2004 for User Class 3A parking spaces is also 2.6 metres. The proposed car parking space dimension is 5.4 m x 2.7 m (L x W) for general parking spaces, and is therefore in compliance with the Planning Scheme requirement.

The click & collect parking area is proposed to consist of parallel parking spaces, each with a 5.4 m x 3.0 m dimension. The accessway and parking bay dimensions specified by the Planning Scheme are a 3.6 metre width accessway and a 6.7 m x 2.3 m (L x W) parking bay dimension. Given a parking aisle width of 5.2 metres wide, the required parking bay dimensions by AS/NZS 2890.1:2004 are 6.4 m x 2.1 m for an obstructed parking space, and 6.1 m x 2.1 m for a parking space with other parking spaces located at either end. Noting that there is ample spacing between each car parking space, such that the effective length of spaces is up to 7.2 metres, the dimension requirements are satisfied.

- v. Refer to iv)
- vi. This is not applicable as the proposed parking area is located outdoors.
- vii. Parking bays, accessways and parking aisles are delineated by line marking.

### 6.3 Accessible parking

The proposed development includes nine accessible parking spaces located as shown in Figure 16.



**Figure 16 Proposed accessible parking**  
 Leffler Simes Pty Ltd, Dwg No. DA020-P9 Proposed Development – Friend Street, Devonport, TAS, Proposed Overall Site Plan, 25.03.22.

By Table D3.5 of the National Construction Code (Volume 1), one accessible car parking space is required for every 50 car parking spaces or part thereof for a Class 6 Building (used for sale of goods by retail or the supply of public services). Eight accessible parking spaces are therefore required which is satisfied by the proposed design.

Each accessible parking space has a (minimum) 2.4 m x 5.4 m (W x L) dimension. Shared areas are provided between two accessible parking spaces and have the same dimension as the parking spaces themselves. Bollards are proposed within each shared area. The dimensions of the parking spaces and shared areas are in accordance with AS/NZS 2890.6:2009 which requires a minimum dimension of 2.4 m x 5.4 m (W x L).

The proposed supply of accessible car parking is considered consistent with the Acceptable Solution of Clause C2.6.2-A1.2 of the Planning Scheme which states that:

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

- (a) Be located as close as practical to the main entry point to the building;*
- (b) Be incorporated into the overall car park design; and*
- (c) Be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities”*

## **6.4 Pedestrian access within car park**

### **6.4.1 Internal footpaths and pedestrian crossings**

A network of footpaths and access way/aisle crossings are provided through a proposed car park within the development site. The proposed pedestrian network connects the buildings within the development site to Friend Street, via the footpath provided along the northern side of Access Road 1. Proposed footpaths are typically 2 metres wide, allowing safe passage for pedestrians away from vehicles through the site. Zebra crossings proposed across access ways and parking aisles are delineated to advise drivers of pedestrian crossing movements at these locations.

Based on the above, it is considered that the proposed development complies with the Acceptable Solution of clauses DEV-S1.7.4-A3 that states *“a separated and safe pedestrian network must be provided between the vehicle parking areas and the entry to buildings”*.

The proposed development requires 290 car parking spaces; therefore, the Acceptable Solution of Clause C2.6.5-A1.1 of the Planning Scheme applies. The clause states that:

*“Uses that require 10 or more car parking spaces must:*

- (a) Have a 1 m wide footpath that is separated from the accessways or parking aisles, excluding where crossing access ways or parking aisles, by:*
  - (i) A horizontal distance of 2.5 m between the edge of the footpath and the access way or parking aisle;*  
*or*
  - (ii) Protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*
- (b) Be signed and line marked at points where pedestrians crossing access ways or parking aisles.”*

Since 2-metre-wide footpaths are proposed throughout the site, Clause C2.6.5-A1.1 is considered to be satisfied, subject to appropriate signage being implemented at the proposed zebra crossings.

### **6.4.2 Footpath for accessible parking**

The proposed development includes nine accessible parking spaces, therefore the Acceptable Solution of Clause C2.6.5-A1.2 of the Planning Scheme applies. The clause states that *“in parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5 m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building”*.

Footpaths proposed are greater than 1.5 metres wide. Clause C2.6.5-A1.2 is therefore satisfied subject to a gradient no steeper than 1:14.

## 7. Traffic Assessment

Turning movements were collected by Matrix Traffic and Transport Data on Thursday 21 October 2021 and Saturday 23 October 2021 at the following locations:

- Stony Rise Road and Friend Street intersection
- Bass Highway Westbound Ramps and Middle Road intersection, and
- Bass Highway Eastbound Ramps and Middle Road intersection.

Data was collected at each location for the typical AM and PM weekday peak periods and the Saturday midday peak period. The identified peak hours are listed as follows:

- Thursday AM Peak Hour                    8:00 AM to 9:00 AM
- Thursday PM Peak Hour                   4:30 PM to 5:30 PM
- Saturday Midday Peak Hour             11:30 AM to 12:30 PM

The Thursday PM peak hour volumes collected were found to be higher than the AM peak hour volumes. This outcome aligns with the peak trip generation assumption obtained from the RTA and RMS guides. The chosen peak hours to be assessed in this report are therefore the Thursday PM peak hour between 4:30 PM to 5:30 PM, and the Saturday Midday peak hour between 11:30 AM to 12:30 PM.

The key intersections surrounding the subject site that will need to be assessed are:

1. Access Road 1 and Friend Street intersection (roundabout)
2. Friend Street and Stony Rise Road intersection, and
3. Access Road 2 and Friend Street intersection.

Further to this, the Department of State Growth has also requested that the following intersections in the wider area be investigated:

1. Stony Rise Road and Middle Road intersection (roundabout)
2. Bass Highway westbound ramp and Middle Road intersection,
3. Bass Highway eastbound ramp and Middle Road intersection.

The above intersections are presented in Figure 17.



Figure 17 Assessed intersections

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

## 7.1 Intersection analysis

The intersection analysis undertaken in this section consists of a mix of intersection modelling using SIDRA Intersection 9.0 (SIDRA) and qualitative analysis. The aim of this analysis is to understand the performance of the surrounding intersections before and after the development of 5 Friend Street. The modelling scenarios that have been considered are outlined as follows:

- Scenario 1 – Existing traffic (2021)
- Scenario 2 – Existing plus approved traffic (2021)
- Scenario 3 – Existing plus approved traffic and proposed supermarket (2021)
- Scenario 4 – 10-year forecast traffic including approved developments and proposed supermarket (2031)

Traffic modelling has been undertaken using the following assumptions:

- The approved developments are considered to include the following:
  - 76-lot residential subdivision at 126-136 Stony Rise Road, with the majority of lots accessed via Friend Street
  - Formerly proposed Bunnings development at the subject site (5 Friend Street)
- Bass Highway westbound off-ramp functions as give-way controlled at Middle Road. This is considered an acceptable assumption as the intersection approach is known to experience queuing, encouraging drivers to ignore the STOP-controls to merge into through traffic at the first opportunity.
- The critical gap of right turn movements at Bass Highway interchange approaches (minor legs only) is 5 seconds. The follow-up headway of the same movement is 3 seconds. Both are changes from the default setting in SIDRA and considered acceptable in accordance with Table 3.5 of *Austroads Guide to Road Design Part 4a: Unsignalised and signalised intersections*.



- 2% traffic growth per annum along Stony Rise Road and the Bass Highway, and 1.1% traffic growth per annum along Middle Road for 2031 scenarios. This was determined based on a comparison with 2021 traffic survey data against the data presented by GTA Consultants in 2011. Growth on Friend Street is limited to development growth, and traffic growth associated with the BP petrol station located near the Bass Highway off-ramp to the Homemaker Centre.
- Vehicle movements are separated in light vehicles and heavy vehicles only. Bus movements are incorporated into heavy vehicle movements.
- 10 km/h design speed along Access Road 1 and 2, as well as the access road into 1 Friend Street.

## 7.1.1 Scenario 1 – Existing (2021)

Existing traffic volumes have been taken directly from the traffic survey data collected by Matrix Traffic and Transport Data on 21 October 2021 (Thursday) and 23 October 2021 (Saturday). The turning movement diagrams for the Thursday PM peak hour and Saturday Midday peak hour are shown in Appendix B. Note that as Access Road 1 and Access Road 2 are not currently in use, the intersection traffic volumes along Friend Street and Stony Rise Road are consistent with the volumes at the downstream leg of Friend Street and Stony Rise Road intersection.

Outputs from SIDRA modelling undertaken using existing peak hour volumes in 2021 at the key intersections are summarised in Table 11.

**Table 11** SIDRA Intersection modelling outputs at key intersections – existing scenario (2021)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	East: Access Road 1	Access Road 1 not in use.							
	North: Friend St								
	West: 1 Friend St								
	South: Friend Street								
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.17	NA	2.1	4.2	0.20	NA	3.3	5.8
	North: Friend St	0.57	B	11.7	20.1	0.51	A	8.2	24.5
	West: Stony Rise Rd	0.21	NA	1.4	0.0	0.12	NA	2.3	0.0
Access Road 2 and Stony Rise Road intersection	East: Stony Rise Rd	Access Road 2 not in use.							
	North: Access Road 2								
	West: Stony Rise Rd								

The SIDRA results indicate that current operation at Friend Street and Stony Rise Road intersection is generally acceptable, although there is some queuing at the north approach on Friend Street. Access Road 1 and Access Road 2 are not currently in use and therefore have no impact on traffic movements along Friend Street and Stony Rise Road respectively.

There is delay and queuing at the Bass Highway westbound ramp intersection with Middle Road, and this is more pronounced at the west approach which was upgraded in recent years with a left turn lane to reduce delay to right turning buses. The Bass Highway eastbound ramp and Middle Road intersection performs well and has additional capacity to accommodate additional traffic.

Stony Rise Road and Middle Road intersection performs satisfactorily with some delay and queuing at all approaches.

## 7.1.2 Scenario 2 – Existing plus approved (2021)

The scenario 2 volumes are based on the existing volumes (scenario 1) plus trip generation associated with approved developments including:

- 76-lot residential subdivision at 126-136 Stony Rise Road, with the majority of lots accessed via Friend Street as documented in *Stony Rise Subdivision, Devonport Traffic Impact Assessment* (Pitt & Sherry, 2019)
- Formerly proposed Bunnings development at the subject site (5 Friend Street) as documented in *Proposed Bunnings Warehouse Traffic Impact Assessment* (O'Brien Traffic, 2014).

Outputs from SIDRA modelling undertaken using the estimated peak hour volumes in 2021 at the key intersections are summarised in Table 12.

Table 12 SIDRA Intersection modelling outputs at key intersections – existing and approved scenario (2021)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	South: Friend Street	0.25	A	5.3	11.6	0.41	A	6.3	23.6
	East: Access Road 1	0.11	A	2.9	4.0	0.35	A	5.8	17.1
	North: Friend St	0.40	A	3.8	19.6	0.68	A	4.9	49.9
	West: 1 Friend St	0.02	A	1.6	0.7	0.05	A	3.3	2.0
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.24	NA	3.0	7.1	0.34	NA	4.8	12.0
	North: Friend St	0.94	F	68.0	70.2	1.05	E	40.6	164.1
	West: Stony Rise Rd	0.23	NA	1.5	0.0	0.15	NA	2.2	0.0
Access Road 2 and Stony Rise Road intersection	East: Stony Rise Rd	0.26	NA	0.1	0.0	0.24	NA	0.1	0.0
	North: Access Road 2	0.06	A	4.0	1.5	0.12	A	4.4	2.9
	West: Stony Rise Rd	0.38	NA	0.2	0.0	0.39	NA	0.4	0.0

Based on the results provided in Table 12 it is apparent that the intersection of Friend Street and Stony Rise Road effectively reaches capacity under the traffic loads of approved developments. Delays for right turns out of Friend Street increase significantly, with the approach operating at Level of Service F (LOS F) with long queues developing and long delay.

The other intersections and access points in the immediate area (Access Road 1 and Access Road 2) perform at a high Level of Service, with minimal delays and queuing during peak periods.

## 7.1.3 Scenario 3 – Proposed (2021)

The proposed scenario (2021) model volumes are based on the scenario 2 model volumes, however the approved Bunnings on the site is replaced with the proposed supermarket trip generation (refer to Section 4.3). The most notable increase in vehicle movement is the right turn movement from Friend Street onto Stony Rise Road. An estimated additional 130 vehicles and 161 vehicles will undergo this movement during Thursday PM peak hour and Saturday Midday peak hour respectively.

Outputs from SIDRA modelling undertaken using proposed peak hour volumes in 2021 at the key intersections are summarised in Table 13.

Table 13 SIDRA Intersection modelling outputs at key intersections – proposed scenario (2021)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	South: Friend Street	0.40	A	9.2	22.3	0.53	A	9.0	36.7
	East: Access Road 1	0.30	A	3.4	13.6	0.53	A	8.7	33.6
	North: Friend St	0.54	A	5.5	29.7	0.81	B	10.6	91.0
	West: 1 Friend St	0.03	A	3.0	1.0	0.06	A	4.8	2.5
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.46	NA	5.5	18.3	0.53	NA	7.2	24.7
	North: Friend St	1.79	F	> 200	> 500	1.71	F	> 200	> 500
	West: Stony Rise Rd	0.25	NA	1.7	0.0	0.18	NA	2.4	0.0
Access Road 2 and Stony Rise Road intersection	East: Stony Rise Rd	0.31	NA	0.1	0.0	0.29	NA	0.1	0.0
	North: Access Road 2	0.21	A	4.8	5.6	0.27	A	5.5	7.7
	West: Stony Rise Rd	0.40	NA	0.5	0.0	0.40	NA	0.6	0.0

The results show that Friend Street and Stony Rise Road intersection exceeds capacity under the proposed scenario during both modelled peak periods, with the Degree of Saturation being approximately 1.7 (that is, volume is 1.7 times the capacity). Deterioration in performance is primarily due to the increase in north approach (Friend Street) right turn movements. Upgrades to the intersection are required to accommodate proposed scenario traffic volumes. The recommended upgrade is signalisation which is tested in Section 7.1.3.1.

The Access Road 1 and Friend Street intersection performs satisfactorily under the proposed scenario at LOS A/B. Delay is minimal although there is likely to be some queuing at all intersection approaches. This is more pronounced during the Saturday midday peak hour whereby north approach 95<sup>th</sup> percentile queue lengths may extend up to the bus bay without impacting the northern Homemaker Centre roundabout. This is acceptable given that there is approximately one bus service every two hours on Saturdays and exceedance of 95<sup>th</sup> percentile queue length is occasional only.

Access Road 2 and Stony Rise Road intersection performs well, and it is possible that a larger portion of left turn out vehicles (than what was assumed in Section 4.3.2) would utilise this intersection instead of Stony Rise Road and Friend Street intersection. This would result in some improvements to the performance of Friend Street and Stony Rise Road intersection and Access Road 1 and Friend Street intersection.

Given the current delays experienced at the Bass Highway westbound ramp intersection on Middle Road, it is recommended that its performance be monitored to obtain a more accurate understanding of any further deterioration. It is expected that there will be some increase in queuing on the westbound off-ramp without impact to the Bass Highway mainline. The proposed development is not expected to result in any noticeable increase in traffic at the westbound approach of the intersection given the alternative Bass Highway westbound off-ramp that leads direct into the Homemaker Centre.

Stony Rise Road and Middle Road intersection is expected to continue to perform satisfactorily with some additional queuing and delays at all approaches – this will be more noticeable at the west approach of the roundabout.

### 7.1.3.1 Signalisation of Friend Street and Stony Rise Road intersection

This section outlines the assessment of potential signalisation of Friend Street and Stony Rise Road under the proposed scenario (2021).

The adopted signalised intersection, in Figure 18, retains the lane configuration and general layout of the existing intersection, but adds the following components:

- Signalised pedestrian crossing across north approach and across east approach.
- Three phase signals with filter turns and a trailing right turn signal, as shown in Figure 19.
- Retain existing slip lane on north approach (with or without zebra crossing).

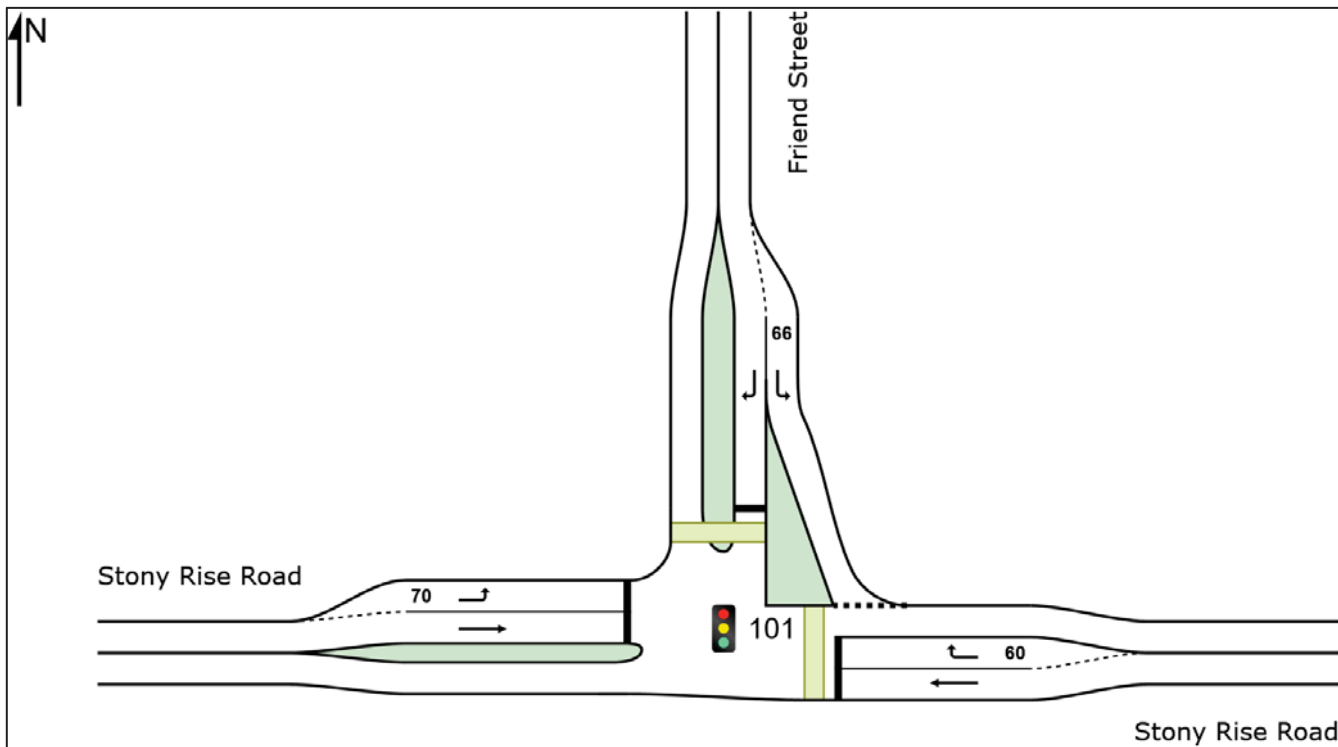


Figure 18 Proposed layout of signalised intersection

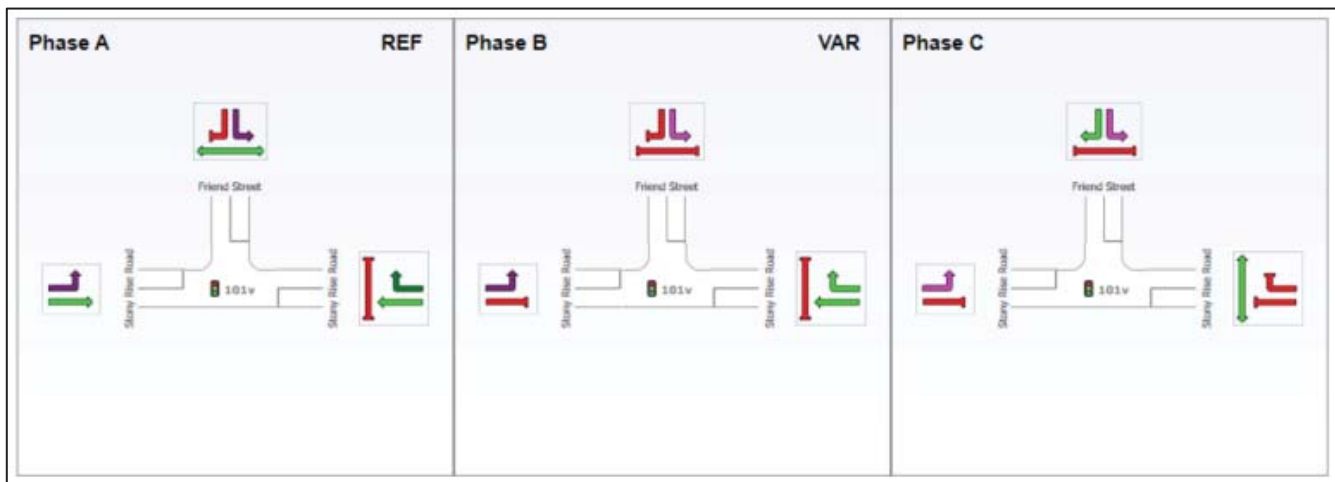


Figure 19 Proposed phase sequence at signalised intersection

Table 14 SIDRA Intersection modelling outputs – Friend Street and Stony Rise Road intersection (signalised)

Approach/Movement		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
East Approach Stony Rise Road	Through movement	0.31	A	6.4	31.5	0.22	A	7.8	19.0
	Right turn movement	0.69	C	23.0	43.6	0.94	D	37.5	72.9
North Approach Friend Street	Left turn movement	0.42	A	8.0	31.4	0.56	A	6.7	39.8
	Right turn movement	0.81	C	29.3	58.4	0.80	C	24.6	67.4
West Approach Stony Rise Road	Left turn movement	0.22	A	9.1	19.3	0.29	A	9.3	24.5
	Through movement	0.82	C	23.2	93.5	0.81	C	23.3	54.9
<b>Intersection</b>			<b>B</b>	<b>16.6</b>			<b>B</b>	<b>18.1</b>	

The results (in Table 14) show that the signalisation of Friend Street and Stony Rise Road intersection will support the proposed scenario. 95<sup>th</sup> percentile queue lengths are accommodated within the mid-block at each approach. The existing storage length of turn lanes are also sufficient to accommodate queuing the majority of the time. There is additional capacity at the signalised intersection to support additional traffic growth.

The upgrade of Friend Street and Stony Rise Road intersection to signalised is therefore considered to be a viable option to accommodate the traffic generated by the proposed development.

### 7.1.4 Scenario 4 – Future (2031)

The future scenario (2031) model volumes incorporate development trip generation as well as 10-year traffic growth in the road network. Refer to Section 7.1 for traffic growth assumptions. Friend Street and Stony Rise Road intersection has been modelled as a signalised intersection as outlined in Section 7.1.3.1. Note that the SIDRA sites were run under Optimum Cycle Time. Outputs from SIDRA modelling undertaken using proposed peak hour volumes in 2031 at the key intersections are summarised in Table 15.

Table 15 SIDRA Intersection modelling outputs at key intersections – future (2031)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	South: Friend Street	0.41	A	9.1	23.3	0.54	A	8.9	38.8
	East: Access Road 1	0.31	A	3.6	14.2	0.57	B	10.4	38.1
	North: Friend St	0.56	A	5.5	31.6	0.84	B	11.8	106.9
	West: 1 Friend St	0.03	A	3.1	1.0	0.06	A	5.0	2.6
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.79	B	15.3	47.3	0.94	C	25.7	72.7
	North: Friend St	0.83	B	18.3	61.7	0.90	B	17.2	82.3
	West: Stony Rise Rd	0.90	C	23.7	130.8	0.83	B	17.0	65.1
Access Road 2 and Stony Rise Road intersection	East: Stony Rise Rd	0.36	NA	0.1	0.0	0.33	NA	0.1	0.0
	North: Access Road 2	0.28	A	7.6	7.6	0.36	A	8.8	10.4
	West: Stony Rise Rd	0.47	NA	0.4	0.0	0.48	NA	0.5	0.0

Results show that all modelled intersections have sufficient capacity to support the development up to at least 2031. The intersection of Access Road 2 and Stony Rise Road intersection operates particularly well, and it is therefore possible that more left turn out vehicles would utilise Access Road 2 over Access Road 1 when exiting the development site. In which case, performance of the intersections of Access Road 1 and Stony Rise Road with Friend Street would be an improvement on what is presented in this report.

The Friend Street and Stony Rise Road intersection performs at LOS C overall but is approaching capacity. Beyond 2031, it is likely that additional accesses on Stony Rise Road may need to be explored to support traffic movements in and of the Homemaker Centre and to reduce the pressure on the Friend Street and Stony Rise Road intersection. It is possible that a shift in mode share over time may delay the need to do so.

Access Road 1 and Friend Street intersection performs satisfactorily but there is likely to be noticeable queues at the north approach on Friend Street. During the Saturday midday peak, the 95<sup>th</sup> percentile queues are likely to approach (but not reach) the northern roundabout on Friend Street. The same recommendation for Friend Street and Stony Rise Road intersection applies here beyond 2031.

In the wider network, it is recommended that the Middle Road intersections be continually monitored to assess their future performance in response to traffic growth. This is particularly important at the Bass Highway westbound off-ramp intersection with Middle Road which has known issues with delay in the minor leg.

# 8. Traffic Impact Assessment

## 8.1 Network performance

The proposed development at 5 Friend Street is expected to generate up to 7,242 additional vehicle movements per day. Up to 741 and 922 additional vehicle movements per hour (two-way) are expected during the weekday PM peak and the Saturday midday peak respectively. Vehicle access is proposed either via the Access Road 1 and Friend Street roundabout or Access Road 2 and Stony Rise Road intersection. The existing access arrangements at both intersections are to be retained.

Assuming that the existing daily traffic volume on any given road is around 10x its peak (surveyed) volumes, the change in two-way daily volumes in the surrounding road network as result of the proposed development is presented in Table 16.

Table 16 Change in two-way daily traffic volumes

Road	Existing conditions		Trip generation		Percentage change	
	Weekday	Weekend	Weekday	Weekend <sup>4</sup>	Weekday	Weekend
Friend Street north of roundabout	7,430 vehicles per day	10,910 vehicles per day	+1,629 vehicles per day	+1,304 vehicles per day	+22%	+12%
Friend Street south of roundabout	7,430 vehicles per day	10,910 vehicles per day	+3,675 vehicles per day	+2,940 vehicles per day	+49%	+27%
Stony Rise Road east of subject site	11,210 vehicles per day	10,830 vehicles per day	+3,078 vehicles per day	+2,462 vehicles per day	+27%	+22%
Stony Rise Road west of Friend Street	9,800 vehicles per day	8,220 vehicles per day	+2,535 vehicles per day	+2,028 vehicles per day	+26%	+24%
Middle Road south of Bass Highway	12,010 vehicles per day	10,620 vehicles per day	+2,173 vehicles per day	+1,738 vehicles per day	+13%	+12%

The Acceptable Solution of Clause C3.5.1-A1.4 states that “*vehicular traffic to and from the site, using an existing vehicle crossing will not increase by more than... [as follows]:*”

- *Vehicles up to 5.5 m long*
  - *Vehicle crossing on major roads*      *10% or 10 vehicle movements per day, whichever is the greater*
  - *Vehicle crossings on other roads*      *20% or 50 vehicle movements per day, whichever is the greater*
- *Vehicles longer than 5.5 m long*
  - *Vehicle crossing on major roads*      *10%*
  - *Vehicle crossings on other roads*      *20% or 5 vehicle movements per day, whichever is the greater”*

Based on the values given in Table 14, the proposed development does not comply with the Acceptable Solution of C3.5.1-A1.4 and instead relies on the Performance Criteria Clause C3.5.1-P1 which states that “*vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing...or safety or efficiency of the road...network*”.

The largest increase in traffic volume as a result of the proposed development is along Friend Street between Access Road 1 and Stony Rise Road. The impact of trip generation from the development site disperses progressively with further distance gained from this section of road.

<sup>4</sup> RMS Guide to Traffic Generating Developments suggests Saturday daily traffic for shopping centres is around 80% of Thursday daily traffic, while the peak volumes on Saturday are higher than Thursday

The critical intersections are therefore the Access Road 1 and Friend Street roundabout and Friend Street and Stony Rise Road intersection. The existing southbound traffic volumes along Friend Street from the Devonport Homemaker Centre are a key capacity constraint in the network, and this was evident from the performance of the north approach of both intersections on Friend Street. These intersections, along with other intersections in the wider study area, were assessed in Section 7 of this report.

The assessment found that upgrade of the Friend Street and Stony Rise Road intersection to a signalised intersection was necessary to accommodate the increase in traffic generated by the development site. All other intersections were found to perform at an acceptable level, noting that the Bass Highway ramp and Middle Road intersections should be monitored over time due to existing delays experienced by vehicles exiting the off-ramp.

As the main access road leading in and out of the Homemaker Centre, Friend Street carries a significant amount of traffic generated by the shopping precinct that is expected to intensify in the years to come due to future developments. It is, therefore, recommended that the signalised Friend Street and Stony Rise Road intersection and Access Road 1 and Friend Street intersection be regularly monitored post-development to determine whether there is a need to explore alternative access options to the Homemaker Centre.

Based on the above discussion (and with reference to the road safety assessment in Section 8.2) the proposed development is considered to comply with the Performance Criteria of Clause C3.5.1-P1.

## 8.2 Impacts to active transport

There are expected to be no significant detrimental impacts to active transport due to the proposed development. This is based on the following:

- The proposed signalisation of Friend Street and Stony Rise Road intersection provides priority crossing across Friend Street and Stony Rise Road for pedestrians and cyclists.
- The existing access arrangements at the left-in/left-out intersection on Stony Rise Road is retained. The restriction of right turn vehicle movements reduces conflict with pedestrian and cyclist movements across the shared path at this location.
- Footpaths and crossings are proposed throughout the on-site parking area, connecting Friend Street and the on-site land uses.
- The recommended number of on-site bicycle parking spaces will provide for the potential uptake in travel by bicycle in the future.

## 8.3 Impacts to road safety

There is expected to be no significant detrimental road safety impacts due to the proposed development. This is based on the following:

- The signalisation of Friend Street and Stony Rise Road intersection:
  - The proposed signalisation supports pedestrian priority movements across Friend Street and Stony Rise Road, improving safety for vulnerable road users.
  - The introduction of trailing right-turn priority phasing at the intersection also improves general road safety by reducing the risk of unsafe gap acceptance.
  - Greater visibility of the intersection is provided with signals, allowing more notice for vehicle deceleration on approach to the intersection, and thereby addressing the existing trend in rear end/vehicle in same lane type crashes at the intersection.
- The access points to the development site are existing; therefore, sight distance at accesses is considered adequate to ensure that vehicles are able to enter and exit the development site safely.



- Proposed internal accessways are able to accommodate the turning body of an articulated vehicle. Furthermore, the turning circles and manoeuvring areas for commercial vehicles are generally separated from the public car parking area.
- There is a trend in cross-traffic and right-through type crashes at the Bass Highway ramp intersections with Middle Road. Since the proposed supermarket land use tends to attract more local traffic, the expected increase in vehicle movements turning on and off the Bass Highway at these intersections is considered to be fairly minor. The associated crash risk is therefore unlikely to be significantly increased.

