NORTHERN MIDLANDS COUNCIL

Northern Midlands Council
Account Management Report
for year to July 2016

		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Works Department						
Fleet, Plant & Depot						
700012	Fleet - F12 Light Truck Litter Collection North	$30,000	$2,500	$0	$30,000	0%
700031	Fleet - F31 Utility	$20,000	$1,630	$0	$20,000	0%
700032	Fleet - F32 Truck	$84,000	$7,000	$0	$84,000	0%
700040	Fleet - F40 Flocon	$205,000	$17,120	$0	$205,000	0%
700051	Fleet - F51 Backhoe	$95,000	$7,880	$0	$95,000	0%
700060	Fleet - F60 Mobile Arrow Board	$0	$0	$0	$0	0%
700180	Fleet - Depot Pool Utility Vehicle	$20,000	$1,630	$0	$20,000	0%
715320	Works - Purchase Small Plant	$20,000	$1,630	$0	$20,000	0%
720200	Works - Longford Depot Improvements	$11,500	$940	$0	$11,500	0%
720201	Works - Ctown Depot Improvements	$11,500	$940	$713	$10,787	6%
720205	Lfd - Archive Storage at Works Depot	$0	$0	$215	-$215	0%
	Total Fleet, Plant & Depot	**$497,000**	**$41,270**	**$928**	**$496,072**	**0%**
Recreation						
707752	Lfd - Sports Centre Landscaping	$20,000	$1,630	$0	$20,000	0%
707774	Evan - Lamp Posts Main Street	$25,000	$2,120	$0	$25,000	0%
707789	Lfd - Victoria Square to Mill Dam Project	$50,000	$4,130	$0	$50,000	0%
707801	Rec - Private Power Poles All Areas	$10,000	$870	$0	$10,000	0%
707814	Rec - Street Tree Program All Areas	$80,000	$6,630	$0	$80,000	0%
707855	All Areas - Town Entrance Landscaping/Beautification	$30,000	$2,500	$0	$30,000	0%
707883	Evan - Morvern Park Dump Point Landscaping	$4,000	$370	$0	$4,000	0%
707899	Various - Signage Projects	$35,000	$2,880	$61	$34,939	0%
707913	Cry - Recreation Ground Sewer Dump Point	$30,000	$2,500	$0	$30,000	0%
707923	Cry - Recreation Ground Building Improvements	$30,000	$2,500	$0	$30,000	0%
707924	Cry - Pool Roller Cover and Signage	$14,000	$1,130	$0	$14,000	0%
707940	Rec - Longford Victoria Square Destination Play Space	$253,000	$21,120	$0	$253,000	0%
707965	Lake Leake - Caretakers House and Amenties Upgrade	$8,000	$630	$0	$8,000	0%
707967	Pth - Train Park Painting of Train	$10,000	$870	$0	$10,000	0%
707971	Ross - Town Square Building Removal	$10,000	$870	$0	$10,000	0%
707977	Evan - Falls Park Entrance & Gates	$40,000	$3,370	$706	$39,294	2%
707978	Evan - Morven Park Oval Top Dressing	$15,000	$1,250	$0	$15,000	0%
707979	Lfd - Rec Ground Improvements Master Plan Stage 1	$20,000	$1,630	$0	$20,000	0%
707980	Lfd - Cemetery Improvements to Road Irrigation Seats	$15,000	$1,250	$0	$15,000	0%
707981	Lfd - Union St Dog Exercise Area	$5,000	$380	$0	$5,000	0%
707982	Longford - Victoria Square Christmas Tree Lighting	$30,000	$2,500	$0	$30,000	0%
707983	Lfd - Victoria Square Cenotaph Lighting	$20,000	$1,630	$0	$20,000	0%
707984	Lfd - Playground Shelter Lewis St	$15,000	$1,250	$0	$15,000	0%
707985	All Areas - Playground Softfall Replacement Program	$50,000	$4,130	$0	$50,000	0%
707986	Pth - Playground Shelter Seccombe St	$15,000	$1,250	$0	$15,000	0%
715255	Rec - Street Furniture & Playground Equip All Area	$0	$0	$340	-$340	0%
723800	Rec - Boat Ramp Improvements	$140,000	$11,630	$0	$140,000	0%
	Total Recreation	**$974,000**	**$81,020**	**$1,107**	**$972,893**	**0%**
Buildings						