## 9. Planning Scheme Assessment

This section outlines a summary of the assessment of the proposed development against the *Tasmanian Planning Scheme – Devonport*. Responses have been provided against the relevant clause within the following sections of the Planning Scheme:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code

Where specified, certain clauses within C2.0 and C3.0 have been substituted by the required clauses from the DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan.

Responses to Planning Scheme requirements can be found below in Table 17 and Table 18.

**Table 17** C2.0 Parking and Sustainable Transport Code

Clause	Heading	Response
C2.5.1	Car parking numbers	Complies with the Acceptable Solution. Refer to Section 6.1.
C2.5.2	Bicycle parking numbers	Consistent with Performance Criteria. Refer to Section 6.1.
C2.5.3	Motorcycle parking numbers	Consistent with Performance Criteria. Refer to Section 6.1.
C2.5.4	Loading bays	Complies with the Acceptable Solution. Refer to Section 5.2.
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable. Subject site is located within a Commercial Zone.
C2.6.1	Construction of parking areas	Not assessed in this report.
C2.6.2	Design and layout of parking areas	Consistent with A1.1 and A1.2, subject to recommendation. Refer to Section 6.2 and 6.3.
C2.6.3	Number of accesses for vehicles	Substituted by clause DEV-S1.7.4, titled 'Access'. Complies with A1, A2 and A3. Refer to Section 5.1.
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable. Subject site is located within a Commercial Zone.
C2.6.5	Pedestrian access	Consistent with A1.1 and A1.2. Refer to Section 6.4.
C2.6.6	Loading bays	Complies with A1. Consistent with P2. Refer to Section 5.2.
C2.6.7	Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable. Subject site is located within a Commercial Zone.
C2.6.8	Siting of parking and turning areas	Not applicable. Subject site is located within a Commercial Zone.
C2.7.1	Parking precinct plan	Not applicable. Subject site is located outside of area under parking precinct plan.

**Table 18** C3.0 Road and Railway Assets Code

Clause	Heading	Response
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	Consistent with Performance Criteria. Refer to Section 7 and Section 8.1.
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area	Not applicable.
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area	Not applicable.

# 10. Adjacent Vacant Parcels

The development site at 5 Friend Street is located adjacent to several vacant parcels that are likely to be developed in the next 10 years or so. As such, there is a need to understand the cumulative traffic impacts of these vacant parcels on the surrounding road network in conjunction with the current proposal.

These vacant parcels consist of the three remaining parcels south of the Devonport Homemaker Centre precinct at 90-102 Stony Rise Road (incl. two parcels) and 1 Friend Street, and the two parcels reserved for subdivision development at 124-128 Stony Rise Road and 130-136 Stony Rise Road. All parcels have access proposed via the Access Road 1 and Friend Street intersection.

The remaining Friend Street parcels were previously investigated by O'Brien Traffic in *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended* (January 2014), and the general residential parcels were assessed by Pitt & Sherry in *Stony Rise Subdivision, Devonport Traffic Impact Assessment* (November 2019). Section 10.3 of this report utilises the trip generation and distribution estimates made in these reports to assess the cumulative traffic impacts on the road network. These estimates are detailed in the below sections.

## 10.1 Other vacant parcels along Friend Street

In reference to *Proposed Bunnings Warehouse Traffic Impact Assessment – Amended*, O'Brien Traffic undertook an assessment of the development potential of 90-102 Stony Rise Road (Lot 16 and 17) and 1 Friend Street (Lot 18). See Figure 20. The assessment assumed that all parcels were to be developed for showroom/bulky goods retail.



Figure 20 Vacant parcels along Friend Street south of Homemakers Centre  
Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

The trip generation estimates during peak periods are summarised below.

- Lot 16 & 17, 90-102 Stony Rise Road development (5,430 m<sup>2</sup>):
  - Weekday PM peak hour 195 vehicle trips per hour
  - Weekend Midday peak hour 261 vehicle trips per hour
- Lot 18, 1 Friend Street (5,900 m<sup>2</sup>):
  - Weekday PM peak hour 212 vehicle trips per hour
  - Weekend Midday peak hour 283 vehicle trips per hour

Based on the above trip generation estimates for Lots 16 & 17 and Lot 18, trips were distributed across three intersections as shown in Appendix C.

## 10.2 General residential parcels

In reference to Stony Rise Subdivision, Devonport Traffic Impact Assessment, Pitt & Sherry undertook an assessment of a proposed 76-lot subdivision at 124-128 Stony Rise Road and 130-136 Stony Rise Road. See Figure 23.



Figure 21 Vacant parcels – general residential development

Source: theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)), Tasmanian Government (2021)

The proposal consisted of two stages, whereby Stage 1 involved the development of 25-lots and Stage 2 involved the development of 51-lots. Access to 70 lots was proposed via Access Road 1 and Friend Street intersection. The remaining six lots (part of Stage 1) have proposed access directly on Stony Rise Road.

The trip generation estimates during peak periods for lots with proposed access on Friend Street (only) are summarised as follows:

- Weekday AM peak hour 70 vehicle trips per hour
- Weekday PM peak hour 67 vehicle trips per hour

Trips are distributed at the Access Road 1 and Friend Street intersection and the Stony Rise Road and Friend Street intersection as shown in Appendix D. Note that the ratio between inbound and outbound traffic movements adopted is as follows:

- AM Peak Hour 20% inbound/ 80% outbound; and
- PM Peak Hour 70% inbound/ 30% outbound.

It is noted that the typical peak periods for general residential do not coincide with the Saturday midday peak observed for retail and commercial land uses (per the current proposal at 5 Friend Street). As a result, the above trip generation and distribution for weekday PM peak hour will also be applied to the assessment of Saturday midday peak volumes in Section 10.3.

## 10.3 Traffic assessment

This section outlines the assessment of the cumulative impacts of the proposed development of 5 Friend Street in conjunction with five surrounding vacant parcels proposed for showroom/bulky goods retail and general residential land uses. A future potential scenario including the development of 90-102 Stony Rise Road and 1 Friend Street was investigated.

### 10.3.1 Scenario 5 – Future potential (2031)

This scenario is considered to be ultimate development scenario for the Devonport Homemakers Centre, and currently vacant parcels on Friend Street, and includes:

- Existing traffic volumes (surveyed in 2021)
- Background traffic growth on Stony Rise Road and Friend Street as defined in this report
- Potential future development of 1 Friend Street and 90-102 Stony Rise Road (estimates taken from O'Brien Traffic report)
- The approved residential development at 124-136 Stony Rise Road, and
- The current proposal at 5 Friend Street.

Utilising the trip generation and distribution estimates discussed in Sections 7, 10.1 and 10.2 of this report, the key intersections were modelled using SIDRA. The outputs from the modelling undertaken using peak hour volumes in 2031 are summarised in Table 19. Note that this assessment assumes the signalisation of Stony Rise Road and Friend Street.

Table 19 SIDRA Intersection modelling outputs at key intersections – potential future (2031)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	South: Friend Street	0.53	B	10.1	32.4	0.73	B	11.3	63.7
	East: Access Road 1	0.48	A	6.3	27.1	0.84	C	28.2	87.2
	North: Friend St	0.73	B	10.9	64.4	1.13	F	139.4	> 500
	West: 1 Friend St	0.18	A	4	7.6	0.36	A	7.1	17.9
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.82	B	19.5	68.2	1.13	F	106.7	291.2
	North: Friend St	0.98	C	34.3	133.7	0.78	B	17.6	124.6
	West: Stony Rise Rd	0.95	C	32.8	180.9	0.75	B	19.6	97.7

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 2 and Stony Rise Road intersection	East: Stony Rise Rd	0.39	NA	0.1	0.0	0.37	NA	0.1	0.0
	North: Access Road 2	0.39	A	9.7	11.2	0.50	B	11.8	15.5
	West: Stony Rise Rd	0.50	NA	0.5	0.0	0.51	NA	0.6	0.0

The results provided in Table 19 show that the capacity of both Access Road 1 and Friend Street intersection and Friend Street and Stony Rise Road intersection are exceeded under this scenario. The key constraint here, other than the current proposal at 5 Friend Street, is the high existing southbound traffic volumes, comprising all exiting vehicles from the Devonport Homemaker Centre, combined with the high right turn volume into the site on a Saturday.

It is considered that further upgrades to the intersection of Friend Street and Stony Rise Road may be required in the future to accommodate the traffic generated from adjacent parcels, including the residential development to the west, as well as the proposed development.

Potential options are provided below.

### 10.3.1.1 Additional turn lanes at Stony Rise Road

An option for the intersection of Friend Street and Stony Rise Road has been modelled as shown in Figure 22. It includes two right turn lanes out of Friend Street, and an additional westbound through lane on Stony Rise Road to allow for adequate merge distance.

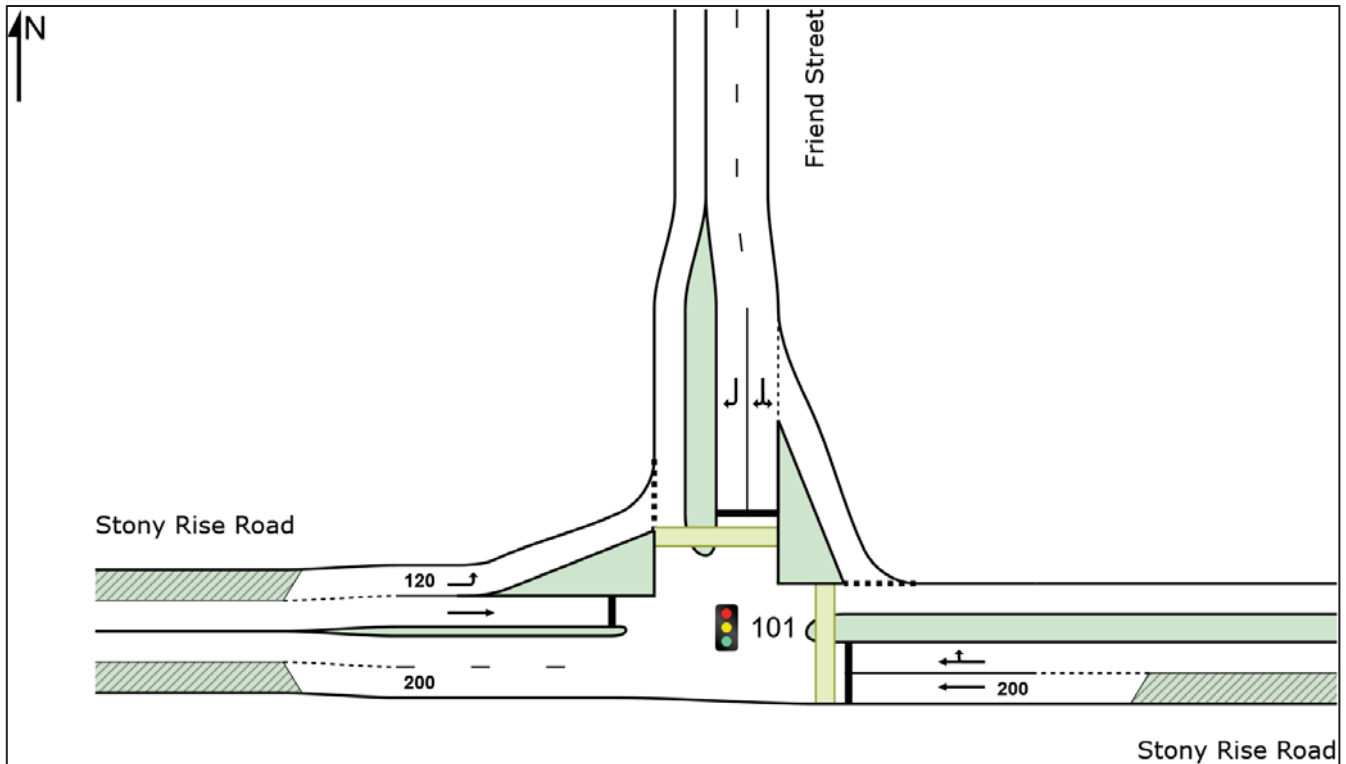


Figure 22 Future potential option – Stony Rise Road / Friend Street

The traffic modelling results for this option under scenario 5 are provided in Table 20.

Table 20 SIDRA Intersection modelling outputs – scenario 5 – potential future option (Signals)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Friend Street and Stony Rise Road intersection	East: Stony Rise Rd	0.68	B	18.5	73.3	0.94	D	51.8	192.6
	North: Friend St	0.78	C	24.7	97.6	0.66	B	19.8	138.8
	West: Stony Rise Rd	0.87	C	24.6	171.7	0.68	C	23.9	129.9

Based on Table 20, the intersection would have sufficient capacity to accommodate the traffic volumes associated with full development of the area, with the overall intersection operating at LOS C. Queuing would generally be contained within the relevant mid-block road links so as not to impact significantly on other intersections in the area. It is noted that there would be short periods of higher congestion, and associated delays and queuing, during the Saturday midday peak periods.

### 10.3.1.2 Additional southbound lane at roundabout

Provision of an additional southbound traffic lane at the Friend Street roundabout within the site would alleviate congestion and queuing at this location. It is recommended that sufficient space for a future upgrade be reserved adjacent to this location.

The potential layout and modelling results are presented in Figure 23 and Table 21 respectively.

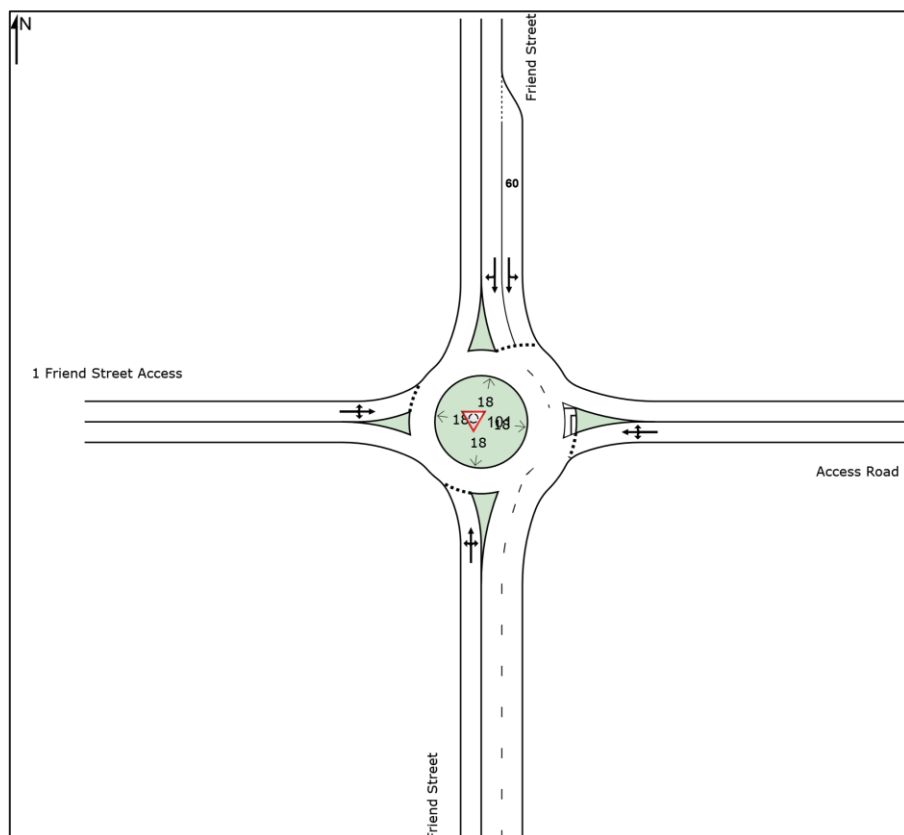


Figure 23 Future potential option – Friend Street / Access Road 1

Table 21 SIDRA Intersection modelling outputs – scenario 5 – potential future option (roundabout)

Intersection/Approach		Thursday PM Peak Hour				Saturday Midday Peak Hour			
		Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)	Degree of Saturation	Level of Service	Average Delay (s)	95 <sup>th</sup> Percentile Queue (m)
Access Road 1 and Friend Street intersection	South: Friend Street	0.53	B	10.1	32.1	0.73	B	11.6	65.6
	East: Access Road 1	0.44	A	5.8	22.3	0.80	C	29.1	81.5
	North: Friend St	0.33	A	6.7	15.3	0.51	A	7.8	29.8
	West: 1 Friend St	0.18	A	4.0	7.6	0.36	A	7.1	18.0



# 11. Conclusion

This Transport Impact Assessment report has investigated the potential traffic and transport related impacts associated with the proposed development of 5 Friend Street, Stony Rise.

The key findings are as follows:

- The proposed development is expected to result in up to 7,242 additional vehicle movements per day (two-way) with up to 741 and 922 additional vehicle movements per hour (combined entry and exit) during the weekday PM peak hour and the Saturday midday peak hour respectively.
- On-site parking areas are proposed within the development site, providing ample parking for staff, contractors and customers in compliance with Planning Scheme requirements.
- The development site can be accessed from Friend Street and Stony Rise Road at two existing access points. The Friend Street access will provide access for a larger number of vehicles due to the left-in/left-out access arrangement at the Stony Rise Road access.
- All vehicles will enter, park and exit the development site in a forward motion, with the exception of heavy vehicles (semi-trailers and medium rigid vehicles) reversing into loading docks. It is noted that these movements are in accordance with AS 2890.2.
- It is considered that signalisation of the intersection of Friend Street and Stony Rise Road is required to accommodate the traffic loads generated by approved developments on this site and in the immediate surrounding area.
- It is recommended that space be reserved on the site and on vacant parcels to allow for:
  - Future upgrade of the Stony Rise Road / Friend Street intersection to provide two right turn lanes and a slip lane on Friend Street, and an additional through lane westbound on Stony Rise Road.
  - Future upgrade of the Friend Street roundabout (at the site access point) to allow for an additional southbound traffic lane for accommodating future traffic flows.
- The proposed development is considered to satisfy Planning Scheme requirements subject to the gradient of accessways and parking areas being designed to meet AS2890.1 requirements. Refer to Section 6.2.

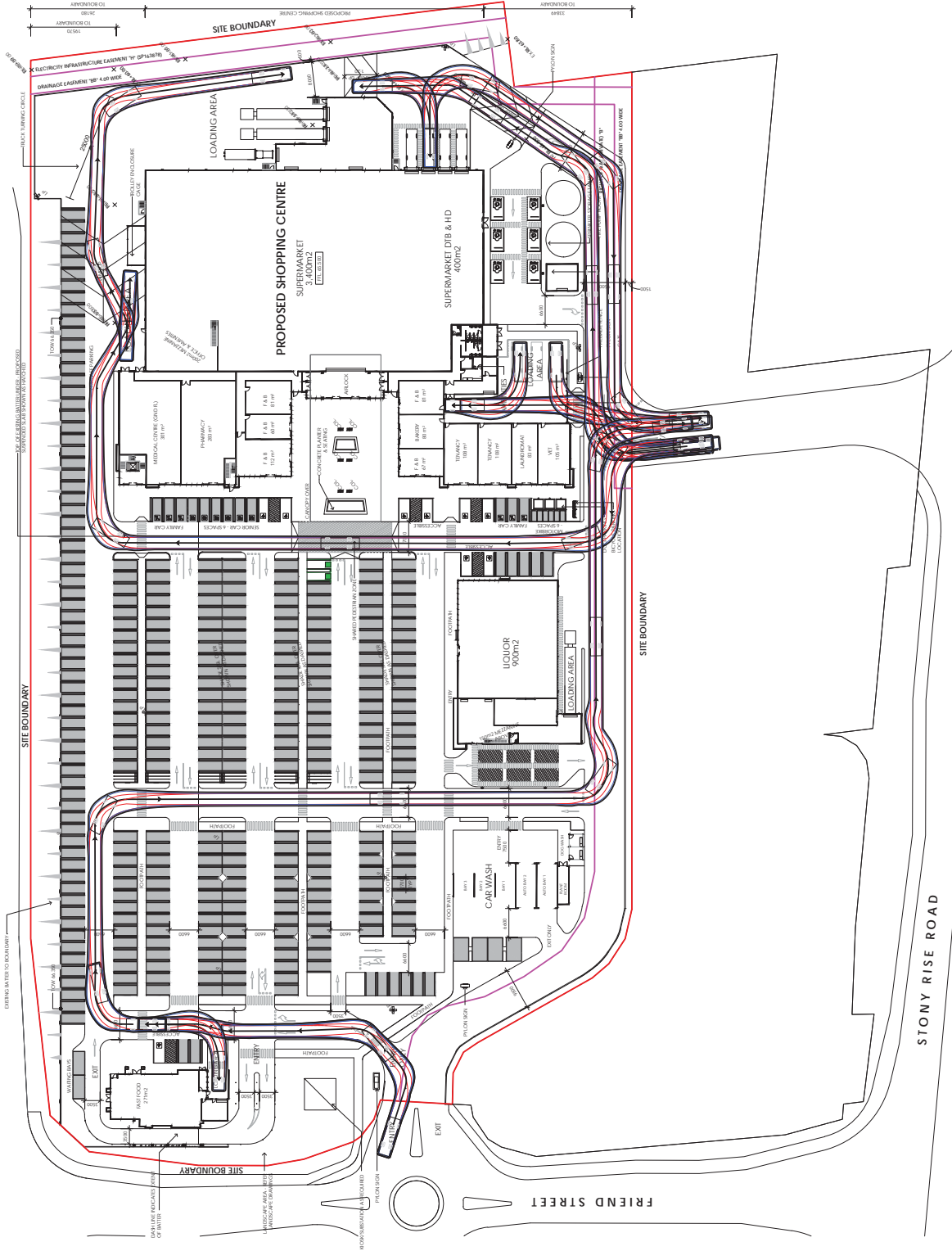
Based on the findings of this report, and subject to the recommendations outlined above (including upgrade of the Friend Street / Stony Rise Road intersection), the proposed redevelopment is supported on traffic and transport grounds.

# Appendices

# **Appendix A**

**Swept Paths – Commercial Vehicle  
Access**



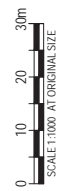
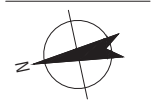


Tippalea Private No. 24 Pty Ltd  
 5 Friend Street  
 Transport Impact Assessment  
 Swept Path Assessment  
 8.8 m Medium Rigid Vehicle (MRV)

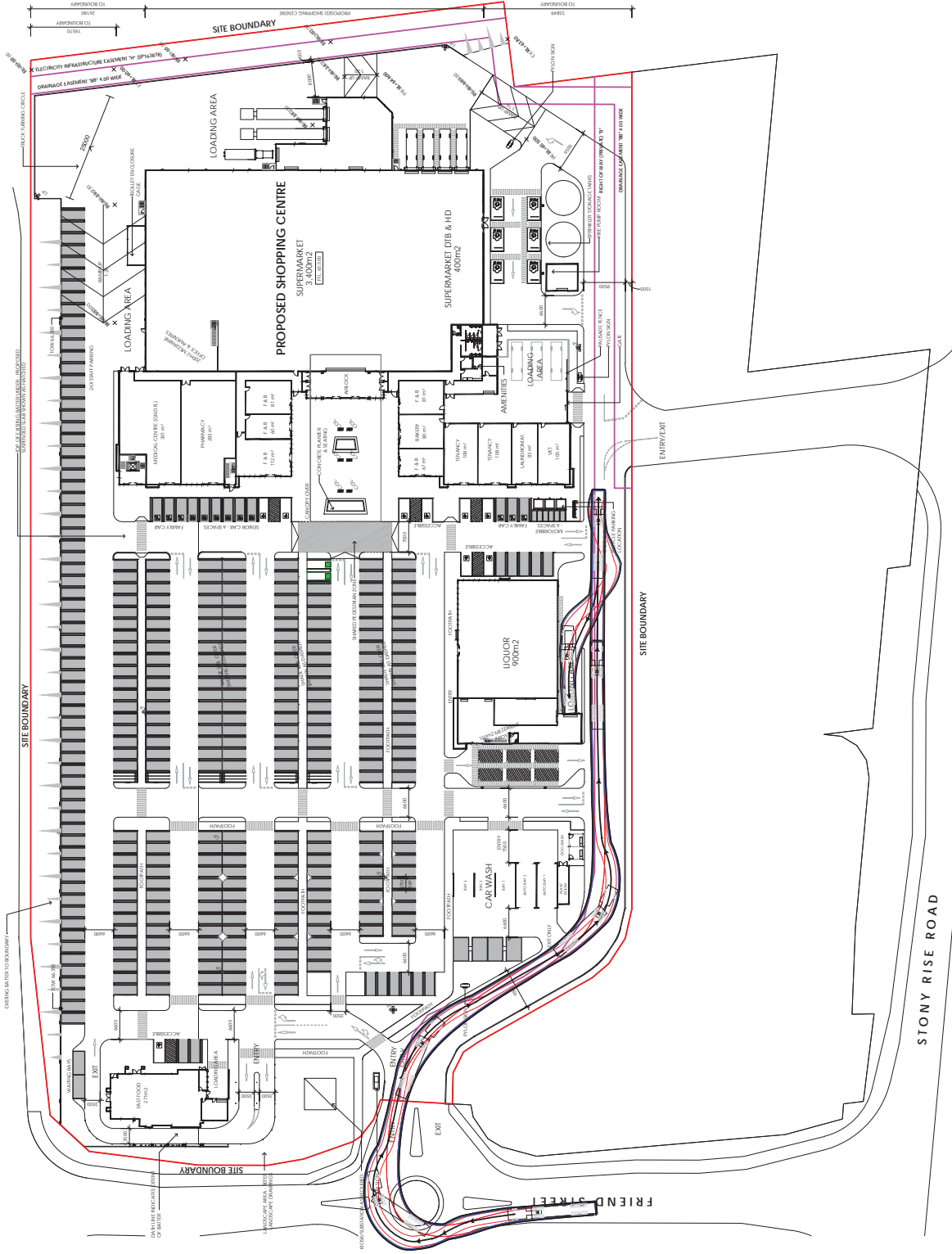
Job Number 125559925  
 Revision A  
 Date Feb 2022  
 Figure A5



Level 8, 180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E meimail@ghd.com.au W www.ghd.com





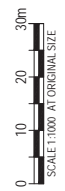
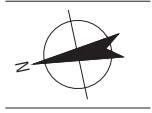


Job Number 125559925  
 Revision A  
 Date Feb 2022  
 Figure A2

Tippalea Private No. 24 Pty Ltd  
 5 Friend Street  
 Transport Impact Assessment  
 Swept Path Assessment - Liquor  
 20 m Articulated Vehicle (AV)



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# **Appendix B**

**2021 Traffic Survey Data**

# A-1 Friend Street and Stony Rise Road intersection

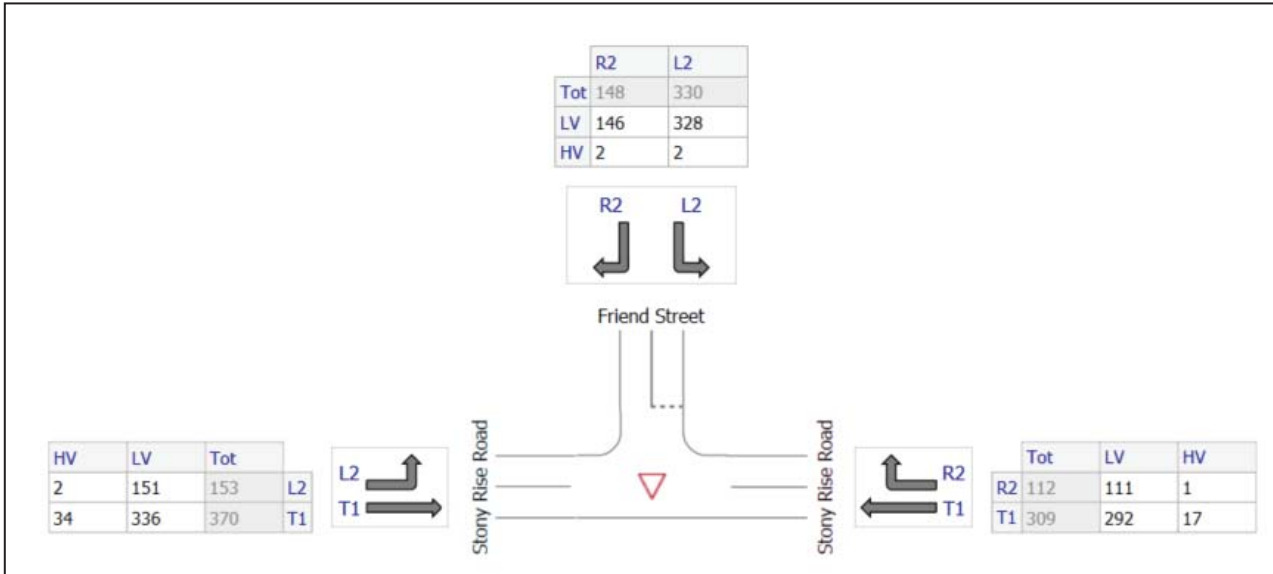


Figure 24 Existing traffic volumes at Friend Street and Stony Rise Road intersection (Thursday PM peak hour)

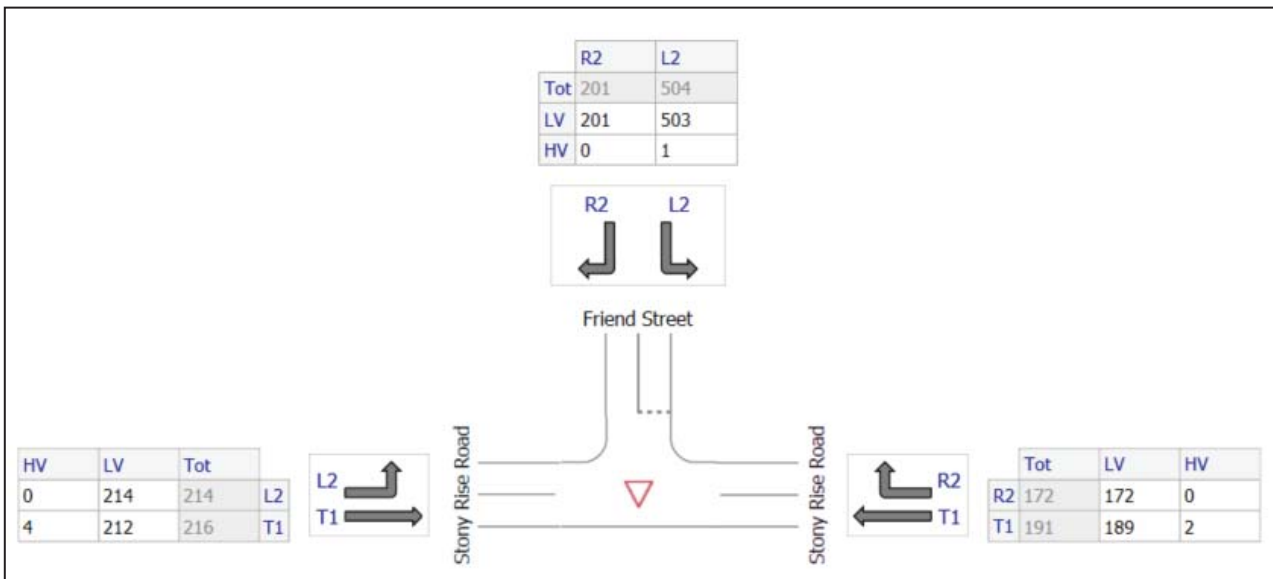


Figure 25 Existing traffic volumes at Friend Street and Stony Rise Road intersection (Saturday Middyday peak hour)