Northern Midlands Council

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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
707719	Ross - Cannon at War Memorial Restoration	$10,000	$870	$0	$10,000	0%
707805	Ctown - War Memorial Oval Amenities Upgrade	$1,500,000	$125,000	$0	$1,500,000	0%
707854	Pth - War Memorial Main St Gun Restoration	$5,000	$380	$0	$5,000	0%
707868	Cry - Town Hall Improvements	$8,000	$630	$0	$8,000	0%
707877	All Areas - Bus Shelters / Playground / BBQ / Shade Structures	$80,000	$6,630	$3,660	$76,340	5%
707920	Rec - Public Buildings Asbestos Removal	$20,000	$1,630	$0	$20,000	0%
707925	Ctown - Town Hall Improvements	$50,000	$4,130	$0	$50,000	0%
707926	Ctown - Library Improvements	$10,000	$870	$0	$10,000	0%
707927	Epping - Hall Weatherboard Replacement	$20,000	$1,630	$0	$20,000	0%
707934	Ross - Public Toilet Replacement	$200,000	$16,630	$0	$200,000	0%
707942	Avoca - Public Buildings Program	$34,000	$2,870	$0	$34,000	0%
707943	Bishopsbourne - Communinity Centre Laserlite Replacement	$8,000	$630	$0	$8,000	0%
707944	Cry - Childcare Building Improvements	$7,000	$620	$0	$7,000	0%
707945	Cry - Trout Park History Board Shelter	$5,000	$380	$0	$5,000	0%
707947	Ctown - Pool Improvement	$24,500	$2,060	$0	$24,500	0%
707948	Ctown - Renovations/Upgrades William St Units	$20,000	$1,630	$0	$20,000	0%
707949	Ctown - Renovations/Upgrades Guide Hall	$5,000	$380	$0	$5,000	0%
707950	Ctown - Valentine Park Log Shelter Shingle Replacement	$7,000	$620	$0	$7,000	0%
707951	Ctown - Oval Score Box Stair Replacement	$2,000	$130	$0	$2,000	0%
707953	Evan - Town Hall Interior Painting and Repairs	$17,000	$1,380	$0	$17,000	0%
707954	Evan - Renovations/Upgrades Murray St Units	$20,000	$1,630	$0	$20,000	0%
707955	Evan - Community Centre Flag Pole Replacement	$10,000	$870	$0	$10,000	0%
707956	Evan - BBQ Shelter Improvements Honeybanks Reseve	$1,000	$120	$0	$1,000	0%
707957	Lfd - Town Hall Exterior Painting	$25,000	$2,120	$0	$25,000	0%
707958	Lfd - Town Hall Acoustics Improvement	$50,000	$4,130	$0	$50,000	0%
707959	Lfd - War Memorial Hall Floor Improvements and Sound Proofing	$61,000	$5,120	$0	$61,000	0%
707961	Lfd - Library Access and Rising Damp Rectification	$10,000	$870	$0	$10,000	0%
707962	Lfd - Recreation Ground Building Stair Replacement	$17,000	$1,380	$0	$17,000	0%
707969	Pth - Community Centre Electical Works Including LED Lighting	$8,000	$630	$0	$8,000	0%
707970	Rossarden - Public Toilet Improvements	$2,000	$130	$0	$2,000	0%
707973	Ross - Town Hall Acoustic Improvements	$4,733	$443	$0	$4,733	0%
707974	Ross - Town Hall Entrance Upgrade	$2,000	$130	$0	$2,000	0%
707976	Ross - Caravan Park Units Floor Coverings	$10,000	$870	$0	$10,000	0%
715350	Rec - Public Building Improvements	$100,000	$8,370	$0	$100,000	0%
715390	All Areas - Public Amenities Painting Program	$30,500	$2,560	$0	$30,500	0%
715400	All Areas - Building Demolitions	$17,500	$1,440	$0	$17,500	0%
	Total Buildings	**$2,401,233**	**$199,913**	**$3,660**	**$2,397,573**	**0%**
Waste Management						
712952	Waste - MGB Purchases	$25,000	$2,120	$2,260	$22,740	9%
728755	Waste - WTS Improvements	$40,000	$3,370	$0	$40,000	0%

Northern Midlands Council
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		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
728763	Waste - Lfd WTS Improvements	$0	$0	$808	-$808	0%
	Total Waste Management	**$65,000**	**$5,490**	**$3,068**	**$61,933**	**5%**
Roads						
Lfd - Smith Howick to Hay						
751144.6	Lfd - Smith Street Howick to Hay Footpath	$12,000	$1,000	$0	$12,000	0%
751145.6	Lfd - Smith Street Hay to Gate Footpath	$0	$0	$0	$0	0%
	Total Lfd - Smith Howick to Hay	**$12,000**	**$1,000**	**$0**	**$12,000**	**0%**
Ross Streetscape Improvements						
714846	Ross - Streetscape Improvements	$50,000	$4,130	$0	$50,000	0%
	Total Ross Streetscape Improvements	**$50,000**	**$4,130**	**$0**	**$50,000**	**0%**
Resealing Program						
715005	Roads - Resealing All Areas	$700,000	$58,370	$0	$700,000	0%
	Total Resealing Program	**$700,000**	**$58,370**	**$0**	**$700,000**	**0%**
Resheeting Program						
715125	Southern - Resheeting	$265,000	$22,120	$0	$265,000	0%
715460	Roads Northern - Resheeting	$265,000	$22,120	$0	$265,000	0%
	Total Resheeting Program	**$530,000**	**$44,240**	**$0**	**$530,000**	**0%**
Footpath Construction Program						
750180.6	Ctown - Bridge St Church St to Highway Footpath	$29,016	$2,396	$0	$29,016	0%
750473.6	Pth - George St Fairtlough to Clarence Footpath		$0	$0	$0	0%
750474.6	Pth - George St Fairtlough to end of Kerb Footpath	$24,000	$2,000	$0	$24,000	0%
750492.6	Ctown - Glenelg St Pedder to Church Footpath	$60,000	$5,000	$0	$60,000	0%
750507.6	Lfd - Goderich St William to Archer Footpath	$17,000	$1,380	$0	$17,000	0%
750716.6	Evan - Logan Rd from Stockman Footpath	$3,000	$250	$0	$3,000	0%
750794.6	Cry - Main St No 134 to Bus Parking West Side Footpath	$60,000	$5,000	$0	$60,000	0%
750796.6	Cry - Main St Newsagency to Church St Footpath	$15,000	$1,250	$0	$15,000	0%
750823.6	Lfd - Malcombe St Laycock to Marlbough Footpath	$70,000	$5,870	$0	$70,000	0%
751044.6	Ctown - Queen St Bridge to Glenelg Footpath	$40,000	$3,370	$0	$40,000	0%
751356.6	Lfd - Wellington St Hobhouse 2047 to Bulwer 2062 Footpath	$63,360	$5,280	$0	$63,360	0%
	Total Footpath Construction Program	**$381,376**	**$31,796**	**$0**	**$381,376**	**0%**
Other Road Projects						
715470	Roads - Replacement of Crossovers All Areas		$0	$0	$0	0%
750180	Ctown - Bridge St Reconstruction Highway to Church St	$220,000	$18,370	$0	$220,000	0%
750333	Pth - Cromwell St Phillip to Nelson K&G East Side	$40,000	$3,370	$0	$40,000	0%
750561	Ross - High St Church to Esplanade Reconstruction	$60,000	$5,000	$0	$60,000	0%
750684	Ctown - Leake St Reconstruct Mason to Torlesse	$140,000	$11,630	$0	$140,000	0%
750744	Ctown - Macquarie Rd Reconstruction Ch 32.940 to 33.865	$230,000	$19,130	$0	$230,000	0%
750933	Evan - Nile Road Reconstruction Ch 7.300 to 8.085	$264,000	$22,000	$0	$264,000	0%