# A-2 Bass Highway Westbound Ramp and Middle Road intersection

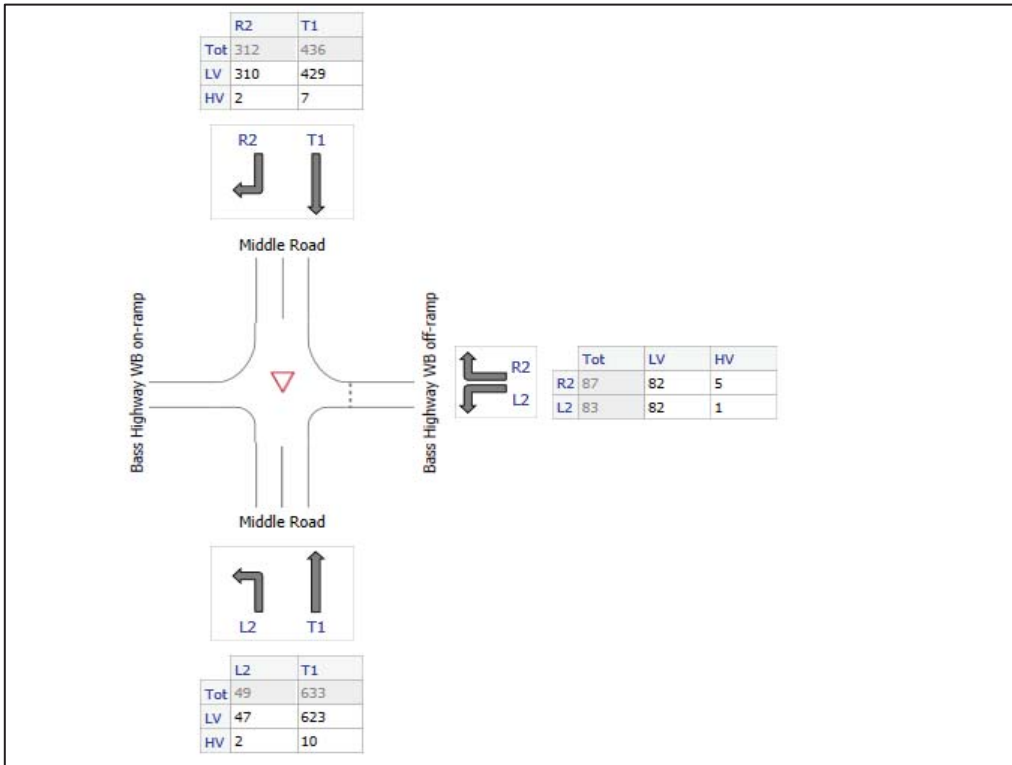


Figure 26 Existing traffic volumes at Bass Highway WB and Middle Road intersection (Thursday PM peak hour)

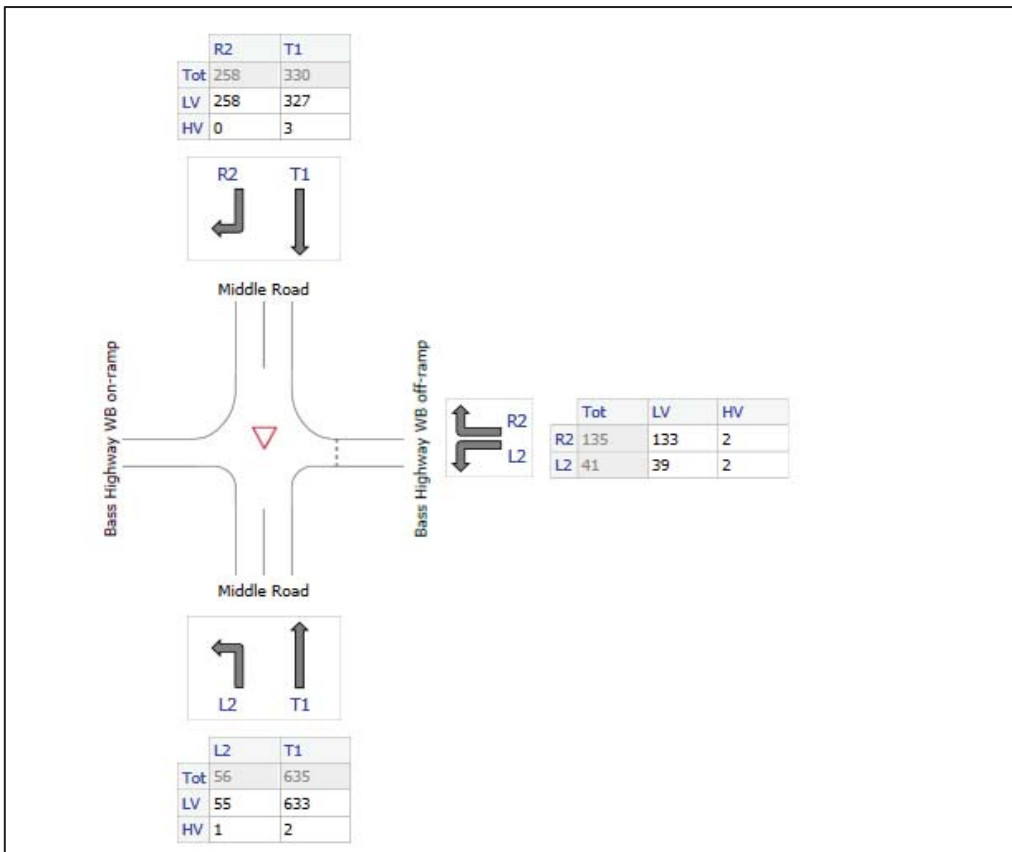


Figure 27 Existing traffic volumes at Bass Highway WB and Middle Road intersection (Saturday Midday peak hour)

# A-3 Bass Highway Eastbound Ramp and Middle Road intersection

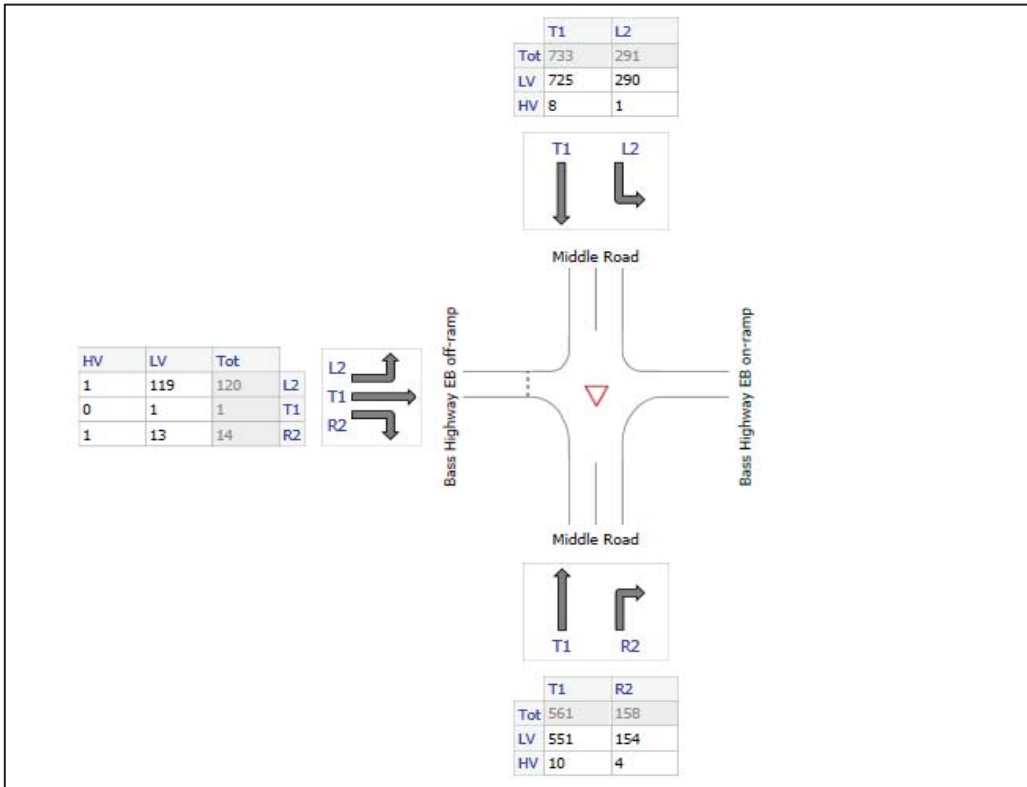


Figure 28 Existing traffic volumes at Bass Highway EB and Middle Road intersection (Thursday PM peak hour)

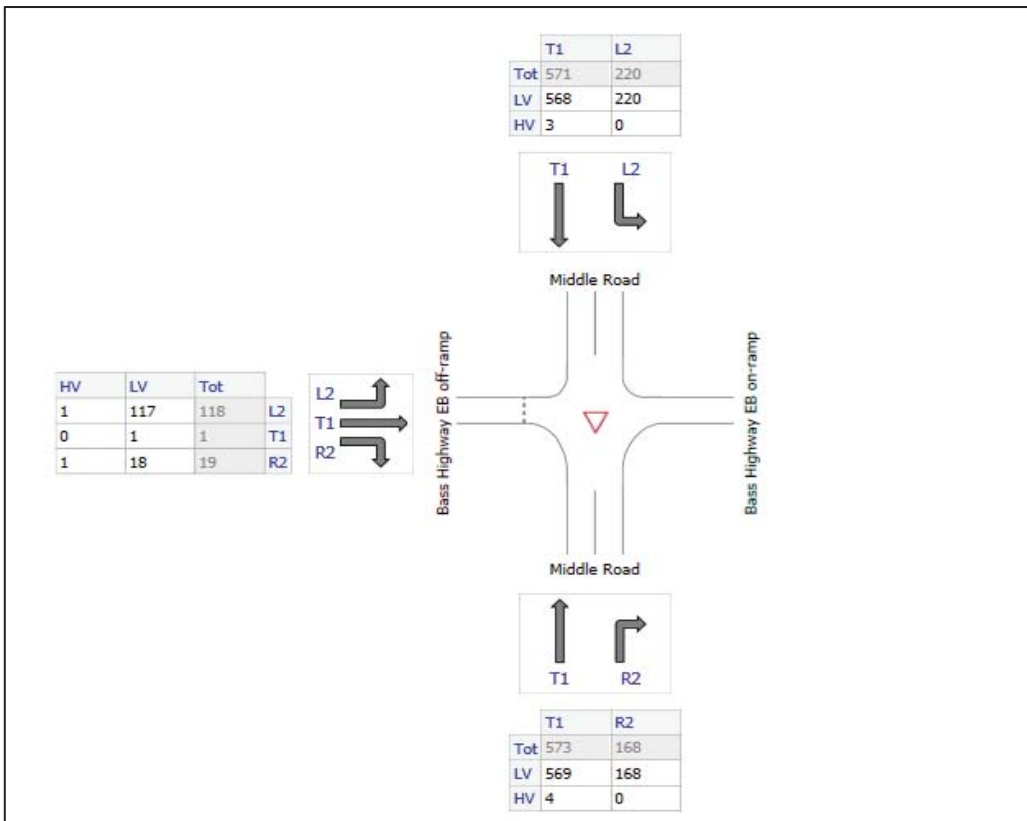
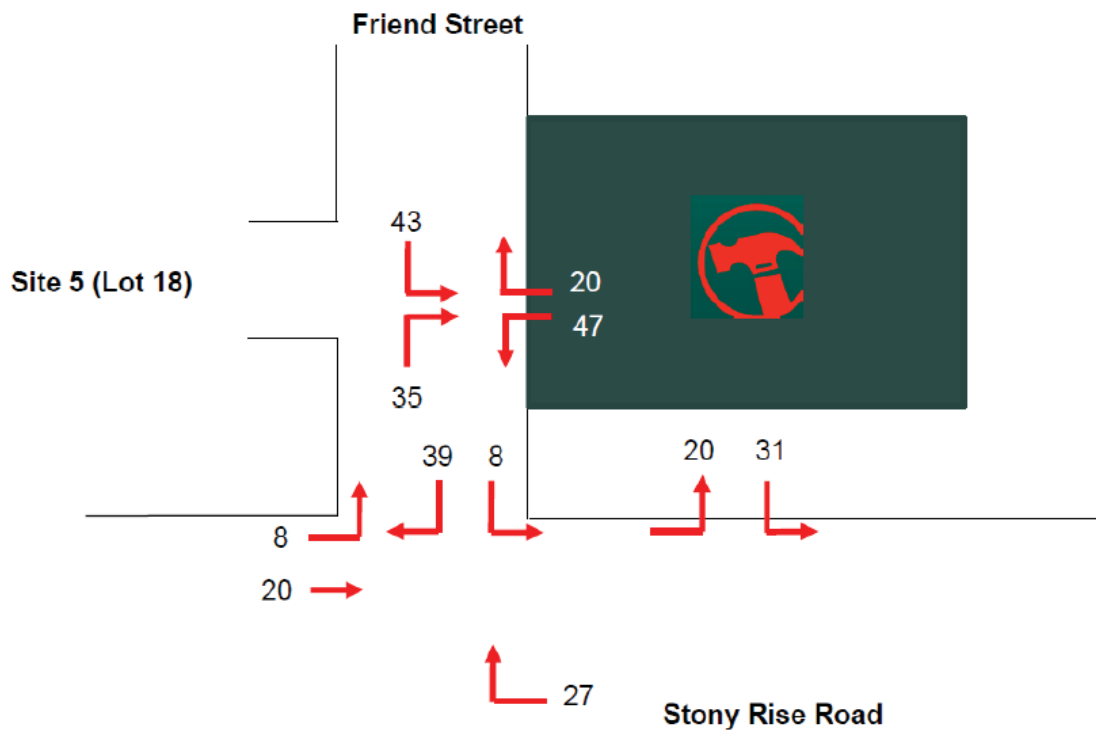


Figure 29 Existing traffic volumes at Bass Highway EB and Middle Road intersection (Saturday Midday peak hour)

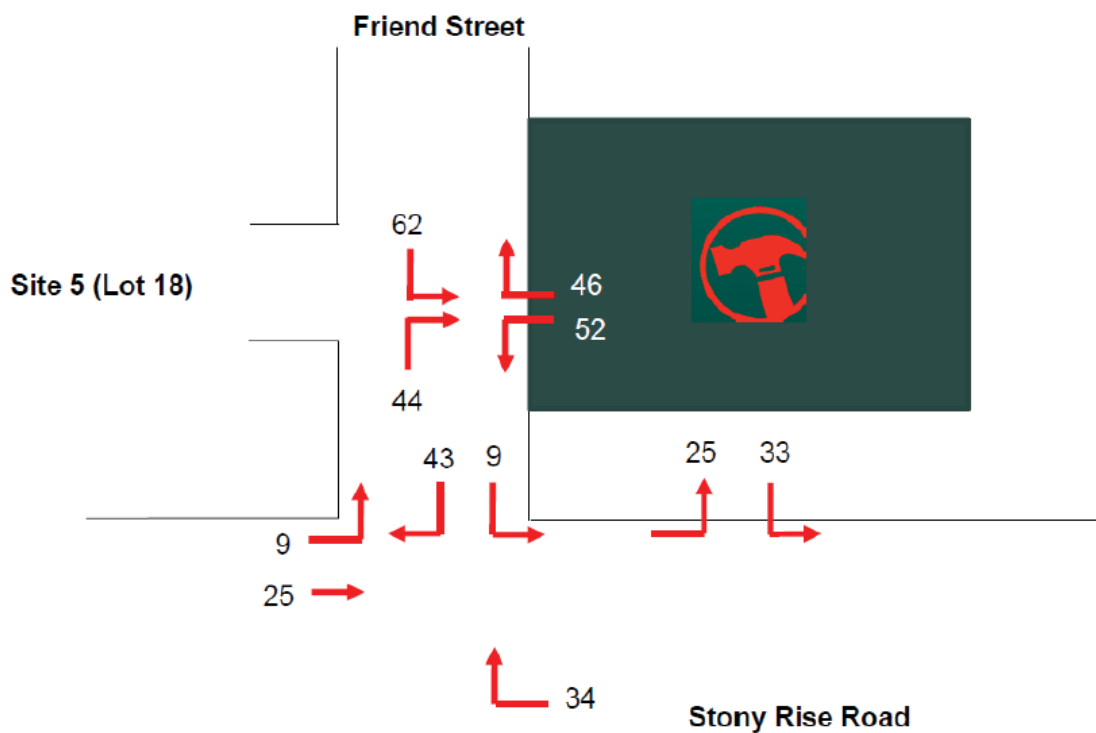
# **Appendix C**

**O'Brien Traffic (2014) Trip Generation and  
Distribution for Lots 16-18**

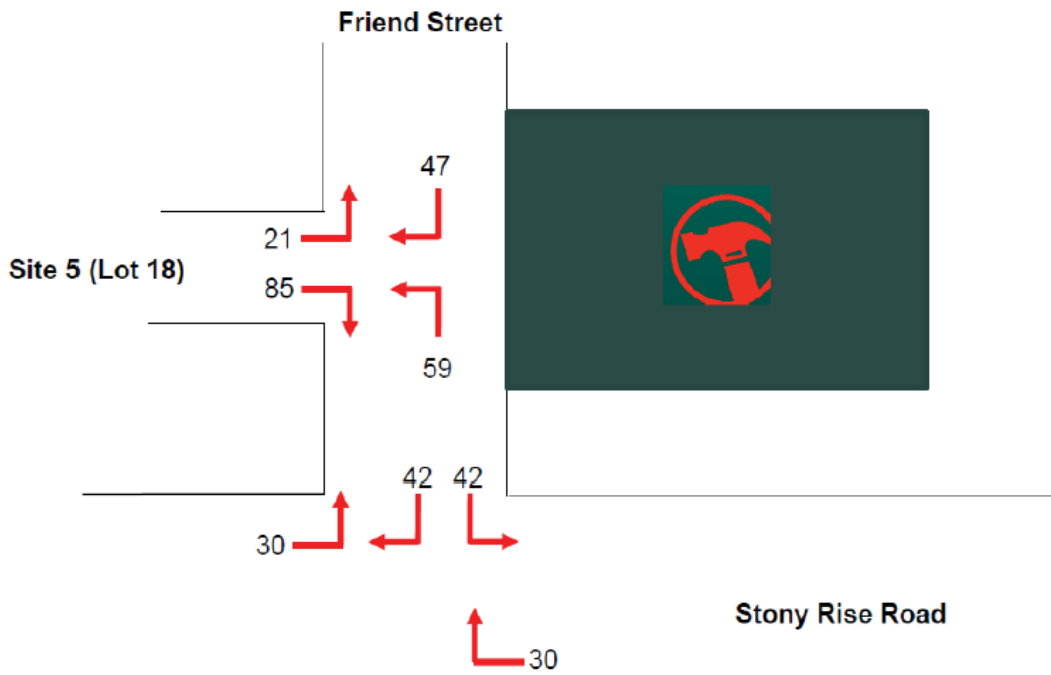
Lot 16 and 17 – Friday Distribution



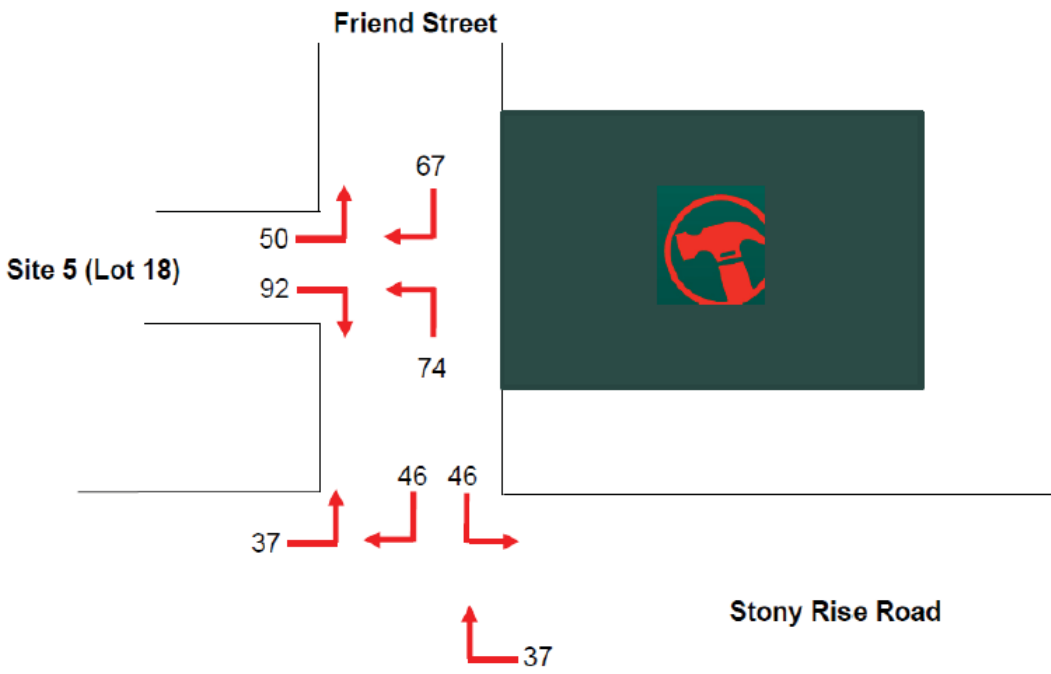
Lot 16 and 17 – Saturday Distribution



**LOT 18 – Friday Distribution**



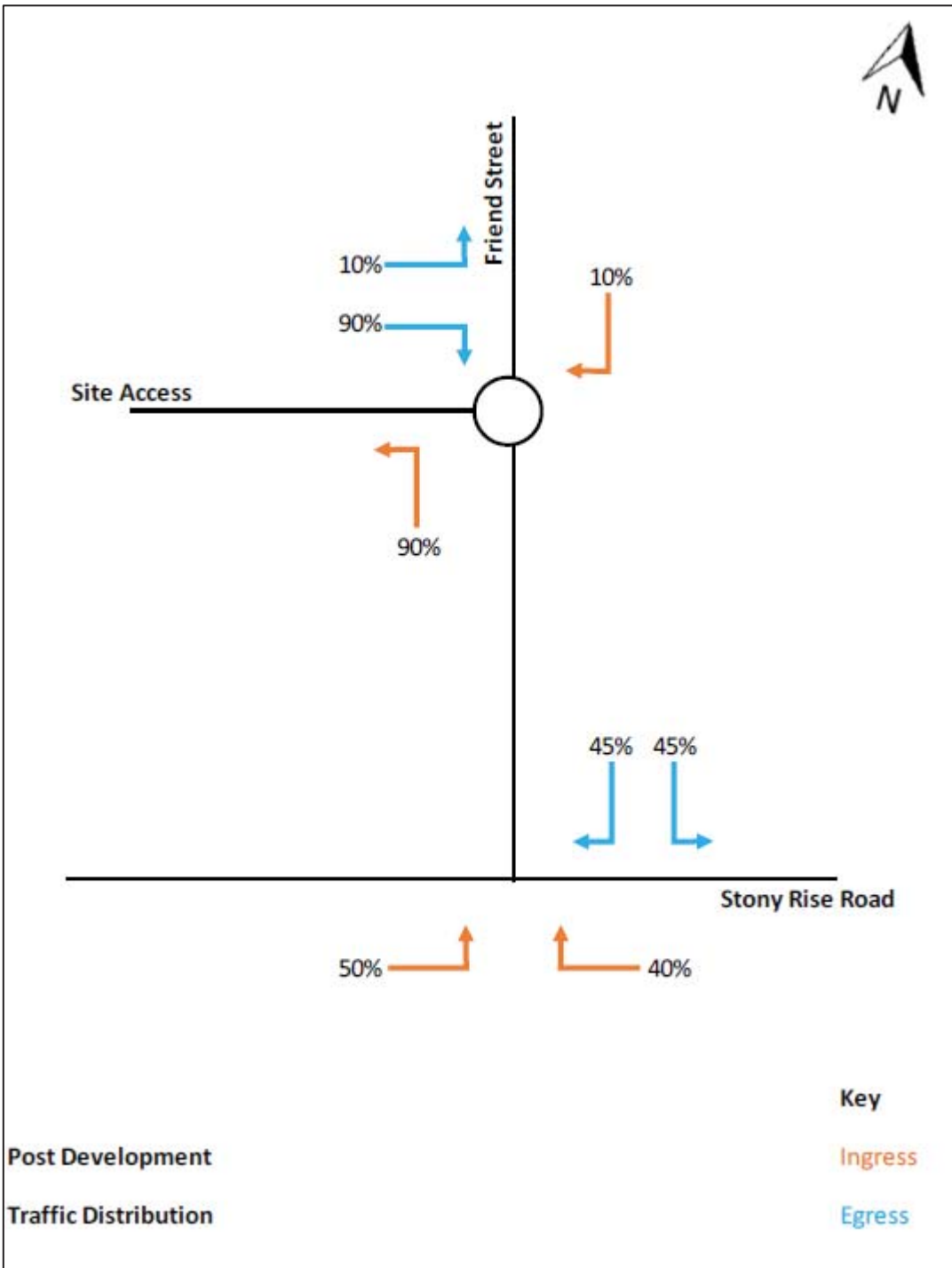
**LOT 18 – Saturday Distribution**



# **Appendix D**

**Pitt & Sherry (2019) Trip Distribution**







[ghd.com](http://ghd.com)

→ **The Power of Commitment**

# **Appendix F**

**Draft SAP instrument**

*Land Use Planning and Approvals Act 1993*

Tasmanian Planning Scheme – Devonport

Specific Area Plan Instrument

The area of DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan is shown in the image below by horizontal cross hatching and is surrounded by the thick black line.



Note:

- All Specific Area Plan boundaries to follow existing title boundaries other than the line A-B, which connects two boundary corners.

# **Appendix G**

**Draft PPZ ordinance**

## Appendix G - Draft Particular Purpose Zone and Rationale – 29 August 2022

The following is a proposed draft DEV-P3.0 Particular Purpose Zone – Stony Rise Village (PPZ) to be included within the Tasmanian Planning Scheme – Devonport. The draft PPZ Ordinance is intended to cover the field in relation to the relevant and appropriate Zone provisions that should apply to the affected land. The provisions are adaptations of both the Homemaker Centre SAP and the Commercial Zone. The rationale behind each of the provisions within the draft PPZ is discussed to the right-hand side of each provision.

### Provisions of PPZ

#### DEV-P3.0 Particular Purpose Zone – Stony Rise Village

In the area of land this zone applies to, the provisions of this Particular Purpose Zone are in addition to the provisions of the Signs Code, as specified in the relevant provision.

#### DEV-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Stony Rise Village is:

**DEV-P3.1.1** To manage use and development within the Stony Rise Village .

**DEV-P3.1.2** To provide a neighbourhood centre servicing convenience needs for the local area;

**DEV-P3.1.3** To provide for use and development that compliments the function as a neighbourhood centre and does not unreasonably compromise or distort the role of established activity centres.

#### DEV-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
DEV-3.2.1	Stony Rise Village - shown on an overlay map as DEV-P3.2.1	The local area objectives for Stony Rise Village are: To provide a neighbourhood centre providing for food retailing and convenience needs of the local area; To provide for other use and development that supports and does not compromise or distort the role of established activity centres.
DEV-P3.2.2	Northern Precinct – shown on an overlay map as DEV-P3.2.2	To provide for a major supermarket as the primary activity generator To provide a limited range of retail, business and food service uses that support the convenience needs of the local area.

### Rationale

This provision is consistent with the wording in the corresponding provision in DEV-P2.0 Particular Purpose Zone – Elimatta Hotel.

This provision is to reflect the changing purpose of the land from a homemaker centre to a neighbourhood centre whilst minimising impacts on the function of established activity centres

The Local Area Objectives establish the differing objectives of Stony Rise Village and of each Precinct.

		To provide for other use and development that supports and does not compromise or distort the role of established activity centres.
DEV-P3.2.3	Southern Precinct - shown on an overlay map as DEV-P3.2.3	To provide for use and development that complements the function of the Zone as a neighbourhood centre and does not unreasonably compromise or distort the role of established activity centres

### DEV-P3.3 Definition of Terms

Neighbourhood centre	Means a localised activity centre that provides for a range of use and development to service the convenience needs for the local area. A major supermarket serves as the primary activity generator and is supported by a limited range of complimentary uses.
Northern Precinct	Means the area of land identified in Figure XX.
Southern Precinct	Means the area of land identified in Figure XX

### DEV-P3.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities
<b>Permitted</b>	
Bulky Goods Sales	If within the Northern Precinct and provided that the sale or hire of:  (a) auto accessories;

This provision is intended to provide clarity around terms with a particular meaning.

A comparison of the range of permissible uses in the Commercial, Zone, Homemaker Centre SAP and PPZ is provided at the Comparative Use Table at Appendix H.

	<p>(b) clothing or footwear (other than personal protective equipment);</p> <p>(c) building, construction and hardware goods;</p> <p>(d) rural supplies;</p> <p>(e) garden and landscape material; or</p> <p>(f) motor vehicle, boat or caravan sales</p> <p>is not a predominant activity.</p> <p>If within the Southern Precinct and provided that the sale or hire of:</p> <p>(a) clothing or footwear (other than personal protective equipment);</p> <p>(b) rural supplies;</p> <p>(c) timber and steel; or</p> <p>(d) garden and landscape material</p> <p>is not a predominant activity.</p>
Business and Professional services	If for consulting room, medical centre, veterinary centre, child health clinic or dentist.
Education and occasional care	If for childcare centre
Food Services	<p>If within the Northern Precinct and provided that any take away food premises with a drive through facility is limited to one premises.</p> <p>If within the Southern Precinct and provided that any take away food premises with a drive through facility is limited to one premises.</p>
General Retail and Hire	<p>If within the Northern Precinct and provided the sale or hire of:</p> <p>(a) clothing or footwear (other than personal protective equipment);</p> <p>(b) jewellery; or</p> <p>(c) adult sex products</p>



	is not a predominant activity. If within the Southern Precinct and not for a supermarket, pharmacy or bottle shop and provided the sale or hire of: (a) clothing or footwear (other than personal protective equipment) is not a predominant activity; (b) jewellery; or (c) adult sex products is not a predominant activity.
Service Industry	If for car wash, pet wash or laundromat
Sport & Recreation	If for fitness centre or gymnasium
Vehicle fuel sales and service	If for a service station and limited to one service station within the Northern Precinct and one service station within the Southern Precinct.
<b>Discretionary</b>	
Bulky Goods Sales	If not listed as Permitted.
Storage	If within the Southern Precinct and for self-storage and not for a liquid fuel depot or a solid fuel depot
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**DEV-P3.5 Use Standards**

**DEV-P3.5.1 All Uses**

<b>Objective:</b>	That uses do not cause an unreasonable loss of residential amenity to residential zones.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

<p><b>A1</b></p> <p>Hours of operation of a use on a site within 50m of the General Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P1</b></p> <p>Hours of operation of a use, must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>
<p><b>A2</b></p> <p>External lighting for a use within 50m of the General Residential Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>	<p><b>P2</b></p> <p>External lighting for a use, must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use within 50m of a General Residential Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use must not cause an unreasonable loss of amenity to the General Residential Zone, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the adjoining residential area; and</p> <p>(f) potential conflicts with other traffic.</p>

DEV-P3.5.1 is a reproduction of 17.3.1 of the Commercial Zone. It provides the appropriate controls for management of impacts on amenity on land in the General Residential Zone within 50m of the site.

### DEV-P3.5.2 Discretionary Uses

DEV-P3.5.2 is a reproduction of 17.3.2 of the Commercial Zone. It provides the appropriate controls for management of impacts on established activity centres.

<p><b>Objective:</b> That uses listed as Discretionary are consistent with the purpose of the Zone and do not compromise or distort existing activity centres.</p>	
<p><b>Performance Criteria</b></p>	
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> A use listed as Discretionary must not compromise or distort the role of existing activity centres, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the functions of the activity centre and the surrounding activity centres; and</li> <li>(d) the extent that the proposed use impacts on other activity centres.</li> </ul>
<p><b>A2</b> No Acceptable Solution</p>	<p><b>P2</b> Discretionary Bulky Goods Sales uses must be consistent with the purpose of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The intended function of the zone to provide a neighbourhood centre for conveniences;</li> <li>(b) The extent to which the proposed use compliments existing uses within the zone;</li> <li>(c) The local area objectives prescribed for each Precinct in clause DEV-P3.2; and</li> <li>(d) Any need or specific requirement for the use to be located within the zone.</li> </ul>

**DEV-P3.6 Development Standards**

**DEV-P3.6.1 Building Height**

<p><b>Objective:</b> That building height:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape;</li> <li>(b) does not cause an unreasonable loss of amenity to adjoining residential zones.</li> </ul>	
<b>Performance Criteria</b>	
<p><b>A1</b> Building height must be not more than 12m.</p>	<p><b>P1</b> Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing building on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) the apparent height when viewed from the adjoining road and public places; and</li> <li>(e) any overshadowing of public places.</li> </ul>
<p><b>A2</b> Building height within 20m of a General Residential Zone must be not more than 8.5m.</p>	<p><b>P2</b> Building height within 20m of a General Residential Zone must be consistent with building height on adjoining properties and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy; and</li> </ul>

DEV-P3.6.1 Objective (a) and (b) and A1 and P1 are reproductions of 17.4.1 Objective, A1 and P1 of the Commercial Zone. These clauses provide the appropriate controls for management of impacts on the streetscape and adjoining residential land. Building height standards in the existing Homemaker Centre SAP are essentially the same.

Three residential properties from 82-86 Stony Rise Road would be the beneficiary of this clause. No other residential properties would be significantly affected by building height.

A2 and P2 are intended to produce residential scale buildings where proximate to residential zones. This is to counteract the possibility of large industrial forms, noting that the absence

	(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
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### DEV-P3.6.2 Setbacks

<p><b>Objective:</b> Development of land is to minimise:</p> <p>(a) likelihood for conflict, interference and constraint between the use or development of land in the Stony Rise Village and the use of adjoining land, and;</p> <p>(b) unreasonable impact on the amenity of use on land beyond the boundaries of Stony Rise Village.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> Buildings and parking areas must have a setback, or be separated a distance, of not less than 6m from the Stony Rise Road or Friend Street frontage and the setback area, or separation distance area must be landscaped in accordance with a landscape plan approved by the planning authority.</p>	<p><b>P1</b> Buildings and parking areas must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setback of buildings on adjacent properties; and</p> <p>(c) the safety of road users.</p>
<p><b>A2</b> Buildings must have a setback from an adjoining non-road property:</p> <p>(a) within the General Residential Zone of not less than 10m;</p> <p>(b) within all other zones of not less than 5m; and</p> <p>(c) the setback area must be landscaped in accordance with a landscape plan approved by the planning authority.</p>	<p><b>P2</b> Buildings must be sited to not cause an unreasonable loss of amenity or function to adjoining properties, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy to the adjoining property;</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property; or</p>

of site coverage provisions could lead to higher impacts.

DEV-P3.6.2 Objective (a) and (b) are an adaptation of DEV-S1.7.2 Objective. The only change is to the reference to the applicable land area.

DEV-P3.6.2 A1 and P1 are adaptations of DEV-S1.7.2 A1 and P1. The site is not proximate to the Bass Highway and so references to the Bass Highway have been removed. Friend Street is also included as a road for which a setback standard would apply.

A2 maintains the existing and 10m setback Acceptable Solution of the Homemaker Centre SAP for land in the General Residential Zone only. A 5m setback to adjacent Utilities and Particular Purpose Zone land is considered to be adequate.

	<p>(d) impacts on traffic and movement; and</p> <p>(e) the setback area must be landscaped in accordance with a landscape plan approved by the planning authority; and</p> <p>(f) the setback must be no closer than 4m to a property in the General Residential Zone.</p>
<p><b>A3</b></p> <p>Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from the General Residential Zone. [S24]</p>	<p><b>P3</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 50m of the General Residential Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to:</p> <p>(a) the characteristics and frequency of emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any proposed mitigation measures.</p>

Footnotes: [S24] An exemption for air conditioners and heat pumps applies in this zone – see clause 4.6.

**DEV-P3.6.3 Design**

<p><b>Objective:</b></p> <p>That building design is compatible with the streetscape.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>Buildings must be designed to satisfy all the following:</p>	<p><b>P1</b></p> <p>Buildings must be designed to be compatible with the streetscape, having regard to:</p>

DEV-P3.6.2 A3 and P3 is an adaption of 17.4.2 A3 and P3 of the Commercial Zone. It appropriately controls impacts on properties in the General Residential Zone.

References to Low Density, Rural Living and Inner Residential Zones have been removed in order to better correspond to the location and context of the site. No other changes are proposed.

DEV-P3.6.3 is a reproduction of 17.4.3 of the Commercial Zone. There is no equivalent clause in the Homemaker Centre SAP. These clauses provide the appropriate controls for management of design quality and impact on the streetscape.

<p>(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;</p> <p>(b) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;</p> <p>(c) roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties;</p> <p>(d) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places;</p> <p>(e) provide awnings over a public footpath if existing on the site or on adjoining properties; and</p> <p>(f) provide external lighting to illuminate external vehicle parking areas and pathways.</p>	<p>(a) how the main pedestrian access to the building addresses the street or other public places;</p> <p>(b) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places;</p> <p>(c) minimising the visual impact of roof-top service infrastructure, excluding lift structures;</p> <p>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and other alternatives are not practical;</p> <p>(e) the need for provision of awnings over a public footpath; and</p> <p>(f) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.</p>
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**DEV-P3.6.4 Fencing**

<p><b>Objective:</b> That fencing:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.</p>	
<p><b>Acceptable Solutions</b></p> <p><b>A1</b> No Acceptable Solution. [S25]</p>	<p><b>Performance Criteria</b></p> <p><b>P1</b> A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to:</p> <p>(a) its height, design, location and extent;</p> <p>(b) its degree of transparency; and</p>

DEV-P3.6.4 is a reproduction of 17.4.4 of the Commercial Zone. There is no equivalent clause in the Homemaker Centre SAP. These clauses provide the appropriate controls for management of impacts of fences on residential land and the streetscape.

	(c) the proposed materials and construction.
<b>A2</b>	<b>P2</b>
Common boundary fences with a property in a General Residential Zone must:	Common boundary fences with a property in a General Residential Zone must not cause an unreasonable loss of residential amenity, having regard to:
(a) have a height above existing ground level of not more than 2.1m; and	(a) their height, design, location and extent; and
(b) not contain barbed wire or other injurious materials.	(b) the proposed materials and construction.

Footnotes: [S25] An exemption applies for fences in this zone – see Table 4.6.

#### DEV-P3.6.5 Outdoor storage areas

<b>Objective:</b>	
That outdoor storage areas do not detract from the appearance of the site or surrounding area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>
Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public space adjoining the site.	Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

#### DEV-P3.6.6 Landscaping

<b>Objective:</b>	
That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>

DEV-P3.6.5 is a reproduction of 17.4.5 of the Commercial Zone. There is no equivalent clause in the Homemaker Centre SAP. These clauses provide the appropriate controls on the appearance of storage and impacts on the streetscape.

DEV-P3.6.6 is a reproduction of 17.4.6 of the Commercial Zone. There is no equivalent clause in the Homemaker Centre SAP. These clauses provide the appropriate controls for landscaping in order to manage visual and amenity impacts on the streetscape.



<p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <p>(a) to a depth of not less than 5.5m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) existing vegetation on the site;</p> <p>(e) the location, type and growth of the proposed vegetation; and</p> <p>(f) the character of the streetscape and surrounding area.</p>
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### DEV-P3.6.7 Signs

This clause is in addition to the Signs Code – clause C1.6.1 Design and siting of signs.

<p><b>Objective:</b></p> <p>That signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>There must be not more than 1 sign at each access from Stony Rise Road.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>A sign that is visible outside the boundaries of Stony Village Village must not include flashing, moving, rotating or reflecting elements.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>For a sign located above the parapet or roof line of a building:</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

DEV-P3.6.7 is an adaption of clause DEV-S.1.7.3 of the Homemaker Centre SAP. The following changes have been made to DEV-S.1.7.3:

- A1 is related to Bass Highway and has no relevance to the Stony Rise Village and so has been removed in order to better correspond to the location and context of the site.
- The maximum height of 10m has been removed as the controls within the Signs Code adequately manage height.
- The limit on the area of signage on each tenancy window has been removed as little value is seen in maintaining this clause.

(a) there must be not more than 1 sign for each tenancy; and	
(b) the area of each sign must be not more than 15m <sup>2</sup> .	

**DEV-P3.6.8 Access**

This clause is in addition to the Parking and Sustainable Transport Code – clause C2.6.5 Pedestrian access.

<b>Objective:</b> There is safe pedestrian access across the site.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> A separated and safe pedestrian network must be provided between the vehicle parking areas and the entry to buildings.	<b>P1</b> No Performance Criterion.

**DEV-P3.7 Subdivision**

**DEV-P3.7.1 Lot design**

<b>Objective:</b> That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must:	<b>P1</b>

The remaining clauses maintain consistency with the Homemaker Centre and provide appropriate additional controls for management of impacts of signage.

DEV-P3.6.8 is an adaption of clause DEV-S.1.7.4 of the Homemaker Centre SAP. Changes are as follows:

- References to vehicle traffic has been removed from the Objective.
- DEV-S.1.7.4 A1 is related to the Bass Highway frontage and has no relevance to the Stony Rise Village and so has been removed in order to better correspond to the location and context of the site.
- DEV-S.1.7.4 A2 has also been removed as it provides a redundant control in relation to access to Stony Rise Road.

The remaining clause maintains consistency with the Homemaker Centre.

DEV-P3.7.1 is a reproduction of 17.5.1 of the Commercial Zone. These clauses provide the appropriate controls for management of lot configuration and access.

<p>(a) have an area of not less than 1000m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 15m x 20m clear of:</p> <p>a. all setbacks required by clause 3.6.2 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 3.6.2 A1 and A2;</p> <p>(b) be required for public use by the Crown, council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lot;</p> <p>(b) existing buildings and the location of intended buildings on the lot;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards; and</p> <p>(e) the pattern of development existing on established properties in the area.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(b) the topography of the site;</p> <p>(c) the functionality and useability of the frontage;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area.</p>

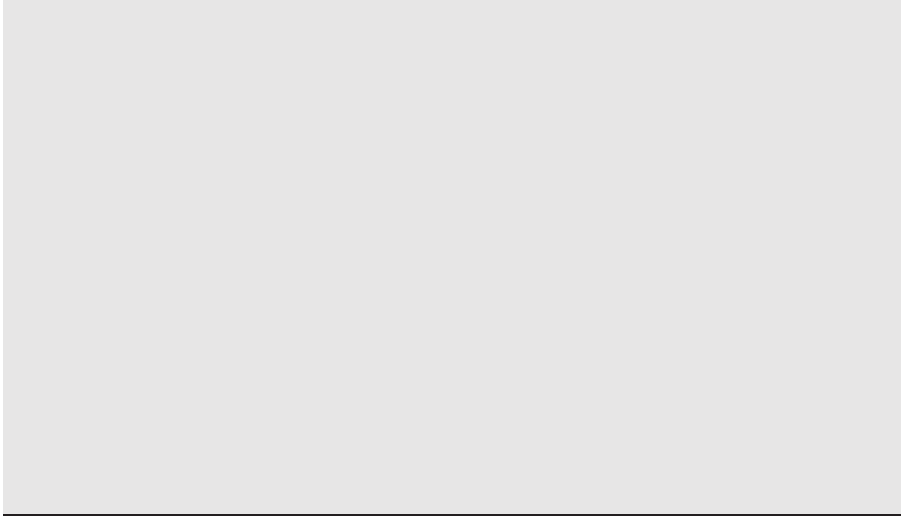
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians; and</li> <li>(d) the pattern of development existing on established properties in the area.</li> </ul>
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**DEV-P3.7.2 Services**

<p><b>Objective:</b></p> <p>That the subdivision of land provides services for future use and development of the land.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>

DEV-P3.7.2 is a reproduction of 17.5.2 of the Commercial Zone. These clauses provide the appropriate controls for management of lot services.

<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>



Map DEV-P3.0 Particular Purpose Zone – Stony Rise Village

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# Appendix H

**Comparative use table**

# Appendix H - Comparative Use Table

The following table outlines the status of each use class within the Local Business Zone, General Business Zone, Commercial Zone, the existing Devonport Regional Homemaker Centre Specific Area Plan (DHRCSAP) and the proposed Particular Purpose Zone.

NPR	No Permit Required
P	Permitted
D	Discretionary
X	Prohibited

Use Class	Commercial Zone	Existing Homemaker Centre SAP	Proposed PPZ	Comments
Bulky Goods Sales use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.	P	P - If for the retail sale of: - furniture and floor coverings; - electrical appliances, including white goods and computer equipment; - home entertainment equipment; - manchester, curtains and blinds; - camping and outdoor recreation equipment; - office supplies; - building, construction and hardware goods; - garden and landscape material; - auto accessories; - pet supplies and ancillary services; or - any combination of the goods in (a) to (j), provided that the sale or hire of clothing or footwear is not a predominant activity. D - If for motor vehicle, boat or caravan sales. Otherwise prohibited	P - If within the Northern Precinct and provided that the sale or hire of: (a) auto accessories (b) clothing or footwear (other than personal protective equipment); (c) building, construction and hardware goods; (d) rural supplies; (e) garden and landscape material; or (f) motor vehicle, boat or caravan sales is not a predominant activity. If within the Southern Precinct and provided that the sale or hire of: (a) clothing or footwear (other than personal protective equipment); (b) rural supplies; (c) timber and steel; or (d) garden and landscape material is not a predominant activity. D - If for motor vehicle, boat or caravan sales. Otherwise prohibited. D - If not listed as Permitted.	Differences between precincts. Drafting lists prohibited activity rather than permitted.
Business and Professional Services use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.	D	X	P - If for consulting room, medical centre, veterinary centre, child health clinic or dentist. Otherwise prohibited.	Limited range of activity. Unlikely to undermine the role of existing activity centres. Provides opportunity for local centre to support local community.
Community Meeting and Entertainment use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre	P	X	X	Prohibition on uses so that the Devonport CBD retains primacy for community meeting and entertainment functions. Could host occasional and temporary uses under the exemptions.
Crematoria and Cemeteries use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.	X	X	X	Not appropriate. No change.
Custodial Facility use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.	X	X	X	Not appropriate. No change.
Domestic Animal Breeding, Boarding or Training use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.	X	X	X	Not appropriate. No change.
Educational and Occasional Care use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.	D	X	P - If for child care centre Otherwise prohibited.	Schools would be inappropriate but child care would be appropriate as it is designed to serve a local community or those who may work nearby.

Use Class	Commercial Zone	Existing Homemaker Centre SAP	Proposed PPZ	Comments
Emergency Services use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.	P	X	X	No foreseeable need. No change.
Equipment and Machinery Sales and Hire use of land for displaying, selling, hiring or leasing plant, equipment or machinery associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.	P	X	X	This type of activity is inconsistent with a neighbourhood centre. Activity is more suitable in more industrialised areas.
Extractive Industry use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.	X	X	X	Not appropriate. No change.
Food Services use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a café, restaurant and take-away food premises.	D	P – If the total number of Food Services on land subject to the Devonport Regional Homemaker Centre Specific Area Plan is: – not more than 5 takeaway food shops; and – not more than 2 restaurants.	P - If within the Northern Precinct and provided that any take away food premises with a drive through facility is limited to one premises. If within the Southern Precinct and provided that any take away food premises with a drive through facility is limited to one premises. Otherwise prohibited.	Food services to serve a local community or those who may work nearby.
General Retail and Hire use of land for selling goods or services; or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop	D	D - If for a market retailing food by independent stall holders.	P - If within the Northern Precinct and provided the sale or hire of: (a) clothing or footwear (other than personal protective equipment); (b) jewellery; or (c) adult sex products is not a predominant activity. If within the Southern Precinct and not for a supermarket, pharmacy or bottle shop and provided the sale or hire of: (a) clothing or footwear (other than personal protective equipment) is not a predominant activity; (b) jewellery; or (c) adult sex products is not a predominant activity. Otherwise prohibited.	Permitted status for activity involving convenience needs. Considered to be activities that people should not need to travel to the CBD areas to access. Activity more appropriately located in the CBD is excluded.
Hospital Services use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.	X	X	X	Not appropriate. No change.
Hotel Industry use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.	D - If for alterations or extensions to an existing Hotel Industry.	X	X	Not appropriate, night time activity is reserved for existing activity centres and therefore excluded.
Manufacturing and Processing use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing	D	X	X	Not appropriate. No change.
Motor Racing Facility use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports	X	X	X	Not appropriate. No change.



Use Class	Commercial Zone	Existing Homemaker Centre SAP	Proposed PPZ	Comments
Natural and Cultural Values Management use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.	NPR	NPR	NPR	No change.
Passive Recreation use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.	NPR	NPR	NPR	No change.
Pleasure Boat Facility use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.	X	X	X	Not appropriate. No change.
Port and Shipping use of land for: (a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or (b) maintenance dredging. Examples include berthing and shipping facilities, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on/roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.	X	X	X	Not appropriate. No change.
Recycling and Waste Disposal use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.	X	X	X	Not appropriate. No change.
Research and Development use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.	D	X	X	Not appropriate. No change.
Residential use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.	X	X	X	Not appropriate – too much potential for land use conflicts. No change.
Resource Development use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.	X	X	X	Not appropriate. No change.
Resource Processing use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.	D - If for food or beverage production.	X	X	Not appropriate. No change.
Service Industry use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.	P	X	P – If for car wash, pet wash or laundromat Otherwise prohibited	Typical servicing and mechanical activity would be inappropriate but other service industry such as a car wash or laundromat would be appropriate as it is a daily and weekly convenience need that people should not need to travel to the CBD to access.

Use Class	Commercial Zone	Existing Homemaker Centre SAP	Proposed PPZ	Comments
Sports and Recreation 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, public swimming pool, race course and sports ground.	D	X	P – If for fitness centre or gymnasium. Otherwise prohibited	Daily or weekly activity need that people should not need to travel to the CBD to undertake.
Storage use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.	P	D - If not for a liquid fuel depot or a solid fuel depot.	P - If within the Southern Precinct and for self-storage and not for a liquid fuel depot or a solid fuel depot. Otherwise prohibited	Self storage in Southern Precinct acceptable. Not appropriate in Northern Precinct, which should be more active.
Tourist Operation use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.	D	X	X	Not appropriate. No change.
Transport Depot and Distribution use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.	D	X	X	Not appropriate. No change.
Utilities 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 siltage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage, treatment plant, storm or flood water drain, water storage dam and well.	NPR – If for minor utilities	X	NPR – If for minor utilities	Minor utilities okay. More significant utilities infrastructure can be considered on a case by case basis, as it would be under most zones.
Vehicle fuel sales and service use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.	D	D - If for a service station.	P - If for a service station and limited to one service station within the Northern Precinct and one service station within the Southern Precinct Otherwise prohibited	Service station is a daily or weekly convenience need that people should not need to travel to the CBD to access. Limited to one per precinct so as not to dominate use of site.
Vehicle Parking use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.	D	X	X	Not appropriate. No change.
Visitor Accommodation use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment	D - If for alterations or extensions to existing Visitor Accommodation.	X	X	Not appropriate. No change.

# **Appendix I**

**Draft PPZ instrument**

*Land Use Planning and Approvals Act 1993*

Tasmanian Planning Scheme – Devonport

Zoning Instrument

- The area to be rezoned from Commercial Zone to DEV-P2.0 Particular Purpose Zone – Stony Rise Village is shown in the image below by horizontal cross hatching and is surrounded by the thick black line.
- The area to remain in the Commercial Zone is shown in the image below by vertical cross hatching and is surrounded by the thick black line.



Note:

- All zone boundaries to follow existing title boundaries other than the zone boundary which follows the centreline of Friend Street.
- Point B is where the extension of the centreline of Friend Street intersects with a straight line between A and C.

*Land Use Planning and Approvals Act 1993*

Tasmanian Planning Scheme – Devonport

Precinct Instrument

- The DEV-P2.0 Particular Purpose Zone – Stony Rise Village is to contain a Northern Precinct as shown in the image below by vertical cross hatching and surrounded by a broken black line.
- The DEV-P2.0 Particular Purpose Zone – Stony Rise Village is to contain a Southern Precinct as shown in the image below by horizontal cross hatching and surrounded by a broken black line.



Note:

- The Southern Precinct is to contain two titles, 173536/17 and 173536/16.
- The Northern Precinct is to contain one title, 167737/15.
- All Precinct boundaries to follow existing title boundaries.

# Appendix J

Landowner consent

## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

Friend Street and Stony Rise Road, Stony Rise

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

FR167737/103, FR167737/104, FR173536/105, FR159930/100, FR20325/6

### 3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:



## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

5 Friend Street, Stony Rise

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 167737, Folio 15

### 3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

TASMANIAN PLANNING COMMISSION

**RE: LAND OWNERS CONSENT FOR DEVELOPMENT APPLICATION, 5 FRIEND STREET, DEVONPORT**

We the undersigned of Bunnings Properties Pty Ltd, of 5 Friend Street, Devonport (Certificate of Title Volume 167737, Folio 15) hereby grant consent for GHD (or its nominees) to submit Development Application(s) on the abovementioned land and peruse records and to make copies of any document or plans relating to the property held by Council.

Yours faithfully,

  
Signature \_\_\_\_\_ Date 10/03/2022

Ian Andrew Marks \_\_\_\_\_ Director Property & Store Development  
Name \_\_\_\_\_ Position

  
Signature \_\_\_\_\_ Date 10/03/2022

Garry John James \_\_\_\_\_ GM Property Operations & Finance  
Name \_\_\_\_\_ Position

*the ACN must be included and accompanied by –*

- *the signature of either –*
  - *two directors of the company*
  - *a director and a company secretary of the company or*
  - *if a proprietary company that has a sole director who is also the sole company secretary, that director*

OR

- *the company seal (if the company has a common seal) witnessed by –*
  - *two directors of the company*
  - *a director and a company secretary of the company or*
  - *for a propriety company that has a sole director who is also the sole company secretary, that director.*



**ASIC**

Australian Securities & Investments Commission

# Current Company Extract

**Name:** BUNNINGS PROPERTIES PTY. LTD

**ACN:** 008 557 622

Date/Time: 30 May 2022 AEST 10:03:57 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
<b>Current Organisation Details</b>	
Name: BUNNINGS PROPERTIES PTY. LTD	00855762B
ACN: 008 557 622	
ABN: 46008557622	
Registered in: Australian Capital Territory	
Registration date: 29/09/1980	
Next review date: 30/06/2022	
Name start date: 13/06/1985	
Previous state number: CL00016998	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
<b>Current</b>	
Registered address: 'Brookfield Place Tower 2' Level 14, 123 St Georges Terrace, PERTH WA 6000	5E4140330
Start date: 03/11/2016	
Principal Place Of Business address: Level 8, 5 Rider Boulevard, RHODES NSW 2138	5EAV08734
Start date: 01/04/2019	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
<b>Current</b>
Address: GPO BOX M978, PERTH WA 6843
Start date: 28/06/2003

Officeholders and Other Roles	Document Number
<b>Director</b>	
Name: IAN ANDREW MARKS	0ERG30792
Address: 63 Victoria Road, HAWTHORN EAST VIC 3123	
Born: 25/11/1966, MOUNT GAMBIER, SA	
Appointment date: 05/09/2011	
Name: GARRY JOHN JAMES	5EBF59619
Address: 83 River Road, EMU PLAINS NSW 2750	
Born: 16/12/1971, PENRITH, NSW	
Appointment date: 08/08/2019	
Name: MICHAEL DAVID SCHNEIDER	5EBU88109
Address: 74 Gillies Street, FAIRFIELD VIC 3078	
Born: 24/08/1971, SYDNEY, NSW	
Appointment date: 22/08/2013	

Name:	RACHAEL JOANNE MCVITTY	2EMT24360
Address:	Unit 10, 15 Evans Street, BALMAIN NSW 2041	
Born:	03/01/1984, PALMERSTON NORTH, NEW ZEALAND	
Appointment date:	01/09/2021	
<b>Secretary</b>		
Name:	MALCOLM WILLIAM COWELL	3EAS25788
Address:	37A Crawshaw Crescent, MANNING WA 6152	
Born:	26/08/1972, BALLARAT, VIC	
Appointment date:	12/05/2022	
<b>Appointed Auditor</b>		
Name:	GREGORY HAROLD MEYEROWITZ	00855762F
Address:	Level 32 - 36 Central Park 152-158 Saint Georges Terrace PERTH WA 6000	
Start date:	01/07/1989	
<b>Ultimate Holding Company</b>		
Name:	WESFARMERS LIMITED	00855762L
ACN:	008 984 049	
ABN:	28008984049	

**Share Information****Share Structure**

Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
A	CLASS A SHARES	500	500.00	0.00	0855762A
B	CLASS B SHARES	500	500.00	0.00	0855762A

**Members**

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: BUNNINGS MANAGEMENT SERVICES PTY. LTD.  
ACN: 008 683 387  
Address: 'Brookfield Place Tower 2' Level 14, 123 St Georges Terrace, PERTH WA 6000

Class	Number held	Beneficially held	Paid	Document number
A	500	yes	FULLY	2E6533703

Name: BUNNINGS MANAGEMENT SERVICES PTY. LTD.  
ACN: 008 683 387  
Address: 'Brookfield Place Tower 2' Level 14, 123 St Georges Terrace, PERTH WA 6000

Class	Number held	Beneficially held	Paid	Document number
B	500	yes	FULLY	2E6533703

Documents					
Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.					
Date received	Form type	Date processed	Number of pages	Effective date	Document number
11/06/2019	389B Annual Notice By Wholly-Owned Entity Annual Notice By Wholly-Owned Entity - Companies	25/06/2019	4	11/06/2019	030611496
11/06/2019	352 Assumption Deed Relating To Class Order	19/06/2019	12	11/06/2019	030611342
01/08/2019	484A1 Change To Company Details Change Officeholder Name Or Address	01/08/2019	2	31/07/2019	0ERG3079 2
13/08/2019	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	13/08/2019	2	08/08/2019	5EBF59619
16/01/2020	484A1 Change To Company Details Change Officeholder Name Or Address	16/01/2020	2	16/01/2020	5EBK68403
11/02/2020	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	11/02/2020	2	11/02/2020	5EBL16944
26/08/2020	484A1 Change To Company Details Change Officeholder Name Or Address	26/08/2020	2	26/08/2020	5EBU44409
08/09/2020	484A1 Change To Company Details Change Officeholder Name Or Address	08/09/2020	2	07/09/2020	5EBU88109
05/07/2021	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	05/07/2021	2	30/06/2021	5EEA56213
06/09/2021	484E Change To Company Details Appointment Or Cessation Of A Company Officeholder	06/09/2021	2	03/09/2021	2EMT24360
16/05/2022	484E Change To Company Details Appointment Or Cessation Of A Company	16/05/2022	2	16/05/2022	3EAS25788

	Officeholder				
--	--------------	--	--	--	--

**\*\*\*End of Extract of 4 Pages\*\*\***



## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

5 Friend Street, Stony Rise

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 167737, Folio 15

3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Name and position:

Signature:  Date:

Name and position:

Signature:  Date:

Inquires 1300 300 630

Issue date 13 Aug 21

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: XXXXXXXXXX

## Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 643 458 173  
FOR TIPALEA PRIVATE NO.24 PTY LTD

REVIEW DATE: 13 August 21

## You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

# Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

**1 Registered office**  
LEVEL 11 50 CLARENCE STREET SYDNEY NSW 2000

**2 Principal place of business**  
LEVEL 11 50 CLARENCE STREET SYDNEY NSW 2000

**3 Officeholders**

Name:	SCOTT PHILIP SPANTON
Born:	DARLINGHURST NSW
Date of birth:	21/09/1972
Address:	304 MORRISON ROAD PUTNEY NSW 2112
Office(s) held:	DIRECTOR, APPOINTED 13/08/2020; SECRETARY, APPOINTED 13/08/2020

**4 Company share structure**

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	100	\$100.00	\$0.00

**5 Members**

These details continue on the next page

TIPALEA PRIVATE NO.24 PTY LTD ACN 643 458 173

Page 1 of 2

---

## Company statement continued

Name: TIPALEA PARTNERS PTY LIMITED ACN 088 845 345  
Address: LEVEL 11 50 CLARENCE STREET SYDNEY NSW 2000

Share Class	Total number held	Fully paid	Beneficially held
ORD	100	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

## End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

---

## Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see [www.asic.gov.au/addresses](http://www.asic.gov.au/addresses).