Northern Midlands Council
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for year to July 2016

		Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
751131	Pth - Seccombe St East Reconstruct and Seal Fairltough to end	$70,000	$5,870	$0	$70,000	0%
751257	Ctown - Torlesse St Reconstruction Leake to end	$50,000	$4,130	$0	$50,000	0%
751308	Pth - Seccombe St West K&G and Rd Verge reconstuction Mulgrave to Minerva	$80,000	$6,630	$0	$80,000	0%
751412	Lfd - Woolmers Lane Reconstruction Ch 3.269 to 4.490	$250,000	$20,870	$0	$250,000	0%
751413	Lfd - Woolmers Lane Reconstruction Ch 4.490 to 5.800	$260,000	$21,630	$0	$260,000	0%
751548	Ctown - Macquarie Rd Ch 33.865 to Ch 34.215 Reconstruct	$87,000	$7,250	$0	$87,000	0%
751571	Evan - Nile Road Reconstruction Ch 10.490 to 10.800	$120,000	$10,000	$0	$120,000	0%
752000	All Areas - LED Street Lighting Program	$700,000	$58,370	$0	$700,000	0%
	Total Other Road Projects	**$2,571,000**	**$214,250**	**$0**	**$2,571,000**	**0%**
	Total Roads	**$4,244,376**	**$353,786**	**$0**	**$4,244,376**	**0%**
Bridges						
741130	Lfd - Bridge 1130: Woolmers Lane Macquarie River	$2,600,000	$216,630	$0	$2,600,000	0%
742380	Avoca - Bridge 2380 Royal George Rd Lewis Hill Crk	$120,000	$10,000	$0	$120,000	0%
743725	Avoca - Bridge 3725: McShanes Rd Hop Pole Crk	$300,000	$25,000	$0	$300,000	0%
747350	Cry - Bridge 7350: Cressy Rd Lake River	$1,430,000	$119,130	$7,500	$1,422,500	1%
	Total Bridges	**$4,450,000**	**$370,760**	**$7,500**	**$4,442,500**	**0%**
Urban Stormwater Drainage						
788601	Evan - Stormwater Translink Upgrade	$675,000	$56,250	$6,282	$668,718	1%
788605	Storm Water Management Plans	$40,000	$3,370	$1,621	$38,379	4%
	Total Urban Stormwater Drainage	**$715,000**	**$59,620**	**$7,903**	**$707,097**	**1%**
	Total Capital Expenditure - Works Department	**$13,346,609**	**$1,111,859**	**$24,165**	**$13,322,444**	**0%**
	Grand Total	**$13,346,609**	**$1,111,859**	**$24,165**	**$13,322,444**	**0%**

P&D 1

NORTHERN
MIDLANDS
COUNCIL

NORTHERN MILDANDS COUNCIL
PLACEMENT OF SHIPPING CONTAINERS
BY-LAW NO 2 OF 2016

A by-law of Northern Midlands Council made under Section 145 of the *Local Government Act 1993* (Tas) for the purpose of regulating the placement of shipping containers within the municipality of the Northern Midlands

PART I - PRELIMINARY

1 Short Title

This by-law may be cited as the Placement of Shipping Containers By-law.

2 Commencement and Application

The provisions of this by-law commence on the day of publication in the Tasmanian Government Gazette.

This by-Law applies to the Municipality of Northern Midlands

PART 2 - INTERPRETATION AND DEFINITIONS

3 What The Words In This By-law Mean

"Act" means the *Local Government Act 1993* (Tas);

"authorised officer" means the general Manager or a person appointed as an authorised officer by the General Manager for the purposes of this by-law;

"Council" means Northern Midlands Council;

"General Manager" means the General Manager of Council appointed pursuant to section 61 of the Act;

"licence" means a written authority from Council issued to a person for the purpose of this by-law;

"obstruction" of an authorised officer includes to resist, hinder, delay or impede;

"occupier" means a person who is in possession or occupation of any premises;

"permanent shipping container" means a shipping container to be kept on the same site for a period of more than six (6) months.