---

### 6 Contact address for ASIC use only

Registered agent name: GRANT THORNTON AUSTRALIA LIMITED  
Registered agent number: 4065  
Address: LOCKED BAG Q800 QUEEN VICTORIA BUILDING NSW 1230

---

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

1 Friend Street, Stony Rise and 90 - 102 Stony Rise Road, Stony Rise.

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 167737, Folio 18 and Certificate of Title Volume 173536, Folio 15

3. Consent of registered land owner(s):

**Every owner, joint or part owner** of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:

Date:

Position (if applicable):

Signature:

Date:



**ASIC**

Australian Securities & Investments Commission

# Current Company Extract

**Name:** BEST STREET INVESTMENTS PTY LTD

**ACN:** 605 150 025

Date/Time: 30 May 2022 AEST 10:03:57 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
<b>Current Organisation Details</b>	
Name: BEST STREET INVESTMENTS PTY LTD	2E1685165
ACN: 605 150 025	
Registered in: Tasmania	
Registration date: 07/04/2015	
Next review date: 07/04/2023	
Name start date: 07/04/2015	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
<b>Current</b>	
Registered address: THE TAX CENTRE, 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310	2E1685165
Start date: 07/04/2015	
Principal Place Of Business address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310	2E1685165
Start date: 07/04/2015	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
<b>Current</b>
Address: PO BOX 226, DEVONPORT TAS 7310
Start date: 10/04/2015

Officeholders and Other Roles	Document Number
<b>Director</b>	
Name: MALCOLM LESTER	2E1685165
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310	
Born: 17/08/1958, BALLARAT, VIC	
Appointment date: 07/04/2015	
Name: MATTHEW WILLIAM MCCONNELL	2E1685165
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310	
Born: 10/03/1974, DEVONPORT, TAS	
Appointment date: 07/04/2015	
Name: EDDIE STAN NELSON	2E1685165
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310	
Born: 18/09/1969, DEVONPORT, TAS	
Appointment date: 07/04/2015	



Secretary	
Name:	MATTHEW WILLIAM MCCONNELL 2E1685165
Address:	'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310
Born:	10/03/1974, DEVONPORT, TAS
Appointment date:	07/04/2015
Name:	EDDIE STAN NELSON 2E1685165
Address:	'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310
Born:	18/09/1969, DEVONPORT, TAS
Appointment date:	07/04/2015

Share Information					
Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY SHARES	288	576.00	0.00	2E1685165

**Members**

Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: EDDIE STAN NELSON  
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310

Class	Number held	Beneficially held	Paid	Document number
ORD	96	yes	FULLY	2E1685165

Name: MALCOLM LESTER  
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310

Class	Number held	Beneficially held	Paid	Document number
ORD	96	yes	FULLY	2E1685165

Name: MATTHEW WILLIAM MCCONNELL  
Address: 'The Tax Centre', 82 Oldaker Street, DEVONPORT TAS 7310

Class	Number held	Beneficially held	Paid	Document number
ORD	96	yes	FULLY	2E1685165

\*\*\*End of Extract of 3 Pages\*\*\*

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

GHD

Email address:

tom.reilly@ghd.com

Contact number:

03 6432 7917

### 2. Site address:

Address:

88 Stony Rise Road, Stony Rise

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 173536, Folio 17

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner:

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

# **Appendix K**

**Signalisation Report by GHD**



# Signalisation Report

## Stony Rise Road / Friend Street

Tipalea Partners

11 April 2022

→ The Power of Commitment



**GHD Pty Ltd | ABN 39 008 488 373**



180 Lonsdale Street, Level 9

Melbourne, Victoria 3000, Australia

**T** +61 3 8687 8000 | **F** +61 3 8732 7046 | **E** melmail@ghd.com | **ghd.com**

<b>Printed date</b>	12/04/2022 12:07:00 PM
<b>Last saved date</b>	12 April 2022
<b>File name</b>	https://projectsportal.ghd.com/sites/pp16_05/stonyriseptsatipalea/ProjectDocs/02 - Traffic Impact Assessment/12559925-REP_Traffic_Modelling_Report.docx
<b>Author</b>	Mark Petrusma
<b>Project manager</b>	Jen Welch
<b>Client name</b>	Tipalea Partners
<b>Project name</b>	Stony Rise PSA Tipalea
<b>Document title</b>	Signalisation   Stony Rise Road / Friend Street
<b>Revision version</b>	Rev 1
<b>Project number</b>	12559925

#### Document status

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S3	A	M. Petrusma	M. Adikari	On file	D. Rockliff	On file	
S4	0	M. Petrusma	M. Adikari	On file	D. Rockliff	On file	21/02/22
S4	1	M. Petrusma	M.Petrusma		D. Rockliff		11/04/22

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# Contents

<b>1. Introduction</b>	<b>1</b>
1.1 Purpose of this report	1
1.2 Scope and limitations	1
1.3 Site location	1
<b>2. Existing conditions</b>	<b>2</b>
2.1 Intersection layout	2
2.2 Traffic surveys	2
<b>3. Traffic modelling</b>	<b>3</b>
3.1 Scenario 1	5
3.1.1 Traffic volumes	5
3.1.2 Existing layout	6
3.1.3 Option 1	7
3.2 Scenario 2	7
3.2.1 Traffic volumes	7
3.2.2 Existing layout	9
3.2.3 Option 1	9
3.3 Scenario 3	10
3.3.1 Traffic volumes	10
3.3.2 Existing layout	11
3.3.3 Option 1	11
3.3.4 Option 2	12
3.4 Scenario 4	13
3.4.1 Traffic volumes	13
3.4.2 Option 1	14
3.4.3 Option 2	15
3.5 Scenario 5	16
3.5.1 Traffic volumes	16
3.5.2 Option 1	17
3.5.3 Option 2	18
<b>4. Conclusions</b>	<b>19</b>

## Table index

Table 1	Traffic volume forecast scenarios	3
Table 2	SIDRA traffic modelling results – Scenario 1 – Existing layout	6
Table 3	SIDRA traffic modelling results – Scenario 1 – Option 1 layout	7
Table 4	SIDRA traffic modelling results – Scenario 2 – Existing layout	9
Table 5	SIDRA traffic modelling results – Scenario 2 – Option 1 layout	9
Table 6	SIDRA traffic modelling results – Scenario 3 – Existing layout	11
Table 7	SIDRA traffic modelling results – Scenario 3 – Option 1 layout	12
Table 8	SIDRA traffic modelling results – Scenario 3 – Option 2 layout	12
Table 9	SIDRA traffic modelling results – Scenario 4 – Option 1 layout	14



Table 10	SIDRA traffic modelling results – Scenario 4 – Option 2 layout	15
Table 11	SIDRA traffic modelling results – Scenario 5 – Option 1 layout	17
Table 12	SIDRA traffic modelling results – Scenario 5 – Option 2 layout	18

## Figure index

Figure 1	Site location	1
Figure 2	Existing intersection layout	2
Figure 3	Modelled layout – Option 1	4
Figure 4	Modelled layout – Option 2	4
Figure 5	Traffic volumes – Scenario 1 – Weekday AM peak hour	5
Figure 6	Traffic volumes – Scenario 1 – Weekday PM peak hour	5
Figure 7	Traffic volumes – Scenario 1 – Saturday Midday peak hour	6
Figure 8	Traffic volumes – Scenario 2 – Weekday AM peak hour	7
Figure 9	Traffic volumes – Scenario 2 – Weekday PM peak hour	8
Figure 10	Traffic volumes – Scenario 2 – Saturday Midday peak hour	8
Figure 11	Traffic volumes – Scenario 3 – Weekday AM peak hour	10
Figure 12	Traffic volumes – Scenario 3 – Weekday PM peak hour	10
Figure 13	Traffic volumes – Scenario 3 – Saturday Midday peak hour	11
Figure 14	Traffic volumes – Scenario 4 – Weekday AM peak hour	13
Figure 15	Traffic volumes – Scenario 4 – Weekday PM peak hour	13
Figure 16	Traffic volumes – Scenario 4 – Saturday Midday peak hour	14
Figure 17	Traffic volumes – Scenario 5 – Weekday AM peak hour	16
Figure 18	Traffic volumes – Scenario 5 – Weekday PM peak hour	16
Figure 19	Traffic volumes – Scenario 5 – Saturday Midday peak hour	17

## Attachments

Attachment 1	Concept Drawings
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# 1. Introduction

## 1.1 Purpose of this report

The purpose of this report is to document traffic modelling outcomes for a range of potential traffic volume and intersection layout scenarios at the intersection of Friend Street and Stony Rise Road, Devonport. This report will accompany the concept design layouts for two signalisation options at this site.

## 1.2 Scope and limitations

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

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

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

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

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

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

## 1.3 Site location

The site is located at Stony Rise Road, adjacent to the Devonport Homemaker Centre. The site context is provided in Figure 1.

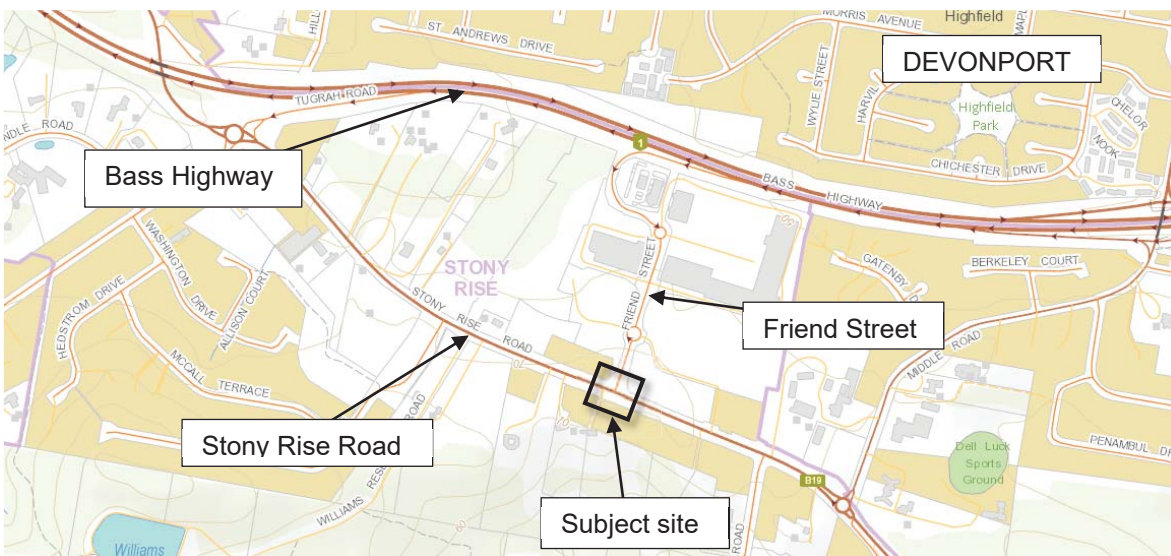


Figure 1 Site location

Base map obtained from TheLIST © State of Tasmania

## 2. Existing conditions

### 2.1 Intersection layout

The proposed site for signalisation is the intersection of Stony Rise Road and Friend Street. It is currently a priority-controlled T-intersection with the Friend Street approach forming the minor leg with give-way signage and line marking. Stony Rise Road is nominally a two-lane, two-way road. A channelised right turn lane (approx. 60 metres) and an auxiliary left turn lane (approx. 70 metres) are provided on Stony Rise Road. A left turn slip lane (approx. 40 metres) is provided on Friend Street.

An aerial photograph is provided in Figure 2.



Figure 2 Existing intersection layout

Base imagery obtained from Metromap © Mapbox © OpenStreetMap

### 2.2 Traffic surveys

GHD commissioned Matrix Traffic and Transport Data to undertake turning movement surveys at the intersection of Friend Street and Stony Rise Road on 21 October 2021 (Thursday AM and PM peak periods) and 23 October 2021 (Saturday Midday peak period). These volumes have been used to establish the existing conditions for the traffic modelling undertaken in this report.

### 3. Traffic modelling

Four traffic volume forecast scenarios have been investigated in this report. This includes a mix of existing, proposed and future land uses that would utilise the Stony Rise Road / Friend Street intersection including:

- Existing traffic volumes (refer Section 2.2)
- Background traffic growth including traffic growth along Stony Rise Road and increased use of the Devonport Homemakers Centre over time (including the petrol station)
- Approved Bunnings development at 5 Friend Street
- Proposed supermarket at 5 Friend Street
- Future commercial development at vacant parcels within the Devonport Homemakers Centre site
- Approved 76-lot residential subdivision 126-136 Stony Rise Road

The traffic generation expected for future developments are as documented in the transport impact assessments for those sites including *5 Friend Street Traffic Impact Assessment* (GHD, 2022), *Stony Rise Subdivision, Devonport Traffic Impact Assessment* (Pitt & Sherry, 2019) and *Proposed Bunnings Warehouse Traffic Impact Assessment* (O’Brien Traffic, 2014).

Table 1 Traffic volume forecast scenarios

Scenario	Year	Inclusions					
		Existing volume	Background growth	Approved Bunnings	Proposed supermarket	Future commercial	Approved residential
Scenario 1	2021	✓					
Scenario 2	2021	✓		✓			✓
Scenario 3	2021	✓			✓		✓
Scenario 4	2031	✓	✓		✓		✓
Scenario 5	2031	✓	✓		✓	✓	✓

Two options for signalisation of the intersection of Stony Rise Road and Friend Street have been considered as follows:

- Existing geometry with only minor changes to traffic lanes and kerb lines (Figure 3), and
- Increased footprint with two right turn lanes on Friend Street and an additional westbound traffic lane on Stony Rise Road (Figure 4).

In both cases, filtered right turns are permitted on Stony Rise Road.

Optimum cycle time methodology has been used in all cases.

The modelled layouts are presented below.

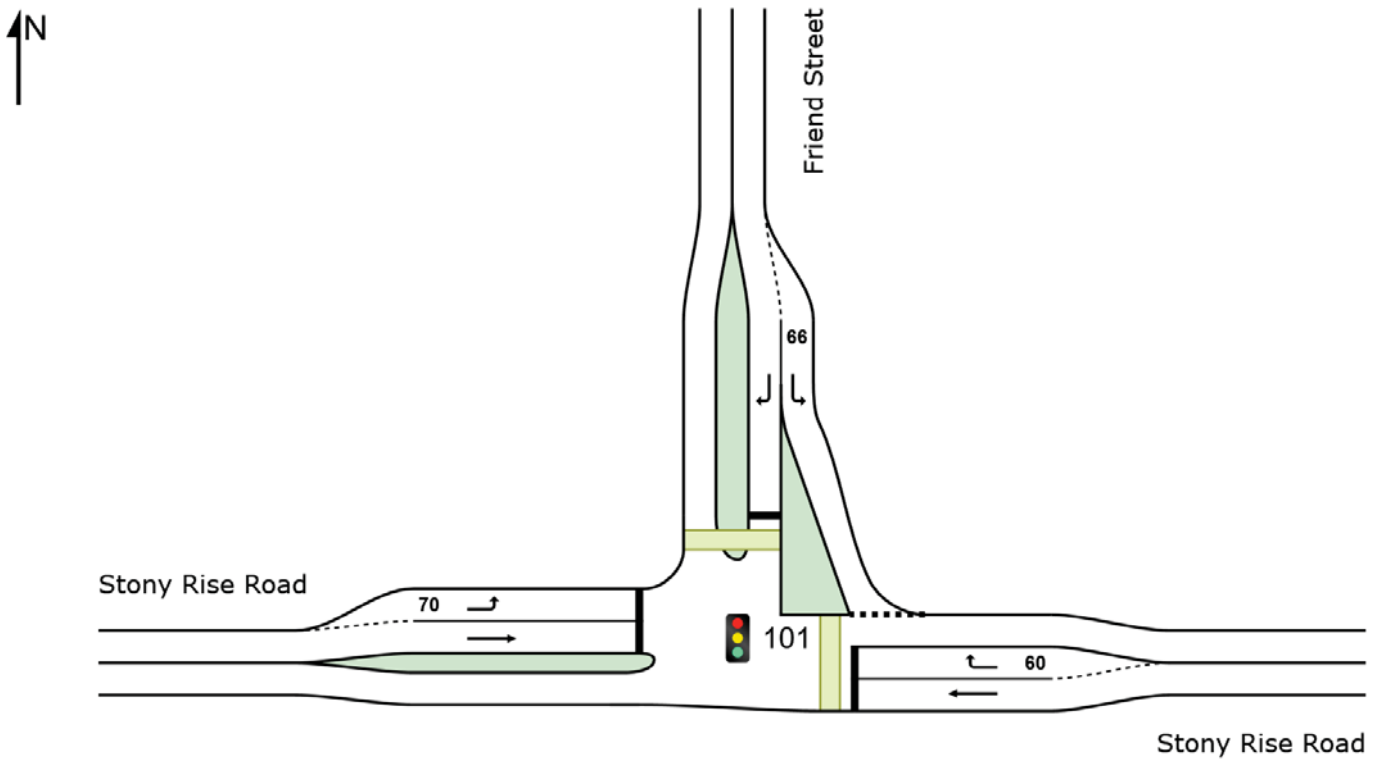


Figure 3 Modelled layout – Option 1

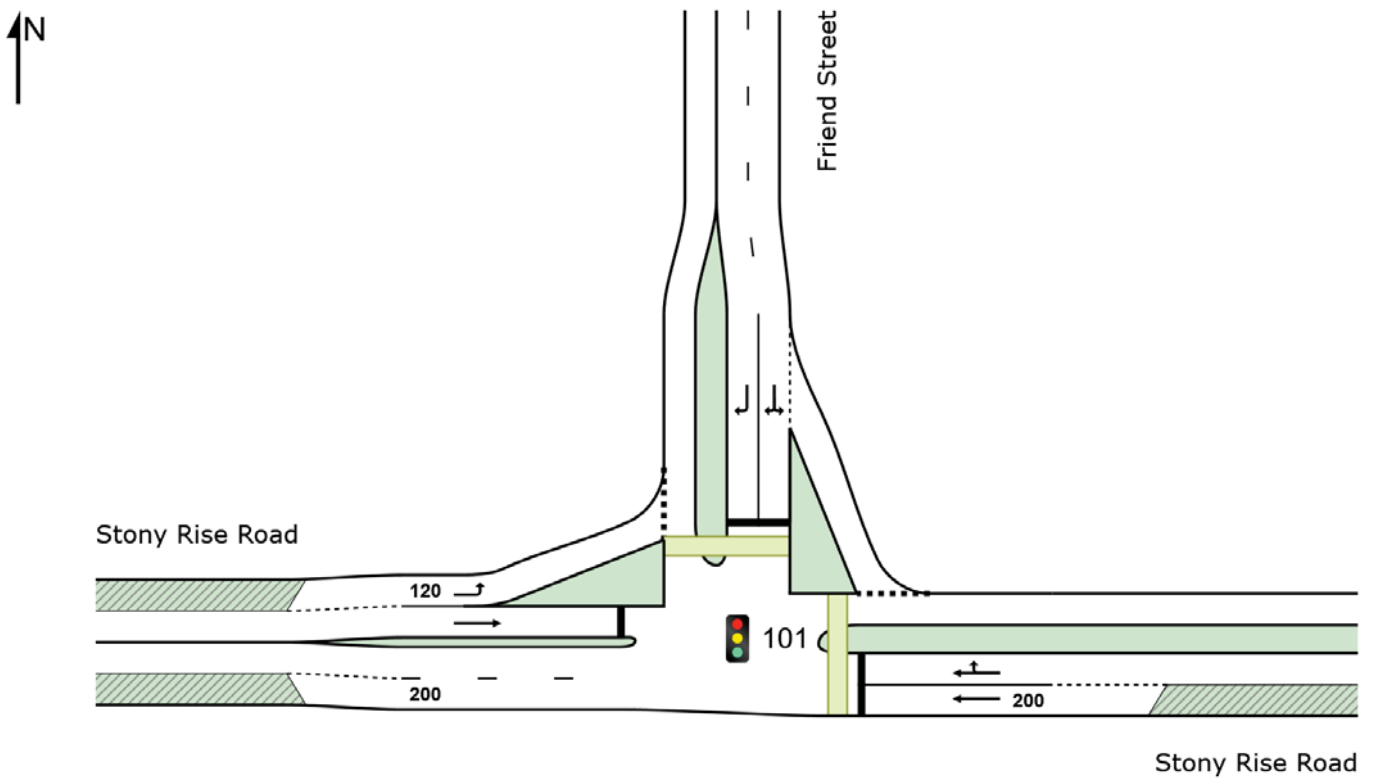


Figure 4 Modelled layout – Option 2

# 3.1 Scenario 1

## 3.1.1 Traffic volumes

This scenario represents the performance of the existing intersection, and the proposed signalisation, under current traffic volumes surveyed in November 2021 (refer Section 2.2).

Input traffic volumes are provided in Figure 5, Figure 6 and Figure 7.

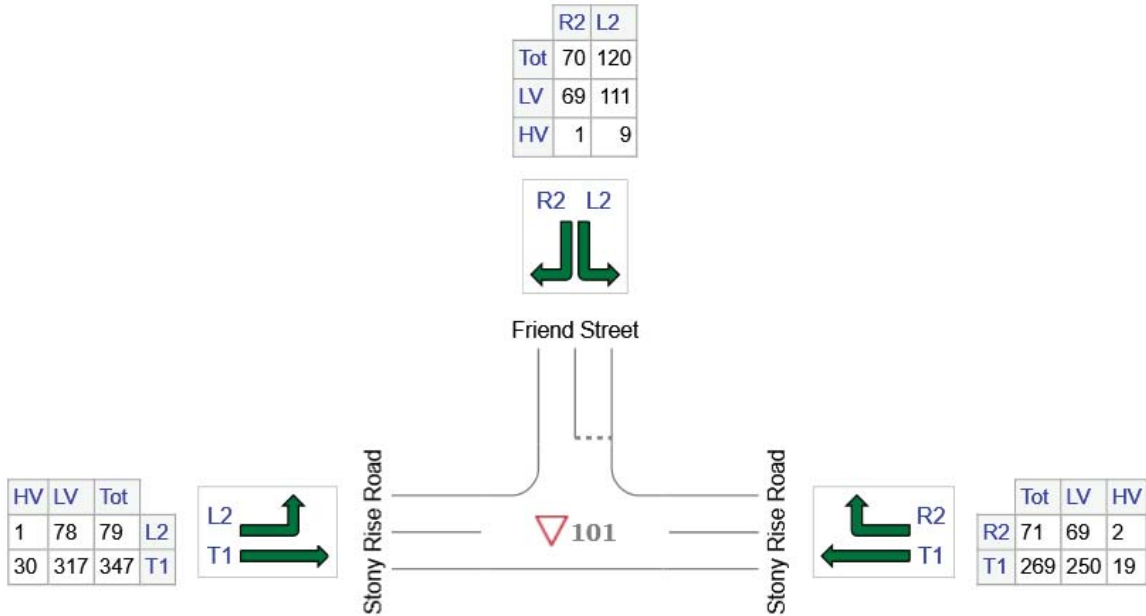


Figure 5 Traffic volumes – Scenario 1 – Weekday AM peak hour

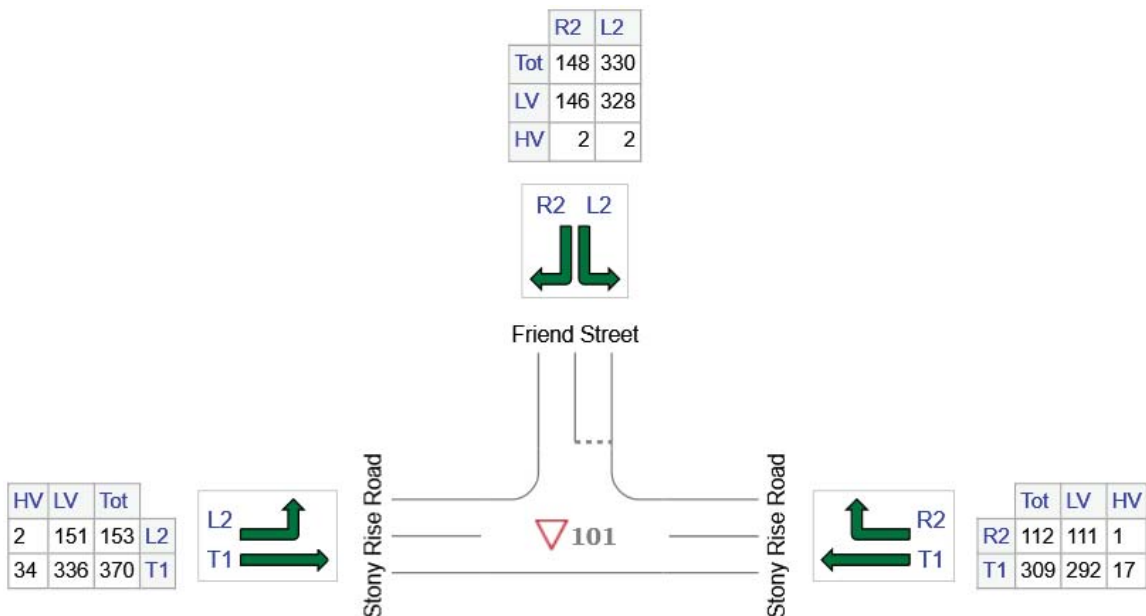


Figure 6 Traffic volumes – Scenario 1 – Weekday PM peak hour

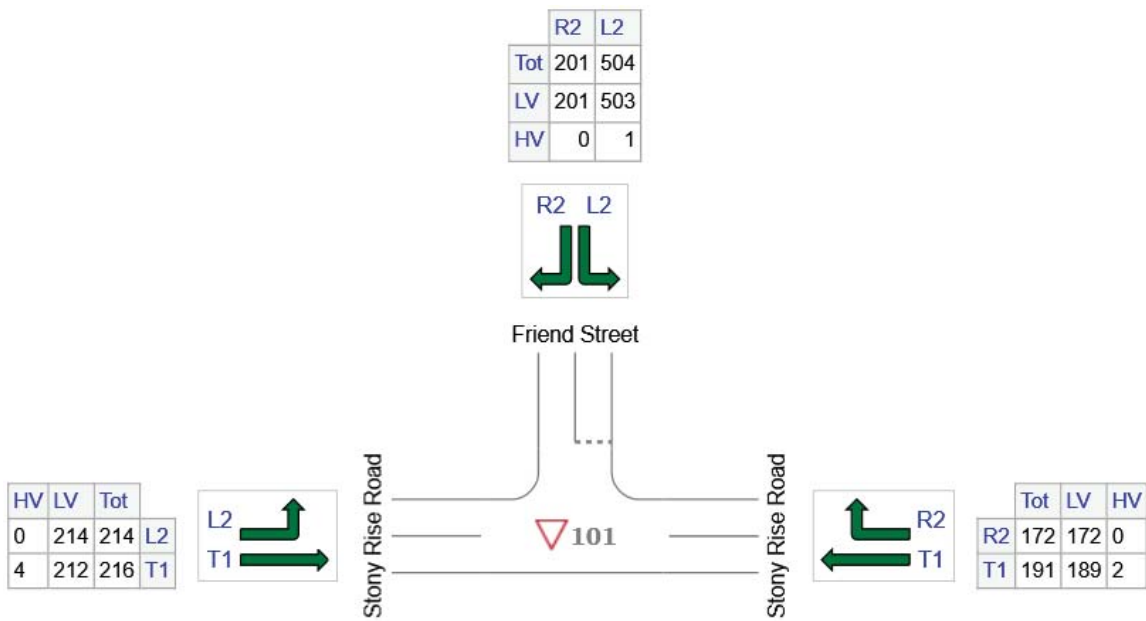


Figure 7 Traffic volumes – Scenario 1 – Saturday Midday peak hour

### 3.1.2 Existing layout

The modelled intersection performance of the existing layout under Scenario 1 is summarised in Table 2.

Table 2 SIDRA traffic modelling results – Scenario 1 – Existing layout

Movement	Weekday AM peak		Weekday PM peak		Saturday Midday peak		
	Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue	
Stony Rise Rd (Westbound)	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
	R	7 s [A]	2 m	8 s [A]	4 m	7 s [A]	6 m
Friend St (Northbound)	L	5 s [A]	4 m	6 s [A]	15 m	5 s [A]	25 m
	R	13 s [B]	6 m	24 s [C]	20 m	15 s [C]	20 m
Stony Rise Rd (Eastbound)	L	5 s [A]	0 m	5 s [A]	0 m	5 s [A]	0 m
	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
<b>Intersection</b>	<b>3 s [NA]</b>	-	<b>5 s [NA]</b>	-	<b>5 s [NA]</b>	-	

The existing intersection operates reasonably well under the current, surveyed 2021 volumes for the weekday peak periods and the Saturday peak.

### 3.1.3 Option 1

The modelled intersection performance of the signalised Option 1 layout under Scenario 1 is summarised in Table 3.

Table 3 SIDRA traffic modelling results – Scenario 1 – Option 1 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday Midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	3 s [A]	22 m	5 s [A]	27 m	6 s [A]	16 m
	R	11 s [B]	7 m	14 s [B]	13 m	15 s [B]	18 m
Friend St (Northbound)	L	5 s [A]	7 m	7 s [A]	23 m	6 s [A]	28 m
	R	33 s [C]	16 m	27 s [C]	28 m	20 s [C]	28 m
Stony Rise Rd (Eastbound)	L	8 s [A]	5 m	8 s [A]	11 m	10 s [A]	16 m
	T	10 s [B]	51 m	14 s [B]	58 m	17 s [B]	31 m
<b>Intersection</b>		<b>9 s [A]</b>	<b>-</b>	<b>11 s [B]</b>	<b>-</b>	<b>11 s [B]</b>	<b>-</b>

Proposed signalisation would operate at a satisfactory level of service under the current, surveyed 2021 volumes for the weekday periods and the Saturday peak. While queue lengths would increase slightly from the existing layout, this can be contained within the relevant lanes.

## 3.2 Scenario 2

### 3.2.1 Traffic volumes

This scenario represents the performance of the existing intersection, and the proposed signalisation, under current traffic volumes surveyed in November 2021 (refer Section 2.2) with approved developments including the previously approved Bunnings at 5 Friend Street and the approved residential subdivision at 126-136 Stony Rise Road.

Input traffic volumes are provided in Figure 8, Figure 9 and Figure 10.

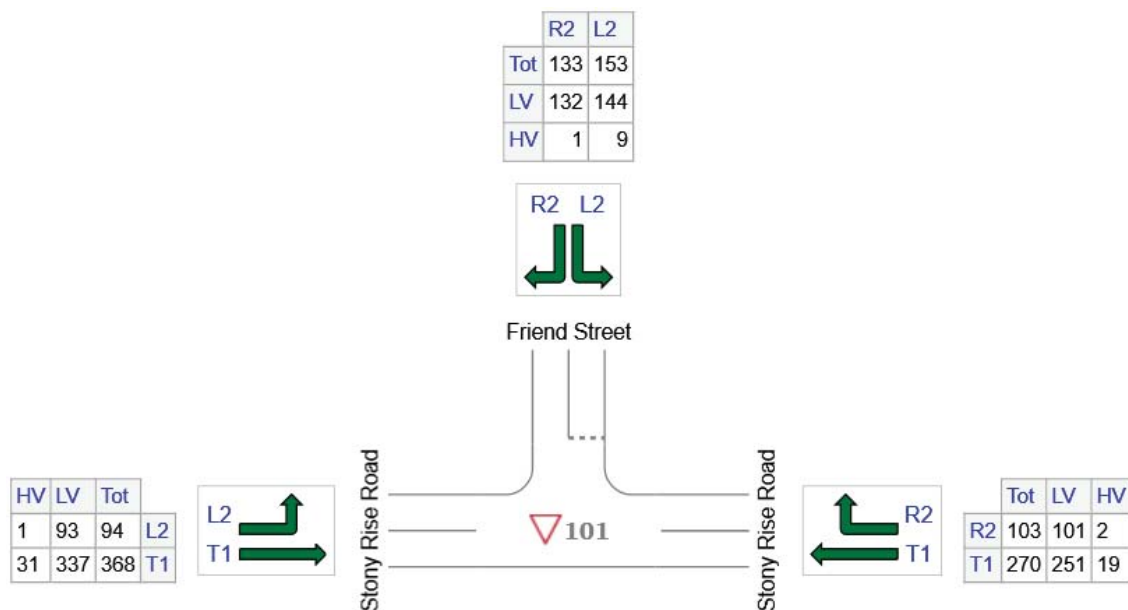


Figure 8 Traffic volumes – Scenario 2 – Weekday AM peak hour



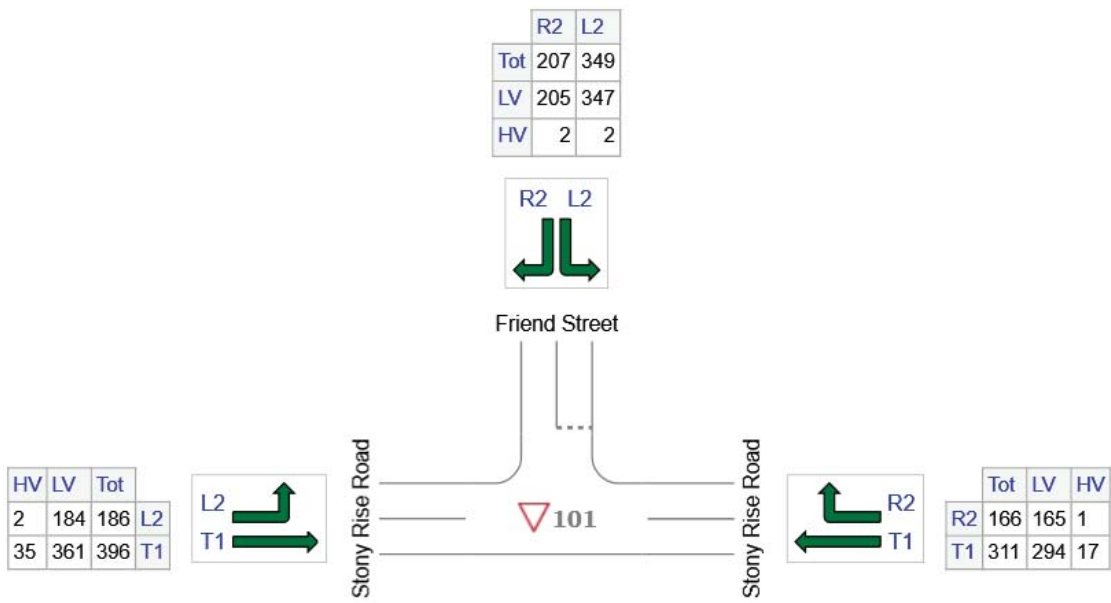


Figure 9 Traffic volumes – Scenario 2 – Weekday PM peak hour

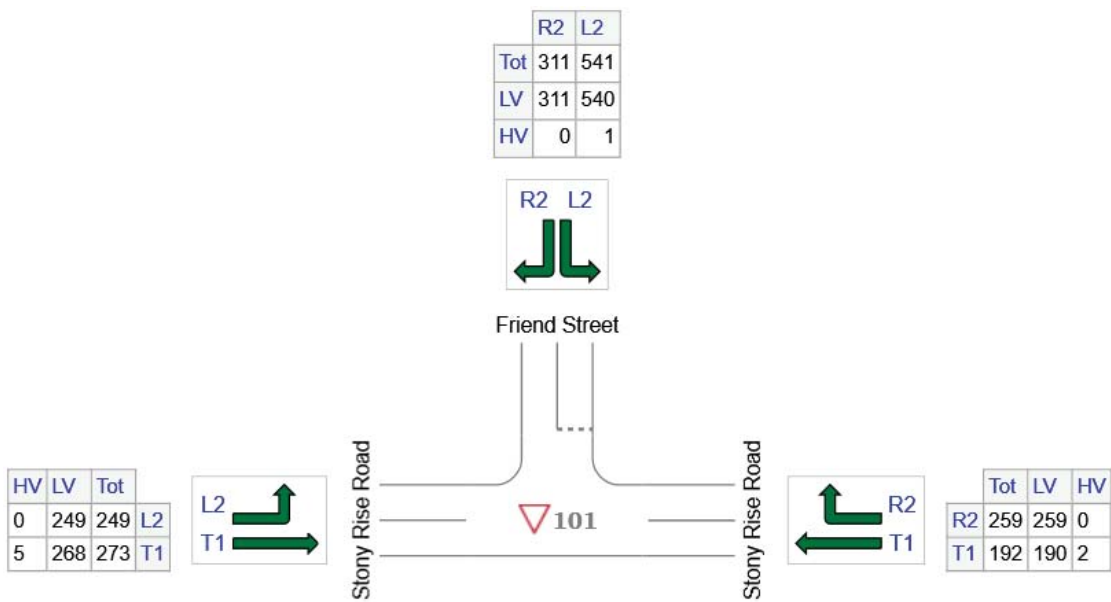


Figure 10 Traffic volumes – Scenario 2 – Saturday Midday peak hour

## 3.2.2 Existing layout

The modelled intersection performance of the existing layout under Scenario 2 is summarised in Table 4.

Table 4 SIDRA traffic modelling results – Scenario 2 – Existing layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
	R	7 s [A]	4 m	9 s [A]	7 m	8 s [A]	12 m
Friend St (Northbound)	L	6 s [A]	5 m	7 s [A]	18 m	7 s [A]	33 m
	R	18 s [C]	14 m	68 s [F]	70 m	100 s [F]	164 m
Stony Rise Rd (Eastbound)	L	5 s [A]	0 m	5 s [A]	0 m	5 s [A]	0 m
	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
<b>Intersection</b>		<b>4 s [NA]</b>	-	<b>12 s [NA]</b>	-	<b>21 s [NA]</b>	-

The existing intersection deteriorates significantly with the addition of the approved developments. The right turn movement from Friend Street operates at Level of Service F (LOS F) during the weekday PM peak hour and the Saturday Midday peak hour indicates significant difficulty for vehicles exiting the Devonport Homemakers Centre during these periods.

## 3.2.3 Option 1

The modelled intersection performance of the signalised Option 1 layout under Scenario 2 is summarised in Table 5.

Table 5 SIDRA traffic modelling results – Scenario 2 – Option 1 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	5 s [A]	22 m	6 s [A]	30 m	7 s [A]	18 m
	R	14 s [B]	11 m	17 s [B]	23 m	19 s [B]	35 m
Friend St (Northbound)	L	6 s [A]	9 m	7 s [A]	26 m	7 s [A]	37 m
	R	25 s [C]	22 m	26 s [C]	38 m	23 s [C]	52 m
Stony Rise Rd (Eastbound)	L	9 s [A]	7 m	9 s [A]	14 m	9 s [A]	19 m
	T	14 s [B]	57 m	16 s [B]	69 m	19 s [B]	45 m
<b>Intersection</b>		<b>12 s [B]</b>	-	<b>13 s [B]</b>	-	<b>13 s [B]</b>	-

Proposed signalisation would operate at a satisfactory level of service with the traffic loads from the approved developments for the weekday periods and the Saturday peak. Queue lengths can be accommodated within the relevant lanes.

### 3.3 Scenario 3

#### 3.3.1 Traffic volumes

This scenario represents the performance of the existing intersection, and the proposed signalisation, under current traffic volumes surveyed in November 2021 (refer Section 2.2) with the approved residential subdivision at 126-136 Stony Rise Road and replacing the approved Bunnings with the proposed supermarket development.

Input traffic volumes are provided in Figure 11, Figure 12 and Figure 13.

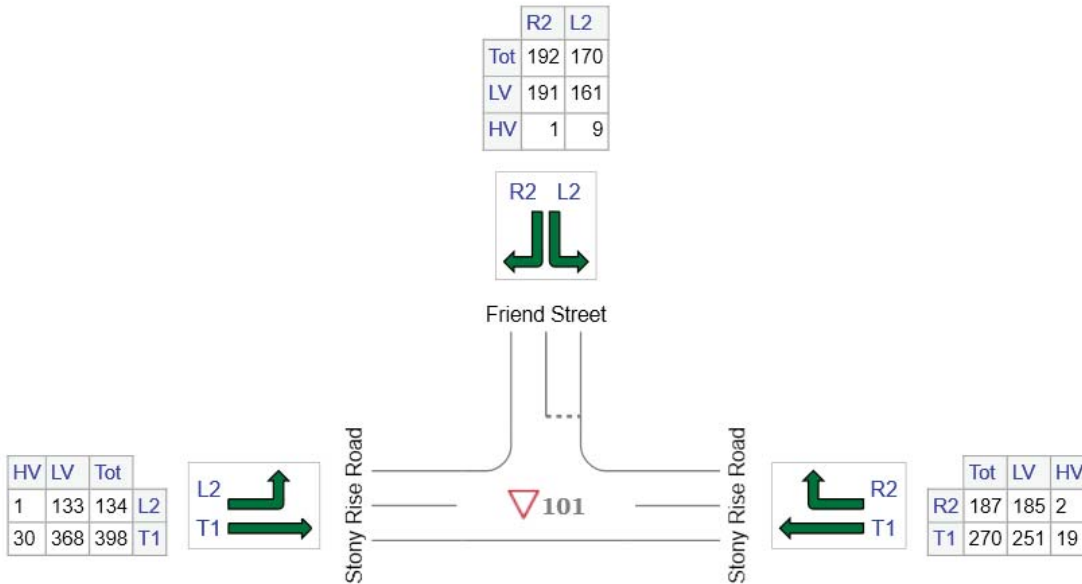


Figure 11 Traffic volumes – Scenario 3 – Weekday AM peak hour

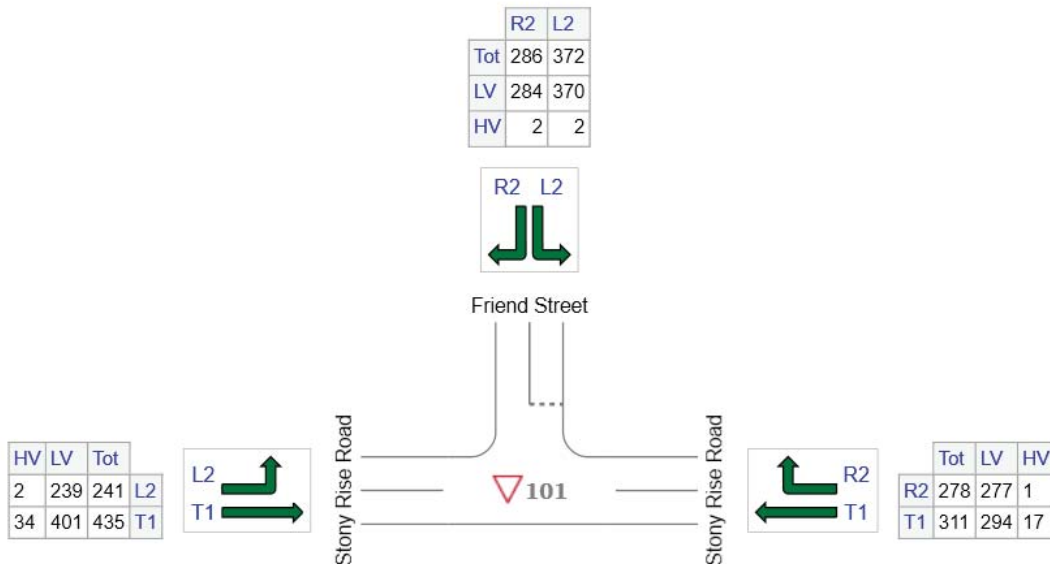


Figure 12 Traffic volumes – Scenario 3 – Weekday PM peak hour

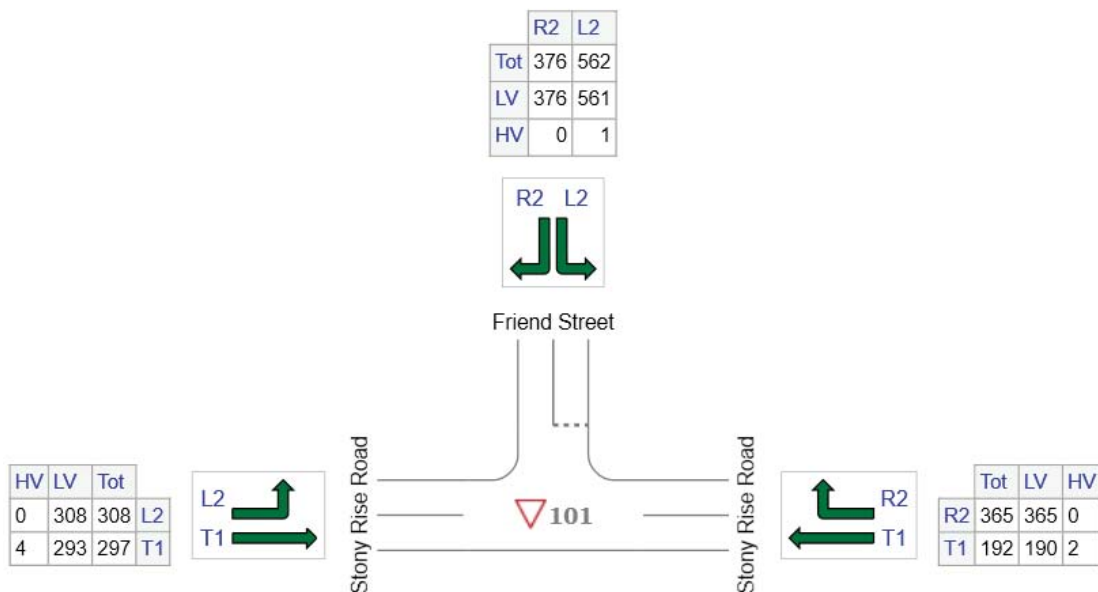


Figure 13 Traffic volumes – Scenario 3 – Saturday Midday peak hour

### 3.3.2 Existing layout

The modelled intersection performance of the existing layout under Scenario 3 is summarised in Table 6.

Table 6 SIDRA traffic modelling results – Scenario 3 – Existing layout

Movement	Weekday AM peak		Weekday PM peak		Saturday midday peak		
	Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue	
Stony Rise Rd (Westbound)	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
	R	8 s [A]	8 m	12 s [B]	18 m	11 s [B]	25 m
Friend St (Northbound)	L	6 s [A]	6 m	8 s [A]	21 m	7 s [A]	38 m
	R	38 s [E]	39 m	> 200 s [F]	> 500 m	> 200 s [F]	> 500 m
Stony Rise Rd (Eastbound)	L	5 s [A]	0 m	5 s [A]	0 m	5 s [A]	0 m
	T	0 s [A]	0 m	0 s [A]	0 m	0 s [A]	0 m
<b>Intersection</b>	<b>8 s [NA]</b>	<b>-</b>	<b>116 s [NA]</b>	<b>-</b>	<b>125 s [NA]</b>	<b>-</b>	

The proposed supermarket will generate higher traffic volumes than the approved Bunnings on the site. This causes further deterioration of the existing intersection with delays for vehicles exiting Friend Street reaching very high levels, with extensive queuing within the site.

### 3.3.3 Option 1

The modelled intersection performance of the signalised Option 1 layout under Scenario 3 is summarised in Table 7.

Table 7 SIDRA traffic modelling results – Scenario 3 – Option 1 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	6 s [A]	27 m	6 s [A]	32 m	8 s [A]	19 m
	R	17 s [B]	28 m	23 s [C]	44 m	38 s [D]	74 m
Friend St (Northbound)	L	6 s [A]	11 m	8 s [A]	31 m	7 s [A]	40 m
	R	27 s [C]	38 m	30 s [C]	59 m	25 s [C]	67 m
Stony Rise Rd (Eastbound)	L	8 s [A]	9 m	9 s [A]	19 m	9 s [A]	25 m
	T	15 s [B]	69 m	23 s [C]	94 m	23 s [C]	55 m
<b>Intersection</b>		<b>13 s [B]</b>	-	<b>17 s [B]</b>	-	<b>18 s [B]</b>	-

Proposed signalisation would operate at a satisfactory Level of Service with the traffic loads from the approved developments for the weekday periods and the Saturday peak. Queue lengths generally can be accommodated within the relevant lanes, with the exception of some minor overflow of the right turn lane on Stony Rise Road during the Saturday Midday peak hour.

### 3.3.4 Option 2

The modelled intersection performance of the signalised Option 2 layout under Scenario 3 is summarised in Table 8.

Table 8 SIDRA traffic modelling results – Scenario 3 – Option 2 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	5 s [A]	22 m	6 s [A]	29 m	7 s [A]	17 m
	R	15 s [B]	22 m	22 s [C]	40 m	22 s [C]	48 m
Friend St (Northbound)	L	10 s [A]	18 m	9 s [A]	42 m	9 s [A]	58 m
	R	19 s [B]	18 m	19 s [B]	42 m	19 s [B]	58 m
Stony Rise Rd (Eastbound)	L	6 s [A]	5 m	7 s [A]	9 m	7 s [A]	13 m
	T	15 s [B]	64 m	24 s [C]	91 m	31 s [C]	61 m
<b>Intersection</b>		<b>12 s [B]</b>	-	<b>15 s [B]</b>	<b>91 m</b>	<b>16 s [B]</b>	-

The signalised Option 2 layout provides improved performance over Option 1 due to the increased capacity for vehicles exiting Friend Street, and reduction in overall cycle time. Queuing is contained to the relevant turn lanes. The footprint of the intersection is, however, significantly larger due to additional lanes required on Friend Street and on Stony Rise Road.

### 3.4 Scenario 4

#### 3.4.1 Traffic volumes

This scenario represents the performance of the existing intersection, and the proposed signalisation, under 10-year forecast background traffic growth (to 2031) with the approved residential subdivision at 126-136 Stony Rise Road and the proposed supermarket development. Note that the existing (give-way) layout has not been modelled for Scenario 4.

Input traffic volumes are provided in Figure 14, Figure 15 and Figure 16.

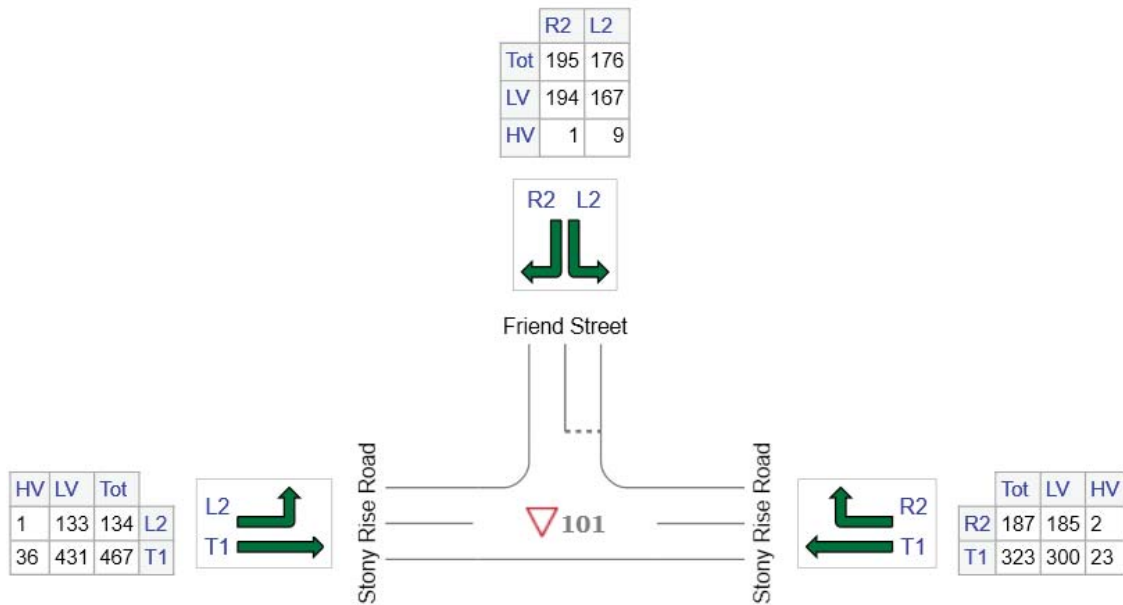


Figure 14 Traffic volumes – Scenario 4 – Weekday AM peak hour

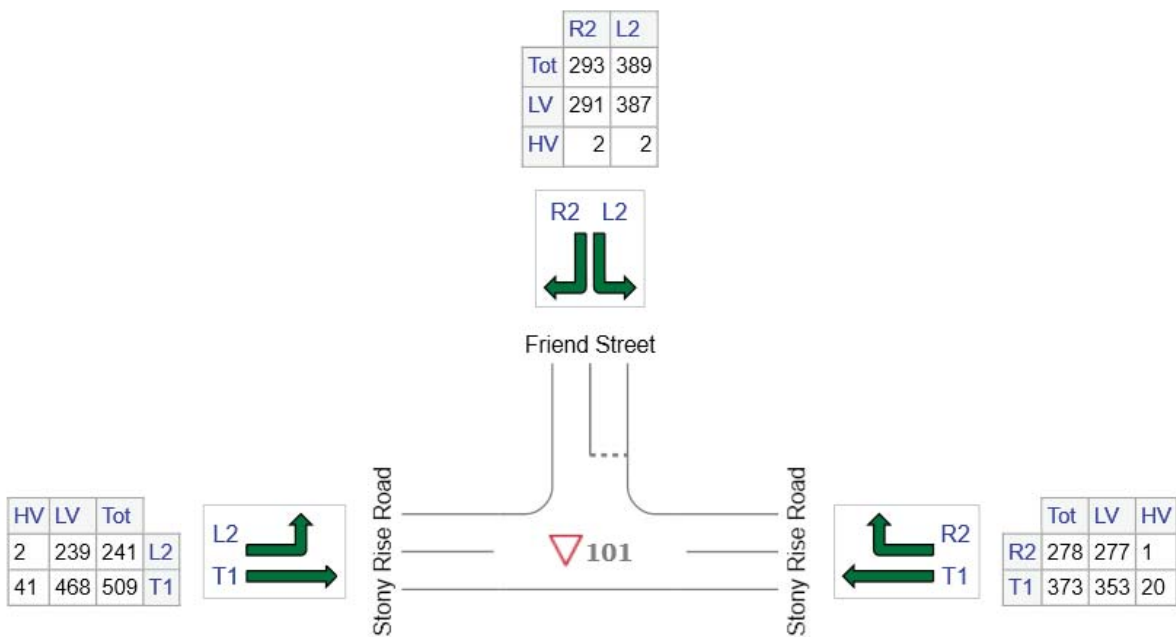


Figure 15 Traffic volumes – Scenario 4 – Weekday PM peak hour

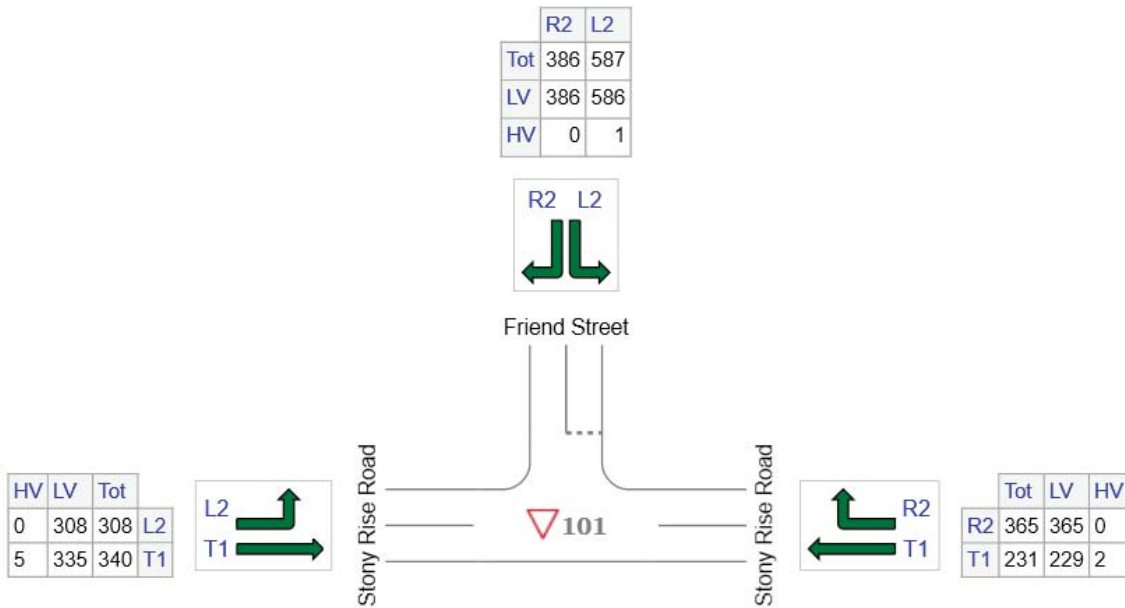


Figure 16 Traffic volumes – Scenario 4 – Saturday Midday peak hour

### 3.4.2 Option 1

The modelled intersection performance of the signalised Option 1 layout under Scenario 4 is summarised in Table 9.

Table 9 SIDRA traffic modelling results – Scenario 4 – Option 1 layout

Movement	Weekday AM peak		Weekday PM peak		Saturday midday peak		
	Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue	
Stony Rise Rd (Westbound)	T	5 s [A]	32 m	7 s [A]	22 m	7 s [A]	22 m
	R	18 s [B]	29 m	27 s [C]	74 m	38 s [D]	74 m
Friend St (Northbound)	L	7 s [A]	13 m	9 s [A]	46 m	7 s [A]	46 m
	R	29 s [C]	40 m	31 s [C]	82 m	32 s [C]	82 m
Stony Rise Rd (Eastbound)	L	8 s [A]	9 m	9 s [A]	25 m	9 s [A]	25 m
	T	15 s [B]	83 m	3.1 s [C]	65 m	24 s [C]	65 m
<b>Intersection</b>		<b>14 s [B]</b>	-	<b>19 s [B]</b>	-	<b>20 s [B]</b>	-

Proposed signalisation would operate at a satisfactory level of service with the traffic loads from the approved developments for the weekday periods and the Saturday peak. Queue lengths generally can be accommodated within the relevant lanes, with the exception of the right turn lane on Stony Rise Road which would experience some overflow during the Saturday Midday peak hour, impacting the adjacent through lane.

It is noted that queue lengths on Stony Rise travelling eastbound develop during the weekday PM peak hour.

### 3.4.3 Option 2

The modelled intersection performance of the signalised Option 2 layout under Scenario 4 is summarised in Table 10.

Table 10 SIDRA traffic modelling results – Scenario 4 – Option 2 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	5 s [A]	30 m	7 s [A]	38 m	7 s [A]	20 m
	R	17 s [B]	27 m	25 s [C]	46 m	22 s [C]	48 m
Friend St (Northbound)	L	11 s [B]	22 m	11 s [B]	53 m	13 s [B]	77 m
	R	22 s [C]	23 m	22 s [C]	53 m	22 s [C]	77 m
Stony Rise Rd (Eastbound)	L	7 s [A]	7 m	7 s [A]	10 m	7 s [A]	13 m
	T	14 s [B]	80 m	24 s [C]	114 m	31 s [C]	71 m
<b>Intersection</b>		<b>12 s [B]</b>	-	<b>16 s [B]</b>	-	<b>17 s [B]</b>	-

The signalised Option 2 layout provides improved performance over Option 1 due to the increased capacity for vehicles exiting Friend Street, and reduction in overall cycle time. Queuing is contained to the relevant turn lanes. The footprint of the intersection is, however, significantly larger due to additional lanes required on Friend Street and on Stony Rise Road.



## 3.5 Scenario 5

### 3.5.1 Traffic volumes

This scenario represents the performance of the existing intersection, and the proposed signalisation, under 10-year forecast background traffic growth (to 2031) with the approved residential subdivision at 126-136 Stony Rise Road and the proposed supermarket development plus full development of other vacant commercial sites within the Devonport Homemakers Centre. Note that the existing (give-way) layout has not been modelled for Scenario 5.

Input traffic volumes are provided in Figure 17, Figure 18 and Figure 19.

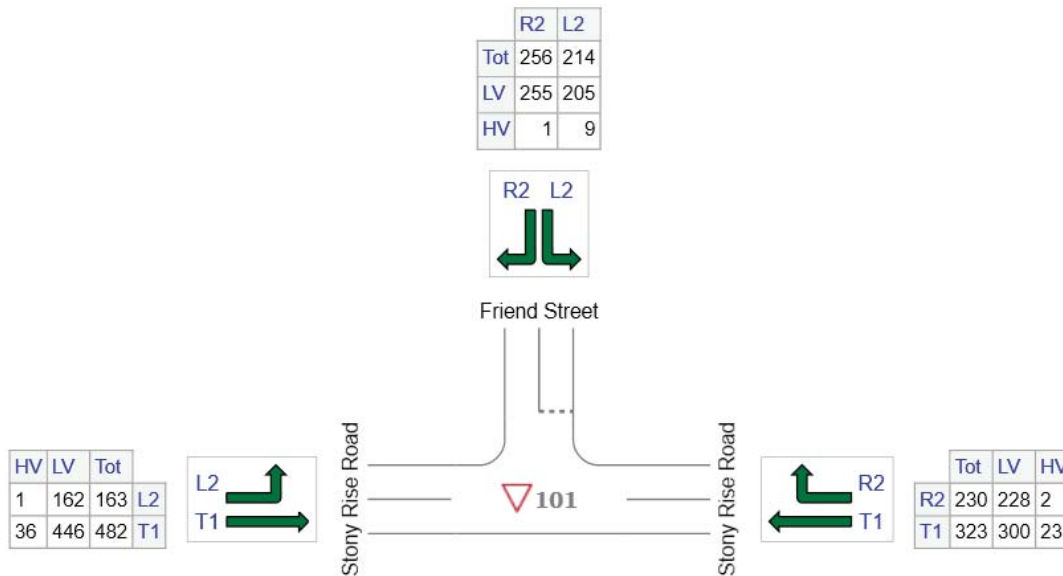


Figure 17 Traffic volumes – Scenario 5 – Weekday AM peak hour

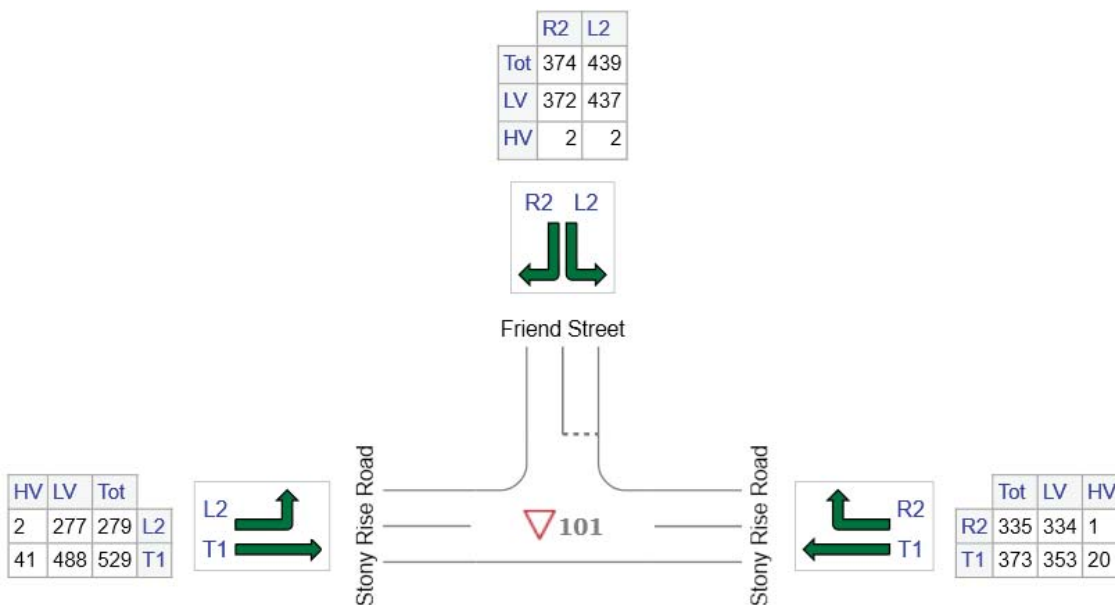


Figure 18 Traffic volumes – Scenario 5 – Weekday PM peak hour

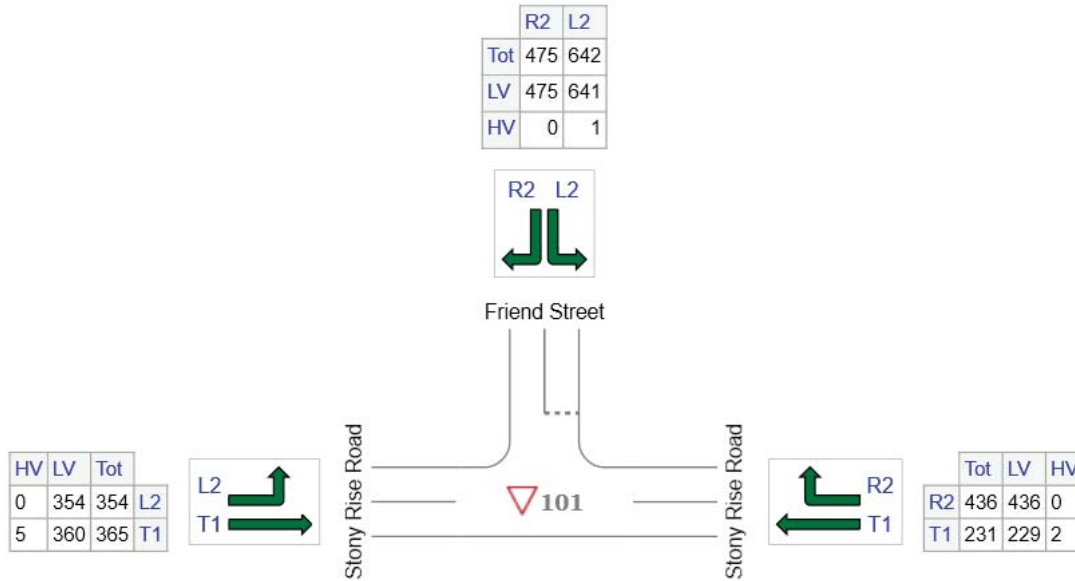


Figure 19 Traffic volumes – Scenario 5 – Saturday Midday peak hour

### 3.5.2 Option 1

The modelled intersection performance of the signalised Option 1 layout under Scenario 5 is summarised in Table 11.