"permit" means a written authority from Council issued to a person, pursuant to this by-law;

"person" means an individual, corporation, business or any other legal entity;

"Planning Scheme" means the Northern Midlands Planning Scheme in effect at the time.

"premises" means any land, body of water or building;

"property" has the same meaning as premises;

"public land" means land owned, vested in or managed by Council or any Government department, agency or instrumentality;

"public space" means any place to which, at the relevant time, the public have access, whether on payment of money for admission or otherwise;

"road" means a public street as defined in the *Traffic Act 1925* (Tas);

"shipping container" means a single, rigid, sealed, reusable metal box in which merchandise is, will be, or may have been, shipped by vessel, truck, or rail. Container types include standard, high cube, hardtop, open top, flat, platform, ventilated, insulated, refrigerated, or bulk. Usually 8 ft x 8 ft in width and height, 20 to 55 ft long.

"specified offence" means an offence against the clause specified in Column 1 of Schedule 2;

"temporary shipping container" means a shipping container to be kept on the same site for not more than six (6) months.

PART 3 – APPLICATION OF BY-LAW

4 Placement of Shipping Container(s) to require permit or licence

(1) The placement of permanent shipping containers shall require a permit.

(2) The placement of a temporary shipping container shall require a licence.

(3) Sub clauses (1) and (2) do not apply to shipping containers:

a. legally placed on site prior to the commencement of this by-law;

b. in transit (i.e. on site for not more than seven[7] days);

c. held in transport or distribution depots; or

d. located wholly within a building.

5 The Planning Scheme Takes Precedence

(1) A permit or licence shall be of no effect if the placement or use of the shipping container is, at the time of issue, prohibited by the planning scheme.

(2) The granting of a permit pursuant to the planning scheme does not void the requirement, under this by-law, for a permit or licence.

PART 4 - LICENCES AND PERMITS

6 Licence and Permit Requirements and Procedures

(1) A person seeking to do anything for which a licence or permit is required under this by-law is to apply to Council for the licence or permit (as the case may be) on the form approved by Council.

(2) To be valid, an application for a licence or permit is to:

(a) Specify the proposed location of the shipping container(s);

(b) Provide a site plan, at a scale of 1:200, showing the location of the proposed shipping container and all other buildings or features of the site;

(c) Provide details of the container, including type, size, colour and markings.

(d) Provide details of measures to mitigate the impact of the proposed shipping container (e.g. landscape plan) on views from roads or other public space;

(e) Provide the written consent of the land owner; and

(f) Be accompanied by the fee (if any) required by Council;

(3) Council or an authorised officer may request further information from an applicant within fourteen (14) days of receipt of a valid application;

(4) If further information requested by Council is not provided within fourteen (14) days of a request under sub-clause (3) Council may reject the application or consider it on the basis of the information that has been provided;

(5) A licence or permit expires on 30th June following the date of its issue unless previously cancelled under clause (7).

(6) Prior to the expiration of a licence or permit, the holder may renew it by applying to Council in the approved form and accompanied by the fee (if any) required by Council.

(7) An application for renewal of a licence or permit must be made prior to its expiry and has the effect of extending the licence or permit until the time that the renewal is determined by Council under clause (7).

(8) Council is to keep a register of all licences and permits issued and is to note any amendments, corrections or cancellations in the register.

(9) A person holding a licence or permit must comply with all of its specified conditions.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(10) Any person seeking to obtain a licence or permit, or variation of a licence or permit under this by-law must not willfully make or cause to be made a false representation or declaration.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

7 Council May Approve, Refuse or Cancel a Licence or Permit

(1) After considering an application under clause (5) may:

(a) grant a licence or permit;

(b) in the case of an existing licence or permit, renew it;

(c) refuse the application; or

(d) in the case of an existing licence or permit, cancel it subject to clause (7).

(2) In considering whether to exercise a power under sub-clause (1), Council is to take into account:

(a) whether the proposed shipping container will be visible from a public space or road;

(b) the proposed measures to mitigate any potential visual impact;

(c) whether the proposed shipping container is to be temporary or permanent;

(d) the requirements of this by-law; and

(e) any other matter that it considers relevant.

(3) A licence or permit may be granted or renewed subject to conditions determined by Council, or an authorised officer.

(4) Council may:

(a) amend or vary the terms or conditions of a licence or permit upon one (1) month's notification to the person to whom a licence or permit has been issued; or

(b) correct an error in the licence or permit at any time upon written notification to the person to whom the licence or permit is currently issued, either on the application of the licence or permit holder, or of its own motion.

(5) Council, may transfer a licence or permit on the application of a person who owns or occupies land in relation to which there is a licence or permit in force.

(6) An application under sub clause (5) is to be in the form approved by Council and accompanied by the fee (if any) required by Council.

8 Cancellation of a Licence or Permit

Before cancelling a licence or permit Council is to:

a. give one (1) month's written notice to the licence or permit holder to show cause on or before a day specified in the notice why the licence or permit should not be cancelled; and

b. give consideration to any representation made by the licence or permit holder in respect of the notice given under sub clause (a).

PART 5 – TEMPORARY SHIPPING CONTAINERS

9 Temporary Shipping Container Licence Required

(1) A person must not place, cause or allow, a temporary shipping container to be placed or remain on land within the Northern Midlands municipal area without a licence.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) Unless for the purpose of storage of building equipment or materials, during construction of a building approved under the planning scheme, a temporary shipping container must be:

a. Contained wholly within the property and not extend over any title boundary;

b. Located wholly behind the building line; and

c. Screened from view from public land or space.

(3) Where for the storage of building equipment or materials, during construction of a building approved under the planning scheme, a temporary shipping container must:

a. Not be placed on site prior to the issue of a start work notice pursuant to the Building Act 2000;

b. Not encroach onto or over public land or land in other ownership, without the written consent of the land authority or owner; and

c. Be removed from the site prior to issue of occupancy or completion pursuant to the Building Act 2000, whichever occurs first.

PART 6 – PERMANENT SHIPPING CONTAINERS.

10 Permanent Shipping Container Permit Required

(1) A person must not place, cause or allow, a permanent shipping container to be placed or remain on land within the Northern Midlands municipal area without a permit.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) A permanent shipping container must be:

a. Contained wholly within the property and not extend over any title boundary;

b. Located wholly behind the main building on site; and

c. Screened from view from public land or space.

PART 7 - BY-LAW COMPLIANCE

11 Costs

In addition to any penalty imposed for a breach of this by-law, an expense incurred by Council in consequence of that contravention is recoverable by Council as a debt payable by the person failing to comply with or contravening this by-law.

12 Notices

(1) An authorised officer who is reasonably satisfied that a shipping container may be placed in contravention of this by-law may serve a notice on a person who owns land or shipping container to require the person named in it to;

a remove or cause the removal of the shipping container; or

b obtain a licence or permit;

within fourteen (14) days of service of the notice, or such other time period specified in the notice;

(2) A person served with, or specified in, a notice under sub-clause (1)(a) must comply with the notice.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(3) A person served with, or specified in, a notice under sub-clause (1) may apply to the General Manager within fourteen (14) days after service of the notice for:

a. withdrawal of the notice; or

b. additional time in which to comply with the notice.

PART 14 - MISCELLANEOUS

13 Entering private land or premises

(1) An authorised officer who has reason to believe that a shipping container may be placed in contravention of this by-law may enter and remain in or on private land or premises other than a dwelling at any reasonable time to determine

(a) whether or not any shipping containers are on site; and

(b) whether or not any shipping containers found on site have a licence or permit.

14 Name and place ofabode

(1) An authorised officer may require a person to give his or her name, address and date of birth if the authorised officer reasonably believes the person is committing, has committed, attempted to commit or is likely to commit an offence against this by-law.

(2) A person must not

(a) fail or refuse to give his or her name, address or date of birth; or

(b) give a false name, address or date of birth.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

15 Obstruction of an authorised officer

(1) A person must not obstruct, assault, threaten, harass or intimidate an authorised officer in performing any function or exercising any power under this by-law.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

16 Infringement notices

(1) An infringement notice may be issued in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 2 is the penalty payable under the infringement notice for that offence.