Table 11 SIDRA traffic modelling results – Scenario 5 – Option 1 layout

Movement	Weekday AM peak		Weekday PM peak		Saturday midday peak		
	Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue	
Stony Rise Rd (Westbound)	T	6 s [A]	35 m	7 s [A]	44 m	12 s [B]	36 m
	R	22 s [C]	41 m	33 s [C]	68 m	157 s [F]	291 m
Friend St (Northbound)	L	8 s [A]	19 m	11 s [B]	53 m	8 s [A]	81 m
	R	29 s [C]	53 m	62 s [E]	134 m	30 s [C]	125 m
Stony Rise Rd (Eastbound)	L	8 s [A]	12 m	10 s [A]	26 m	9 s [A]	36 m
	T	19 s [B]	98 m	45 s [D]	181 m	30 s [C]	98 m
<b>Intersection</b>	<b>16 s [B]</b>	-	<b>29 s [C]</b>	-	<b>42 s [D]</b>	-	

The development of other vacant sites within the Devonport Homemakers Centre would cause the capacity of the Option 1 layout to be exceeded during the Saturday Midday peak hour, with right turns into and out of Friend Street operating at LOS F and extensive queuing.

### 3.5.3 Option 2

The modelled intersection performance of the signalised Option 2 layout under Scenario 5 is summarised in Table 12.

Table 12 SIDRA traffic modelling results – Scenario 5 – Option 2 layout

Movement		Weekday AM peak		Weekday PM peak		Saturday midday peak	
		Delay [LOS]	Queue	Delay [LOS]	Queue	Delay [LOS]	Queue
Stony Rise Rd (Westbound)	T	6 s [A]	32 m	7 s [A]	48 m	16 s [B]	49 m
	R	19 s [B]	37 m	31 s [C]	73 m	71 s [E]	193 m
Friend St (Northbound)	L	11 s [B]	30 m	18 s [B]	98 m	11 s [B]	131 m
	R	22 s [C]	32 m	33 s [C]	98 m	32 s [C]	139 m
Stony Rise Rd (Eastbound)	L	7 s [A]	9 m	7 s [A]	17 m	10 s [B]	39 m
	T	16 s [B]	88 m	34 s [C]	172 m	37 s [D]	130 m
<b>Intersection</b>		<b>14 s [B]</b>	-	<b>23 s [C]</b>	-	<b>30 s [C]</b>	-

The signalised Option 2 layout provides sufficient capacity to accommodate the full development of the Devonport Homemakers Centre as well as background traffic growth on the Stony Rise Road corridor. The performance is improved over Option 1 due to the increased capacity for vehicles exiting Friend Street, and reduction in overall cycle time.

Notwithstanding the satisfactory intersection performance, queuing within the site (along Friend Street) will be relatively high during the Saturday Midday peak hour, occasionally extending to the roundabout located upstream of the intersection. Similarly, queuing in the shared through-right lane on Stony Rise Road (westbound) will reach up to 260 metres, however there is sufficient space available before the roundabout at Middle Road to accommodate this queue.

## 4. Conclusions

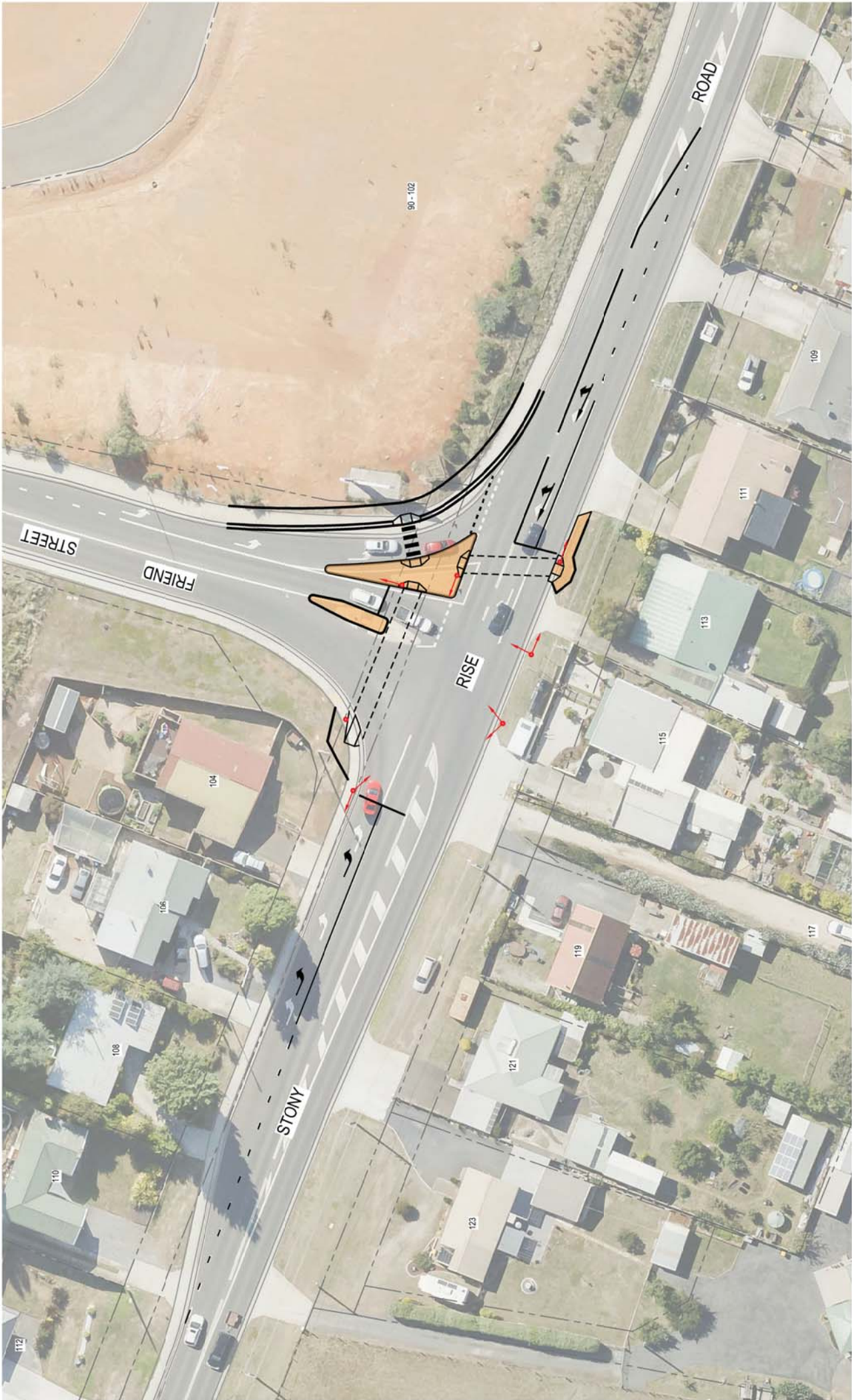
The key findings of this assessment are as follows:

- The existing, priority-controlled (give-way) intersection would reach capacity prior to completion of approved developments in the area including the (approved) Bunnings development at 5 Friend Street and the (approved) 76-lot residential subdivision at 126-136 Stony Rise Road.
- The proposed Supermarket development at 5 Friend Street would generate significantly more traffic than the approved Bunnings development on the same site, further worsening intersection performance.
- The Option 1 signalised layout for the intersection would have sufficient capacity to accommodate background traffic growth over 10 years, plus the proposed supermarket and approved residential subdivision.
- Full build-out of the Devonport Homemakers Centre, which includes development of the other vacant, commercial lots in the area, would require a wider intersection footprint and additional westbound traffic lane on Stony Rise Road (Option 2) in order to maintain sufficient capacity and throughput.

# Attachments

# Attachment 1

Concept Drawings



23 Palovina St, Laverton TAS 7250 Australia  
 P: 61 8159 1500 F: 61 8159 1501  
 E: [info@ghd.com](mailto:info@ghd.com) W: [www.ghd.com](http://www.ghd.com)

**GHD**

TIPALEA  
 STONEY RISE RD - FRIEND ST INTERSECTION  
 TRAFFIC MODELLING  
 OPTION 1  
 CONCEPT PLAN

Project No. 1255925  
 Scale: 1:500 for A3  
 Status code:

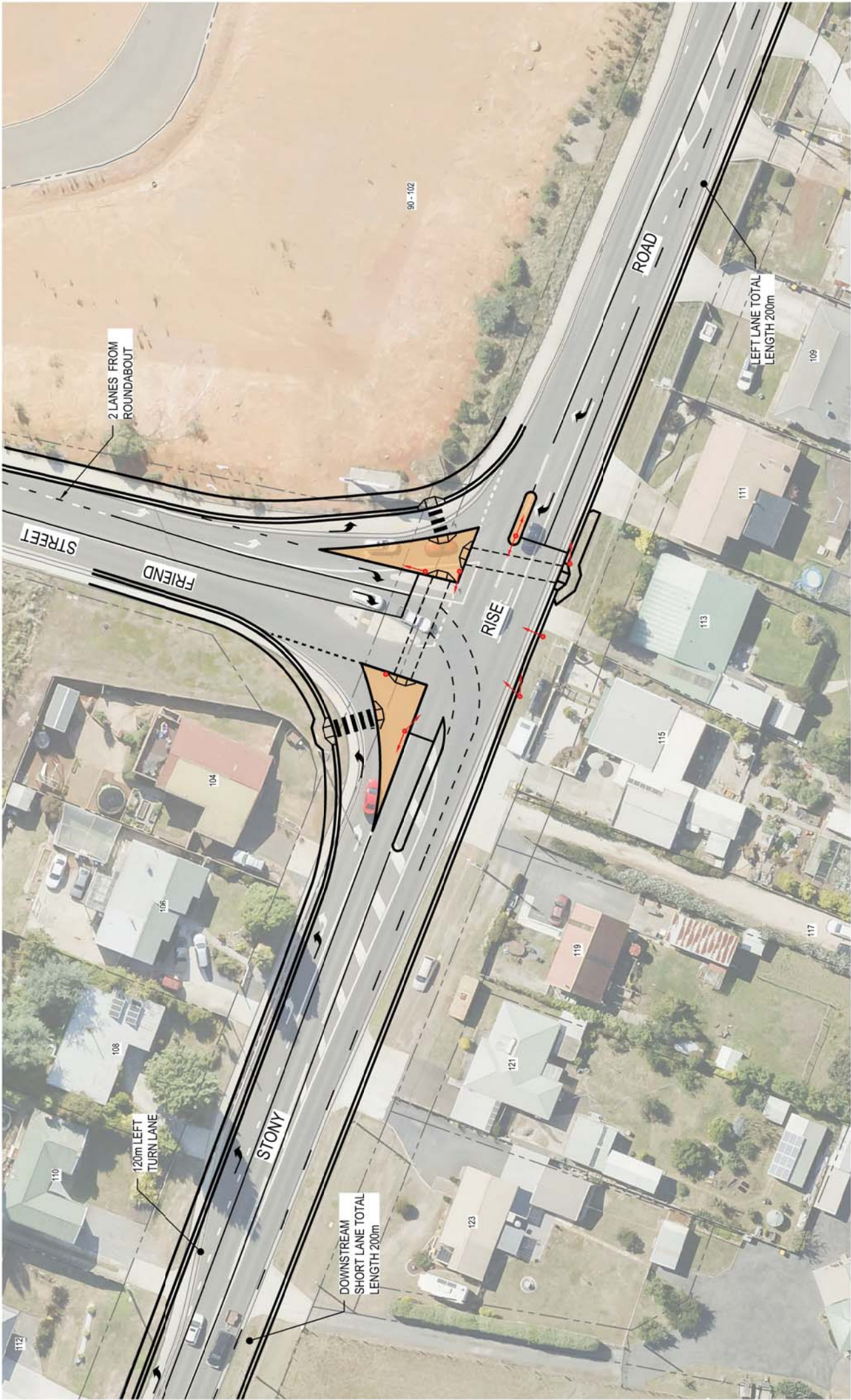
SHEET NO. SK001  
 Rev. no.

PROPOSED  
 TRAFFIC  
 SIGNALS

0 5 10 15m  
 SCALE 1:500 AT ORIGINAL SIZE

Rev	Description	App'd	Date

File Name: 01211255925-CADD-Design-1255925-SK001\_A3.dwg  
 Plot Date: 18 February 2022 - 7:23 AM  
 Plotter: Gmp\_Scripter



TIPALEA  
**STONEY RISE RD - FRIEND ST INTERSECTION**  
**TRAFFIC MODELLING**  
**OPTION 2**  
**CONCEPT PLAN**

23 Palovina St, Laverton TAS 7250 Australia  
 P: 61 813 99 1500 E: info@ghd.com  
 W: www.ghd.com

Project No. 12555925  
 Status code: 1.500 For A3

Scale: 1:500

Sheet No. A3  
 Rev. no.

**GHD**

Proposed Traffic Signals

Legend: Traffic light symbol, Arrow symbol

North Arrow

Scale: 1:500 AT ORIGINAL SIZE

0 5 10 15m

File Name: 012112555925CADDrawing12555925\_0002.dwg

Rev	Description	App'd	Date

Author: Geng Sengler

Print Date: 18 February 2022 3:31 PM





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# **Appendix L**

**Proposal plans by Leffler Simes**

# PROPOSED RETAIL DEVELOPMENT 5 FRIEND STREET, DEVONPORT, TAS 7310

TOWN PLANNING DRAWINGS



LEFFLER SIMES ARCHITECTS

ARTIST IMPRESSION

## PLANNING DRAWING LIST

SHEET #	DA DRAWING LIST	SHEET NAME	SCALE
DA01	COVER SHEET	LOCALITY PLAN	N/A
DA02	SITE CONTEXT PLAN		N/A
DA03	BRIDGE CONSTRUCTION PLAN		1:200 @ A1
DA04	PROPOSED FLOOR PLANS - GROUND FLOOR		1:200 @ A1
DA05	PROPOSED ROOF PLAN		1:200 @ A1
DA06	PROPOSED SECTION SHEET 1		1:200 @ A1
DA07	PROPOSED SECTION SHEET 2		1:200 @ A1
DA08	PROPOSED ELEVATIONS & ECTIONS - TENANCY		1:200 @ A1
DA09	PROPOSED FLOOR PLANS - TENANCY 1E		1:200 @ A1
DA10	SCENARIOS DIAGRAMS		AS SHOWN @ A1
DA11	ARTIST IMPRESSIONS		N/A
DA12	ARTIST IMPRESSIONS		N/A

## LOCALITY PLAN

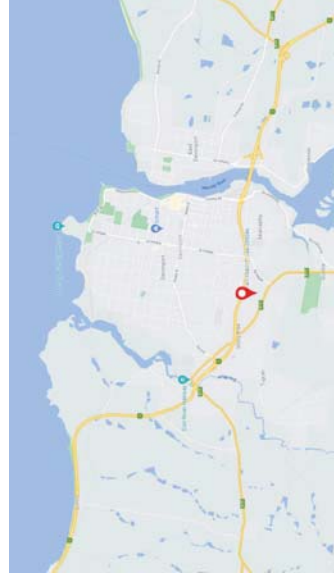
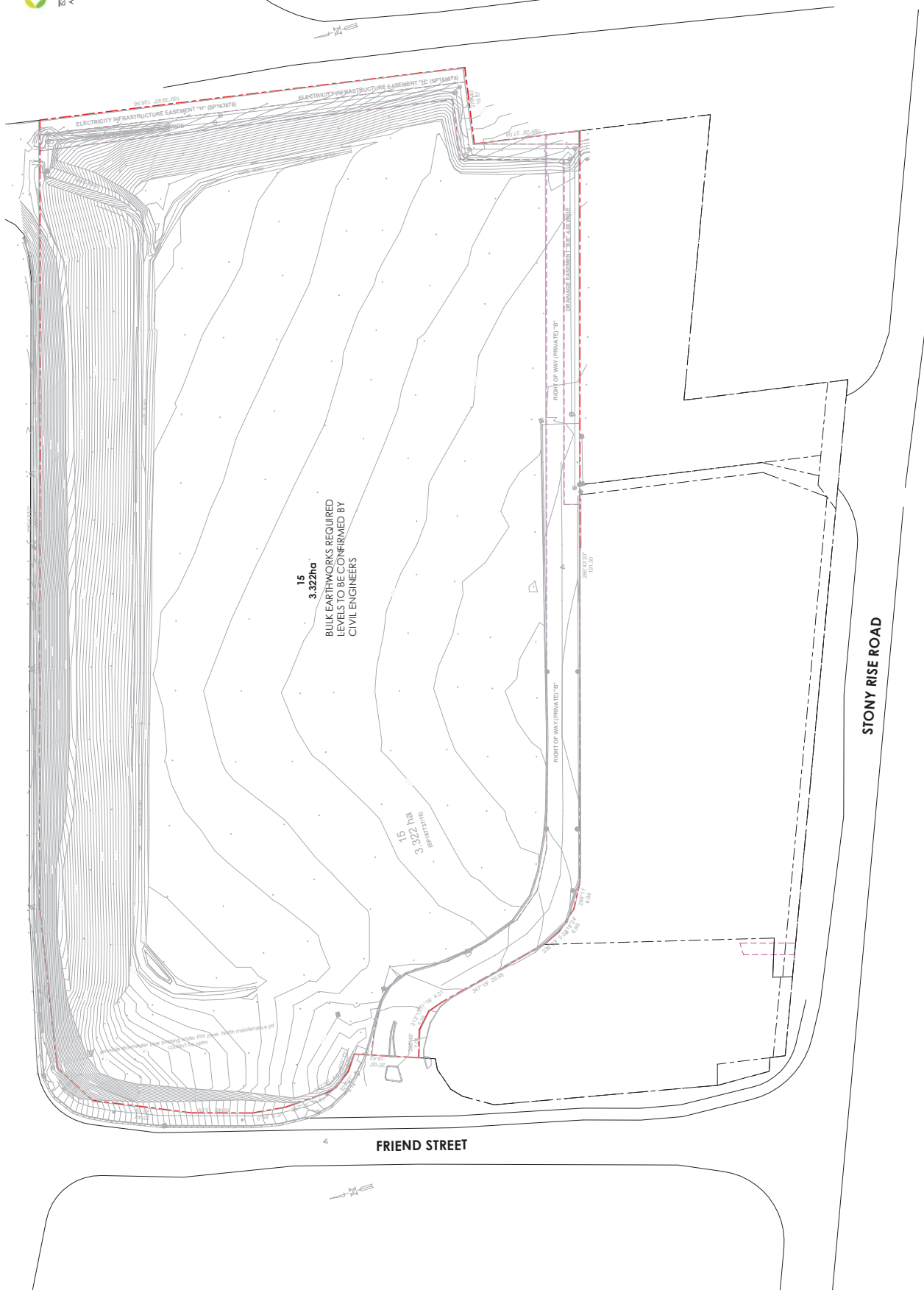
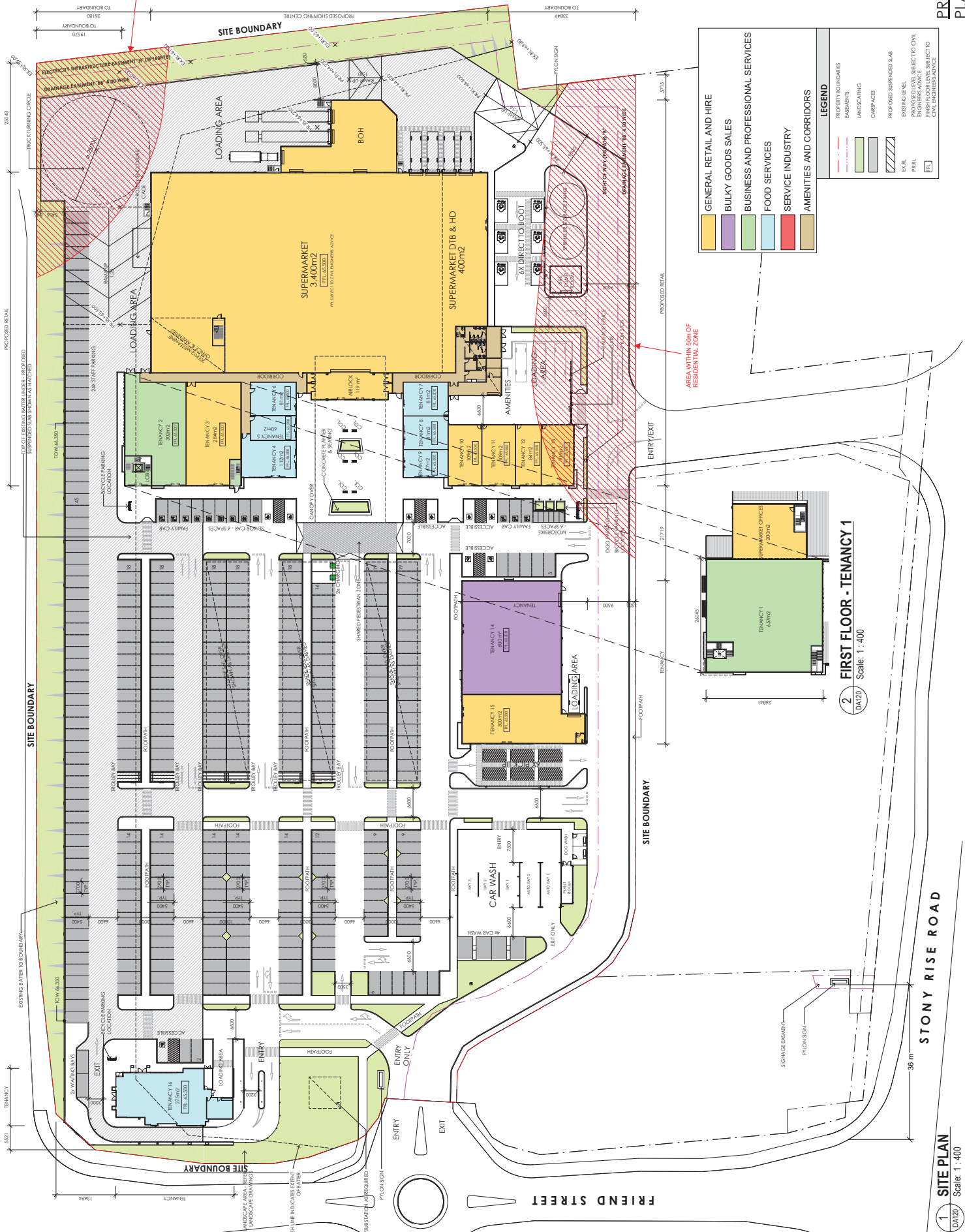


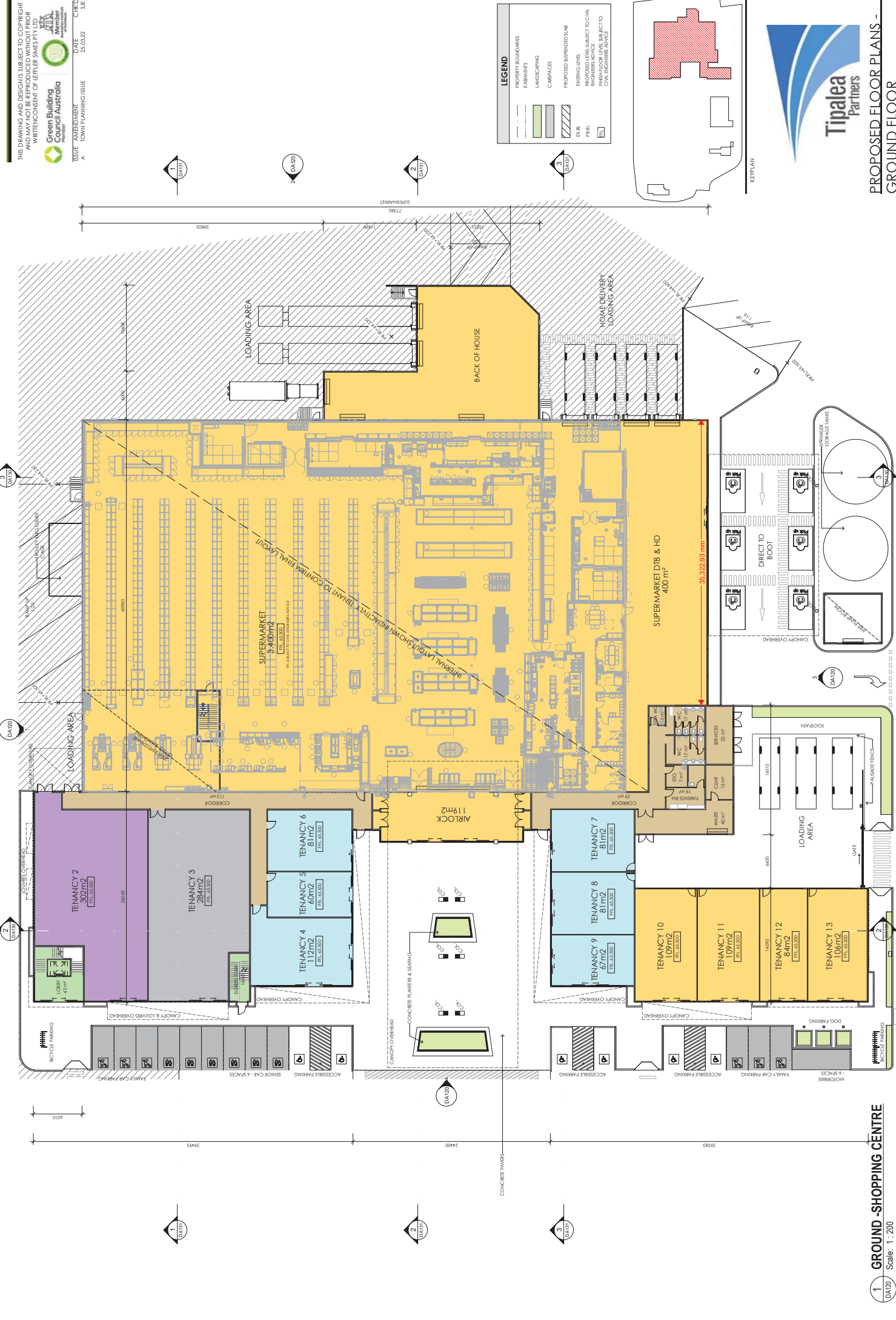
IMAGE SOURCED FROM: GOOGLE MAPS





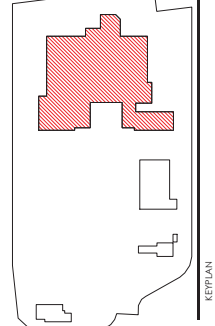






**LEGEND**

- PROPERTY BOUNDARIES (DASHED LINE)
- LANDSCAPING (HATCHED AREA)
- C-SPACES (HATCHED AREA)
- PROPOSED IMPROVEMENTS (HATCHED AREA)
- EXISTING LEVEL (DOTTED LINE)
- PROPOSED LEVEL (SOLID LINE)
- PROPOSED LEVEL SUBJECT TO CIVIL ENGINEER'S ADVICE (DOTTED LINE)
- FINISH LEVEL (SOLID LINE)
- FINISH LEVEL SUBJECT TO CIVIL ENGINEER'S ADVICE (DOTTED LINE)

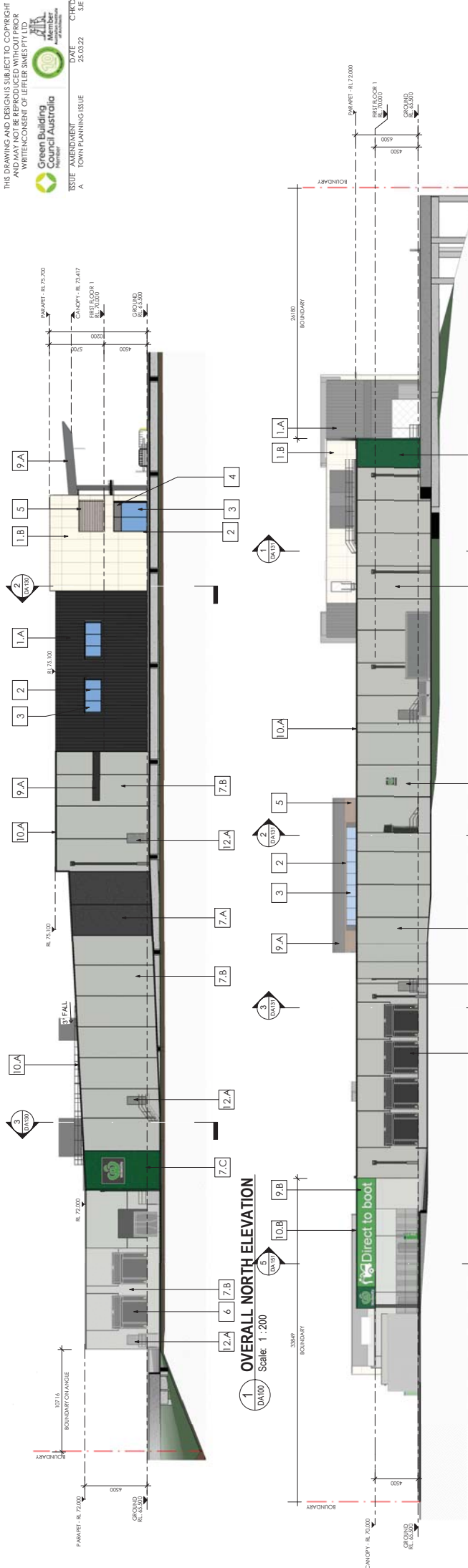


**PROPOSED FLOOR PLANS - GROUND FLOOR**

**1 GROUND - SHOPPING CENTRE**  
 Scale: 1: 200



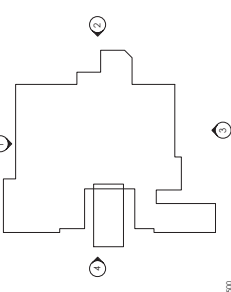




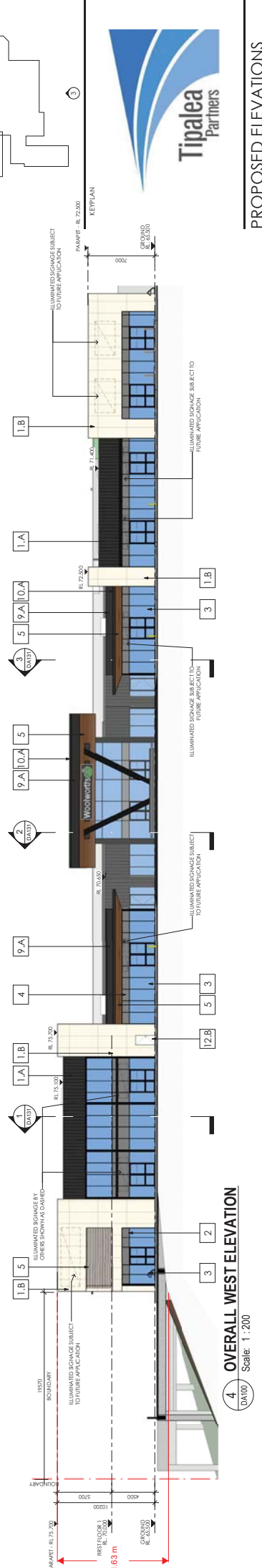
**1 OVERALL NORTH ELEVATION**  
DA100 Scale: 1:200

**2 OVERALL EAST ELEVATION**  
DA100 Scale: 1:200

VIS	DESCRIPTION
1.A	SOLID ALUMINIUM WINDOW FRAMES - ANODISED
1.B	SOLID ALUMINIUM WINDOW FRAMES - POLISHED
2	ALUMINIUM MULLION WINDOW FRAMES - ANODISED
3	ALUMINIUM MULLION WINDOW FRAMES - POLISHED
4	SPRINKLER STORAGE PANS
5	ALUMINIUM BATTENS - WOOD GRAIN
6	ALUMINIUM BATTENS - POLISHED
7.A	PRECAST CONCRETE PANELS PAINT FINISH STONE GREY
7.B	PRECAST CONCRETE PANELS PAINT FINISH LIGHT GREY
7.C	PRECAST CONCRETE PANELS PAINT FINISH WHITE
8	COLOURED POLYESTER METAL ROOFING - ANODISED
9.A	COLOURED POLYESTER METAL ROOFING - ANODISED
9.B	COLOURED POLYESTER METAL ROOFING - POLISHED
9.C	COLOURED POLYESTER METAL ROOFING - POLISHED
10.A	COLOURED POLYESTER METAL ROOFING - ANODISED
10.B	COLOURED POLYESTER METAL ROOFING - POLISHED
10.C	COLOURED POLYESTER METAL ROOFING - POLISHED
11	WOOD GRAIN PAINT FINISH - ANODISED
12.A	WOOD GRAIN PAINT FINISH - POLISHED
12.B	WOOD GRAIN PAINT FINISH - POLISHED
12.C	WOOD GRAIN PAINT FINISH - POLISHED
13	PANELLED LIGHT GREY
14	ORIGINAL ANODISED GREY
15	WOOD GRAIN PAINT FINISH - POLISHED

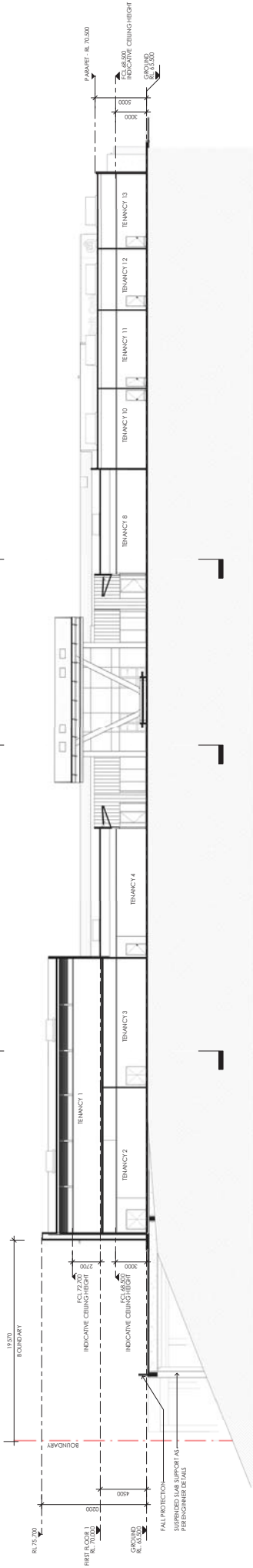


**3 OVERALL SOUTH ELEVATION**  
DA100 Scale: 1:200

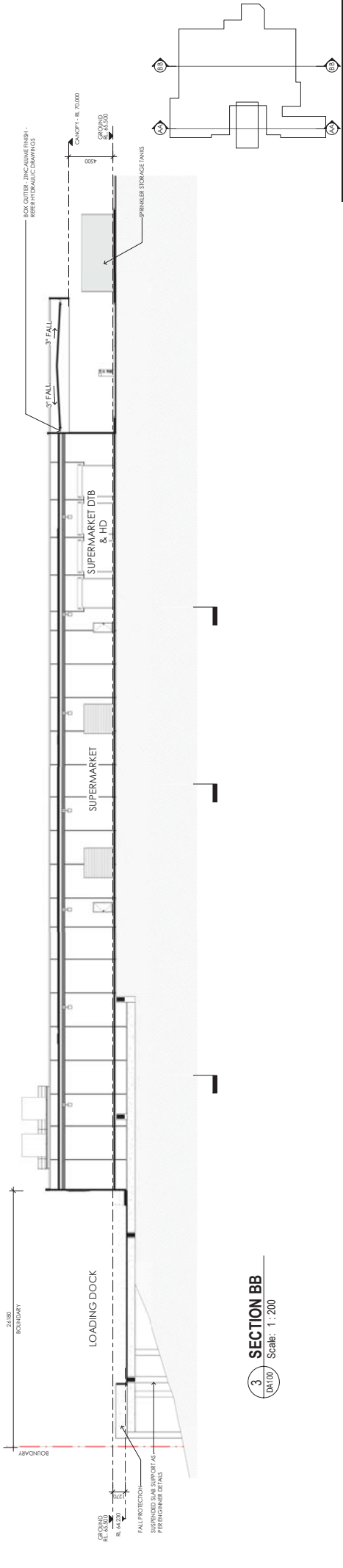


**4 OVERALL WEST ELEVATION**  
DA100 Scale: 1:200



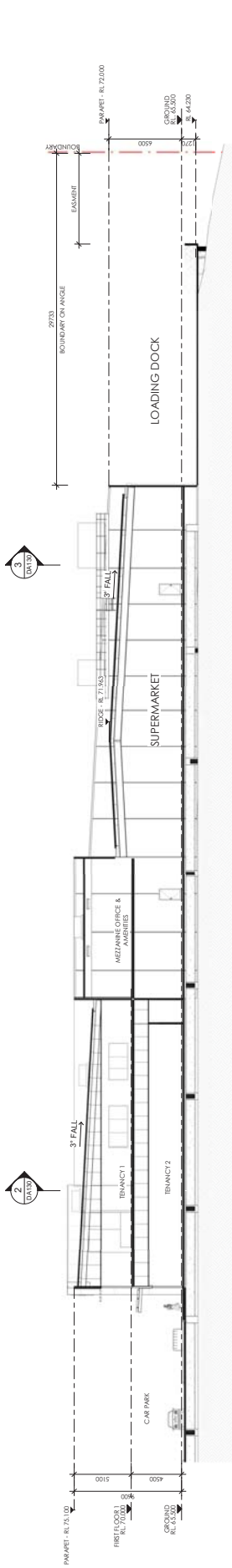


**2 SECTION AA**  
Scale: 1:200

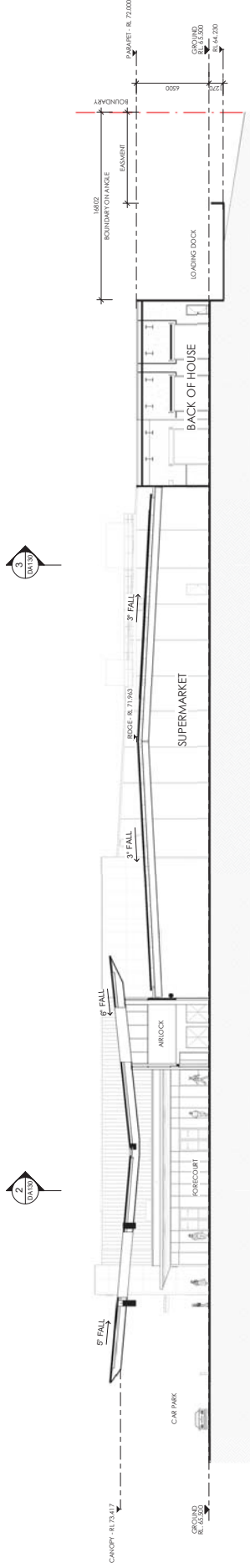


**3 SECTION BB**  
Scale: 1:200

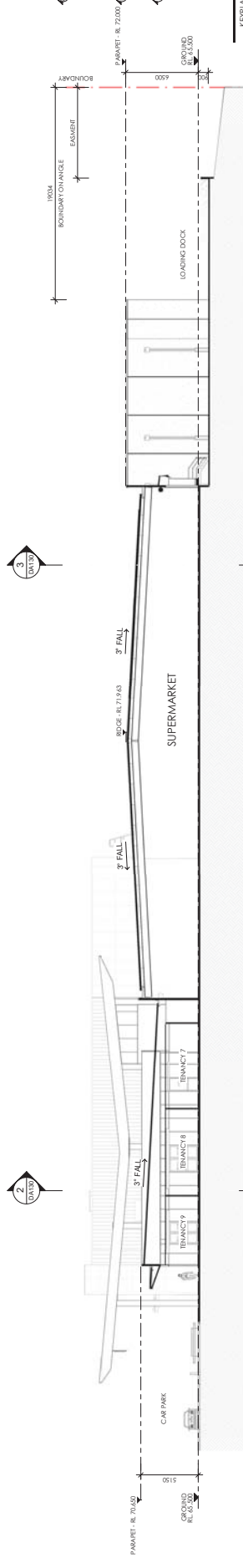




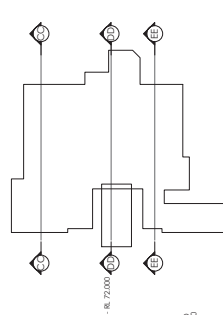
**1 SECTION CC**  
Scale: 1:200



**2 SECTION DD**  
Scale: 1:200

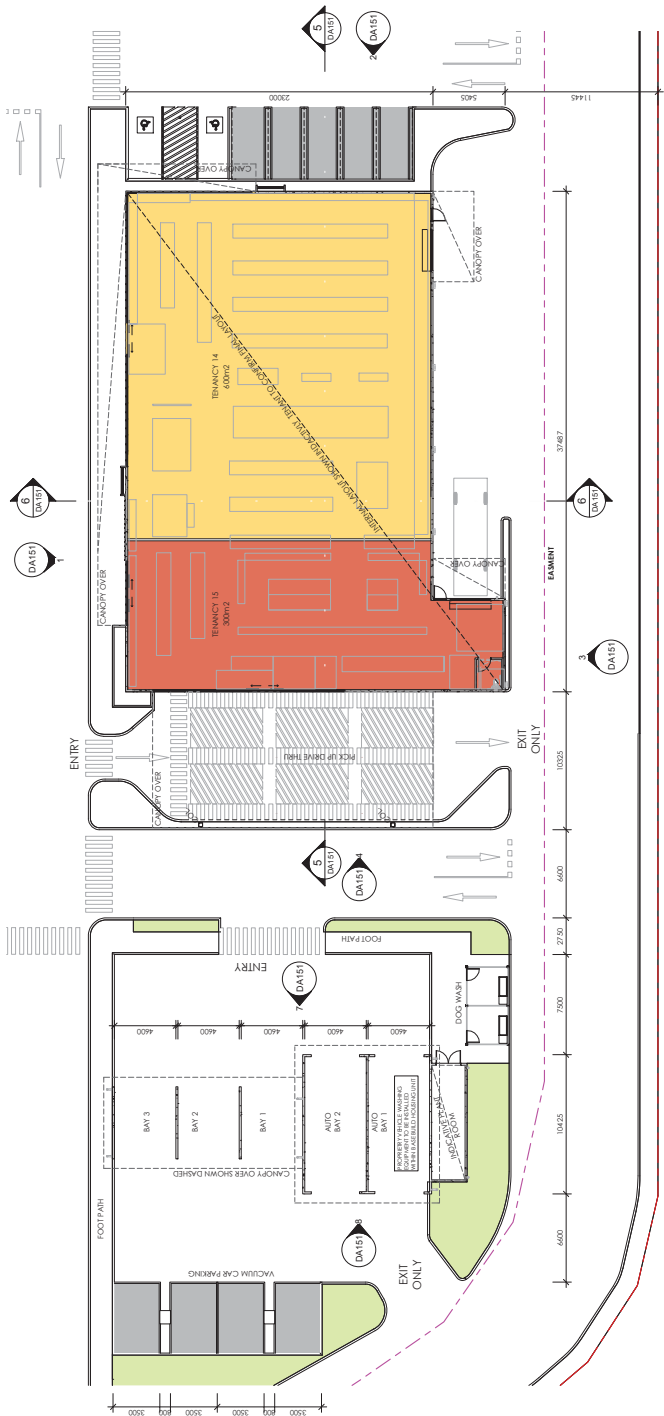


**3 SECTION EE**  
Scale: 1:200

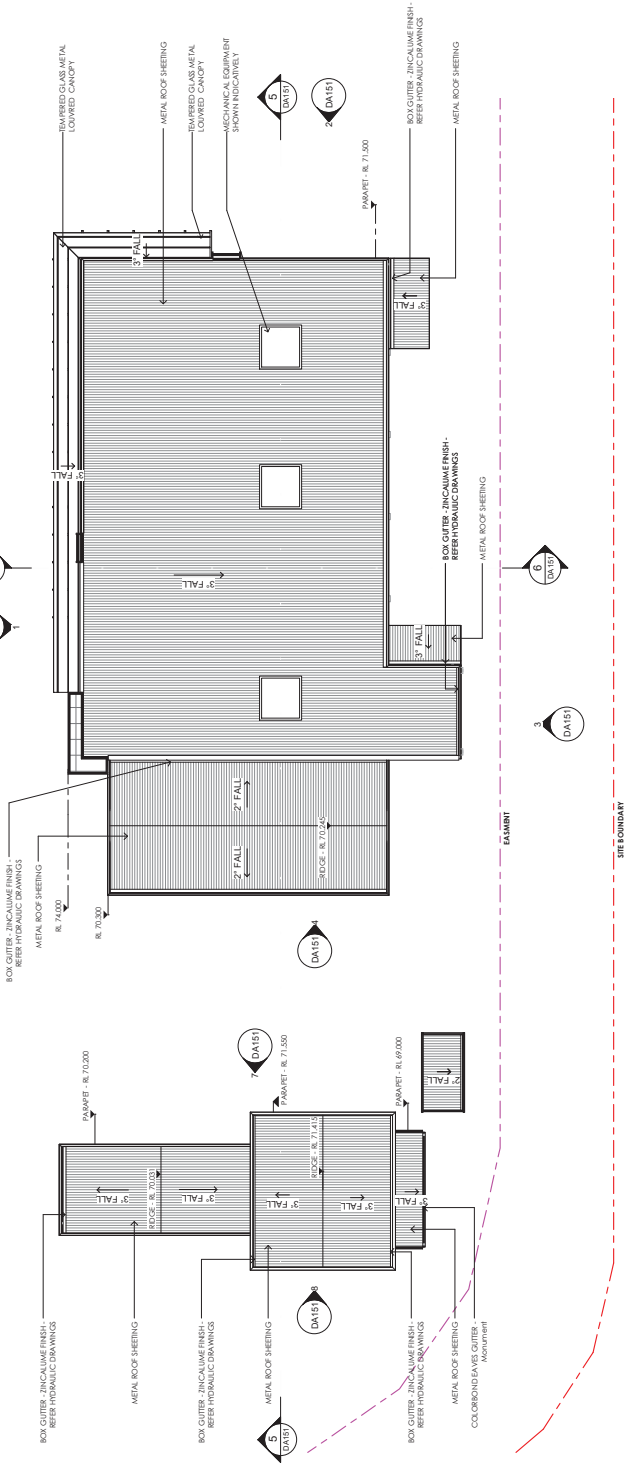


KEY PLAN

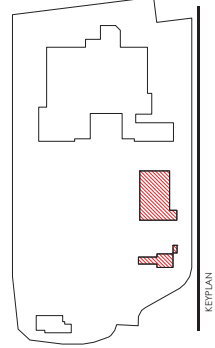




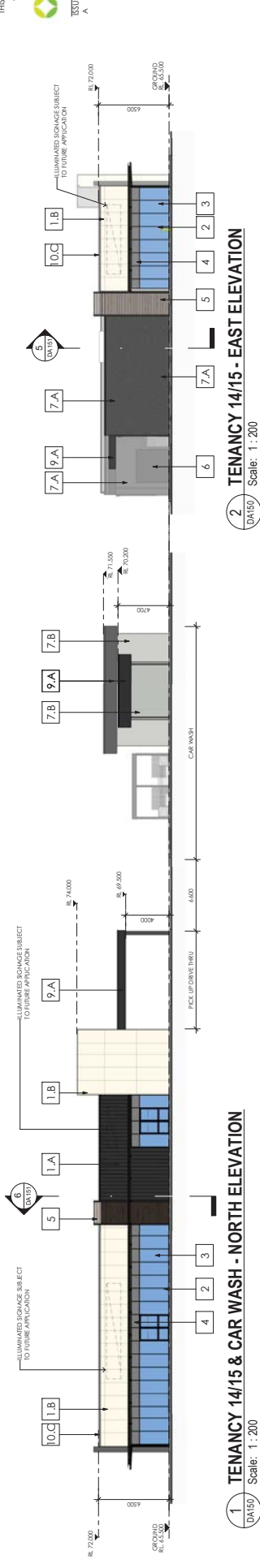
**1 TENANCY 14/15 & CARWASH - FLOOR PLAN**  
 Scale: 1:200



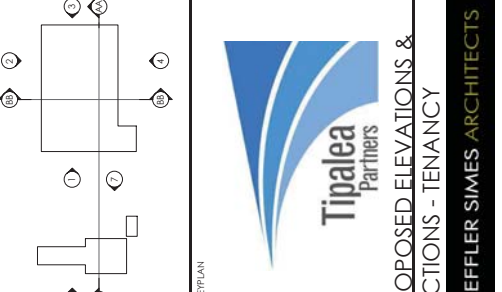
**6 TENANCY 14/15 & CARWASH - ROOF PLAN**  
 Scale: 1:200



**PROPOSED FLOOR & ROOF PLANS - TENANCY**

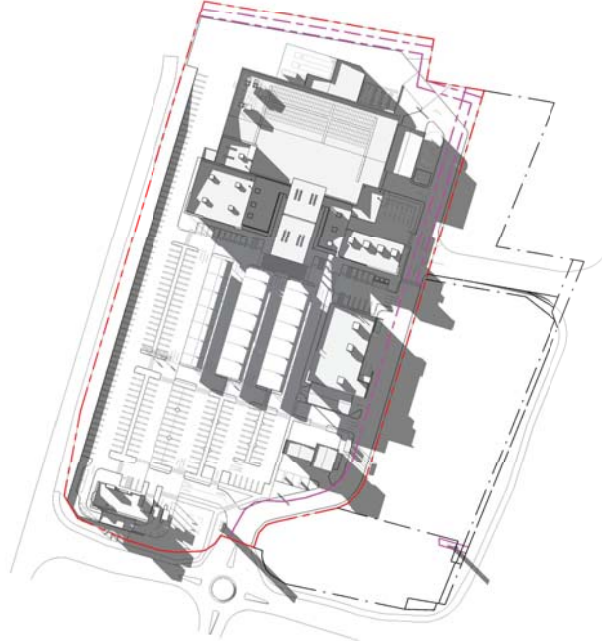


TAG	DESCRIPTION
1A	OLD ALUMINUM CLADDING - WHITE
1B	SOLID ALUMINUM CLADDING - WHITE
2	ALUMINUM MULLION WINDOW FRAME - WHITE BOSS
3	SPANDREL
4	ALUMINUM BATTENS - WOOD GRAIN
5	ALUMINUM BATTENS - WOOD GRAIN
7A	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7B	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7C	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7D	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7E	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7F	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7G	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7H	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7I	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7J	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7K	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7L	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7M	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7N	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7O	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7P	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7Q	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7R	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7S	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7T	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7U	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7V	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7W	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7X	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7Y	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
7Z	PRECAST CONCRETE PANELS PAINT FINISH - SPAN 2.07
8A	PAINTED 6 PANEL - LIGHT GREY
8B	PAINTED 6 PANEL - LIGHT GREY
8C	PAINTED 6 PANEL - LIGHT GREY
8D	PAINTED 6 PANEL - LIGHT GREY
8E	PAINTED 6 PANEL - LIGHT GREY
8F	PAINTED 6 PANEL - LIGHT GREY
8G	PAINTED 6 PANEL - LIGHT GREY
8H	PAINTED 6 PANEL - LIGHT GREY
8I	PAINTED 6 PANEL - LIGHT GREY
8J	PAINTED 6 PANEL - LIGHT GREY
8K	PAINTED 6 PANEL - LIGHT GREY
8L	PAINTED 6 PANEL - LIGHT GREY
8M	PAINTED 6 PANEL - LIGHT GREY
8N	PAINTED 6 PANEL - LIGHT GREY
8O	PAINTED 6 PANEL - LIGHT GREY
8P	PAINTED 6 PANEL - LIGHT GREY
8Q	PAINTED 6 PANEL - LIGHT GREY
8R	PAINTED 6 PANEL - LIGHT GREY
8S	PAINTED 6 PANEL - LIGHT GREY
8T	PAINTED 6 PANEL - LIGHT GREY
8U	PAINTED 6 PANEL - LIGHT GREY
8V	PAINTED 6 PANEL - LIGHT GREY
8W	PAINTED 6 PANEL - LIGHT GREY
8X	PAINTED 6 PANEL - LIGHT GREY
8Y	PAINTED 6 PANEL - LIGHT GREY
8Z	PAINTED 6 PANEL - LIGHT GREY



PROPOSED ELEVATIONS & SECTIONS - TENANCY

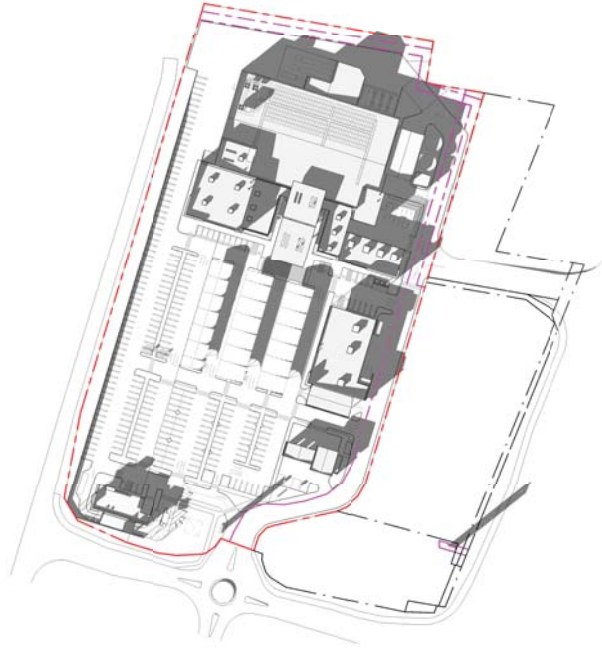




1 SHADOW DIAGRAM - 22nd June 9am  
Scale: 1 : 1250



2 SHADOW DIAGRAM - 22nd June 12pm  
Scale: 1 : 1250

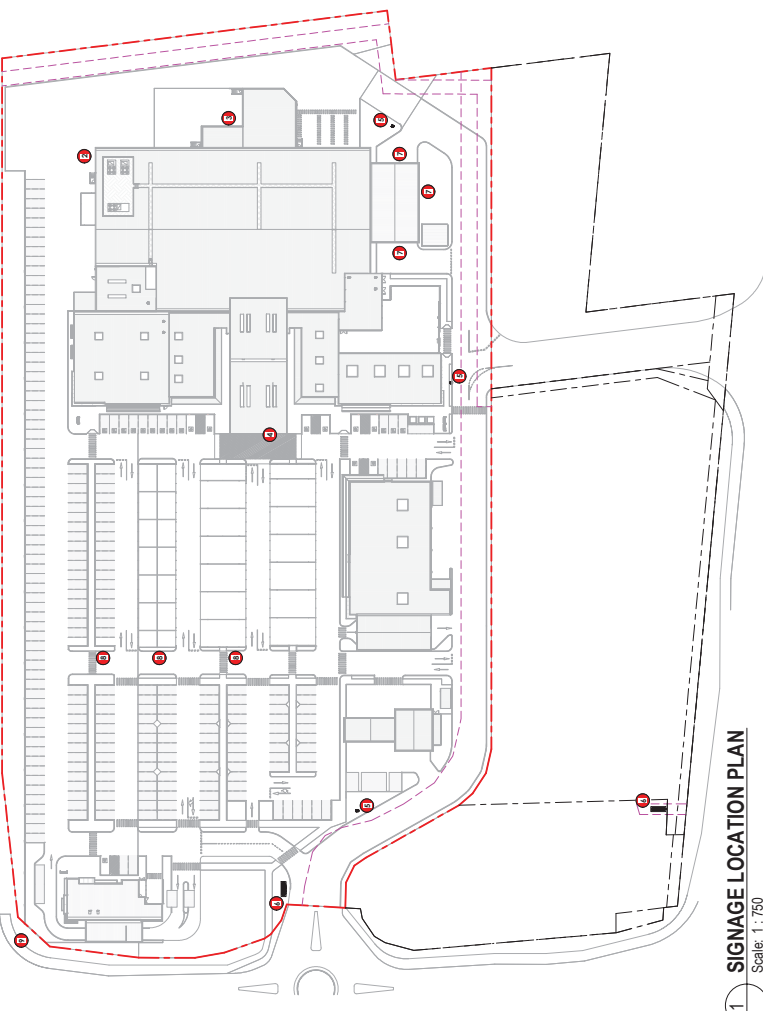
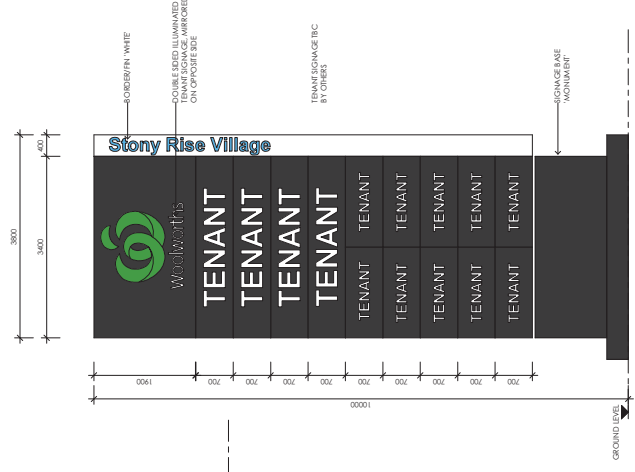
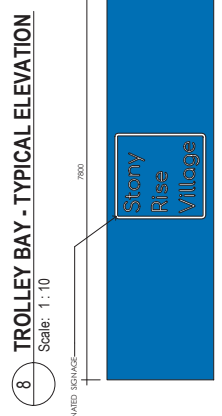
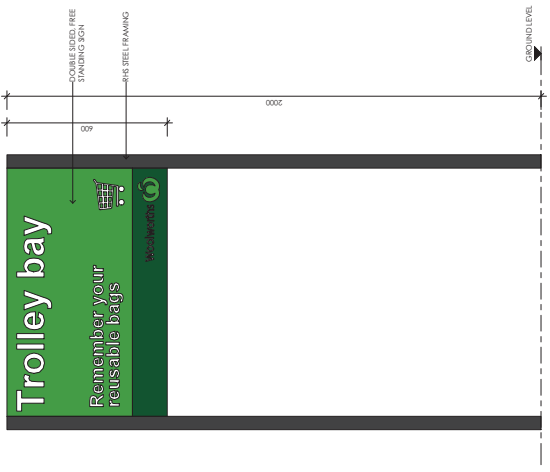
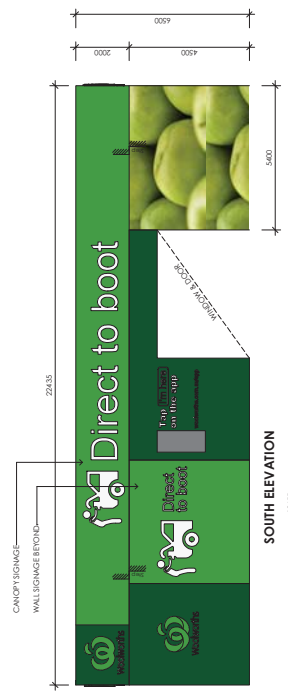


3 SHADOW DIAGRAM - 22nd June 3pm  
Scale: 1 : 1250

KEPLAN



SHADOW DIAGRAMS







**LEFFLER SIMES ARCHITECTS**

ARTIST IMPRESSION - AERIAL VIEW





**LEFFLER SIMES ARCHITECTS**

ARTIST IMPRESSION - PRIMARY ELEVATION ENTRY



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FOR: TOWN PLANNING ISSUE  
CHFD: SE



**LEFFLER SIMES ARCHITECTS**

ARTIST IMPRESSION - CARPARK PERSPECTIVE NORTH