(2) An authorised officer may

(a) issue an infringement notice to a person whom the authorised officer has reason to believe is guilty of a specified offence; and

(b) issue one infringement notice in respect of more than one specified offence.

(3) The *Monetary Penalties Enforcement Act 2005* (Tas) applies to an infringement notice issued under this by-law.

(4) All monies payable to Council or the General Manager in respect of an infringement notice are a debt due to Council and recoverable at law.

Schedule 2 - INFRINGEMENT NOTICE OFFENCES

Column 1	**Column 2**	**Column 3**
CLAUSE	GENERAL DESCRIPTION OF OFFENCE	PENALTY **(Penalty Units)**
6(9)	Fail to comply with conditions of a licence or permit	2
6(10)	Make false representation on licence or permit application	2
9(1)	Temporary Shipping Container on land without licence	2
10(1)	Permanent Shipping Container on land without permit	2
12(2)	Fail to comply with conditions of a Notice	2
14(2)	Fail to provide name, address or date of birth	2
15(1)	Obstruct an authorised officer	4

NORTHERN
MIDLANDS
COUNCIL

NORTHERN MILDANDS COUNCIL
ANIMAL MANAGEMENT BY-LAW BY-LAW NO 1 OF 2016

A by-law of Northern Midlands Council made under Section 145 of the *Local Government Act 1993* (Tas) for the purpose of managing animals within the municipality of Northern Midlands

PART I - PRELIMINARY

1 Short Title

This by-law may be cited as the Animal Management By-law.

2 Commencement and Application

The provisions of this by-law commence on the day of publication in the Tasmanian Government Gazette. This by-Law applies to the Municipality of Northern Midlands

PART 2 - INTERPRETATION AND DEFINITIONS

3 What The Words In This By-law Mean

"Act" means the *Local Government Act 1993* (Tas);

"animal" means any live vertebrate animal other than a human being;

"animal house" includes a kennel, cattery, pen, poultry house, aviary, hive, building or structure used for the keeping of any animal, but does not include a stable for the keeping of horses or stock;

"attack" includes bite, menace, harass, chase or threaten;

"authorised officer" means the General Manager or a person appointed as an authorised officer by the General Manager for the purposes of this by-law;

"cat" means an animal of the species *Felis catus* or a hybrid of that species;

"cattle" means a bull, cow, ox, steer, heifer, or calf;

"chicken" means an animal of the species Gallus gallus;

"child" means a person under the age of 10 years;

"Code of Practice" means any relevant and applicable code of practice for the purpose of animal husbandry and welfare;

"companion animal" means an animal kept as a companion pet;

"Council" means Northern Midlands Council;

"dog" means an animal of the species Canis familiaris;

"domestic animal" includes an animal which is

(a) kept by an owner or some other person who has charge of the animal; and
(b) reliant upon human contact to satisfy its welfare requirements;

"effective control" means

(a) confined by a cage or enclosure, or fence and closed gates; or
(b) on a leash; or
(c) under the direct supervision of a competent person; or
(d) confined by such other appropriate method as prevents uncontrolled animal activity;

"farm animal" means any animal being farmed;

"fouling" means depositing manure;

"game bird" includes pheasant, peacock, guinea fowl, geese or turkey;

"General Manager" means the General Manager of Council appointed pursuant to section 61 of the Act;

"horse" includes a stallion, mare, gelding, pony, filly, colt, foal, ass, donkey, mule or any other animal used for burden, draught or for carrying people;

"licence" means a written authority from Council issued to a person for the purpose of this by-law;

"native animal" means any animal native to Australia;

"nuisance" means circumstances relating to an animal that are offensive including anything that

(a) causes, or is likely to cause danger or injury to the health, safety or welfare of any person; or
(b) causes, or is likely to cause, a risk to public health; or
(c) creates a noise or odour that persistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premises or public place;

"**obstruction**" of an authorised officer includes to resist, hinder, delay or impede;

"**occupier**" means a person who is in possession or occupation of any premises;

"**offensive**" means

(a) injurious to any person's real or personal property; or
(b) noxious;

"**owner**" includes

(a) the person who ordinarily keeps and is responsible for the welfare of any animal but does not mean an employee who keeps an animal on behalf of his or her employer; or
(b) in the case of a child's or youth's pet, that child's or youth's parent or guardian;

"**permit**" means a written authority from Council issued to a person, pursuant to this by-law for the keeping of

(a) horses, farm animals or stock; or
(b) bees;

"**person**" means an individual, corporation, business or any other legal entity;

"**Planning Scheme**" means the Northern Midlands Planning Scheme in effect at the time.

"**poultry**" means chickens or domestic ducks;

"**premises**" means any land, body of water or building;

"**prepared food**" includes

(a) a product manufactured altered or modified for the purpose of animal consumption; or
(b) commercial products or household scraps used for the purpose of animal consumption

but does not include hay or straw of any type;

"**property**" has the same meaning as premises;

"**public land**" means land owned, vested in or managed by Council or any Government department, agency or instrumentality;

"**public space**" means any place to which, at the relevant time, the public have access, whether on payment of money for admission or otherwise;

"**road**" means a public street as defined in the *Traffic Act 1925* (Tas);

"**specified offence**" means an offence against the clause specified in Column 1 of Schedule 2;

"**stable**" means a building or structure used for the keeping of horses or stock;

"stock" includes cattle, goats, deer, sheep, pigs, llamas, alpacas or a combination of two or more of them;

"stray animal" includes any animal not in the current care and control of its owner, or some other person having responsibility for the animal, but excludes a feral animal;

"vermin" means rats, mice, flies, fleas, lice, or any other animal or insect pest;

"welfare" means the basic health, protection, care and comfort of any animal;

"youth" means a person who is 10 or more years old but less than 18 years old and who is wholly or partly reliant on a parent or guardian to maintain his or her existence.

PART 3 – APPLICATION OF BY-LAW

4 Planning Scheme

(1) The Planning Scheme prevails over the provisions of this by-law to the extent of any duplication or inconsistency.

(2) This by-law applies to all land contained within the urban growth boundaries shown in the Planning Scheme. Land outside of the urban growth boundary is exempt from the provisions of this by-law.

PART 4 - LICENCES AND PERMITS

5 Licence and Permit Requirements and Procedures

(1) A person seeking to do anything for which a licence or permit is required under this by-law is to apply to Council for the licence or permit (as the case may be) on the form approved by Council.

(2) An application for a licence or permit is to

(a) specify the place at which the animal, the subject of the application, is to be kept; and

(b) if required by Council or an authorised officer, be accompanied by a site plan of the property (including measurements showing the portion of the property in which it is intended to keep the animal); and

(c) if required by Council or an authorised officer specify the manner, including any enclosure, in which the animal is to be kept; and

(d) contain such other information as Council reasonably requires; and

(e) be accompanied by the fee (if any) required by Council

(3) Council or an authorised officer may request further information from an applicant including the written consent of the property owner should the premises subject to the licence or permit application be tenanted.

(4) If further information requested by Council is not provided within fourteen (14) days of a request under subclause 3 Council may reject the application or consider it on the basis of the information that has been provided.

(5) A licence or permit expires on 30th June following the date of its issue unless previously cancelled under clause 6.

(6) Prior to the expiration of a licence or permit, the holder may renew it by applying to Council in the approved form and accompanied by the fee (if any) required by Council.

(7) An application for renewal of a licence or permit made prior to its expiry has the effect of extending the licence or permit until the time that the renewal is determined by Council under clause 6.

(8) Council is to keep a register of all licences and permits issued and is to note any amendments, corrections or cancellations in the register.

(9) A person holding a licence or permit must comply with all of its specified conditions.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(10) Any person seeking to obtain a licence or permit, or variation of a licence or permit under this by-law must not wilfully make or cause to be made a false representation or declaration.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

6 Council May Approve, Refuse or Cancel a Licence or Permit

(1) After considering an application under clause 5, Council may

(a) grant a licence or permit; or

(b) in the case of an existing licence or permit, renew it; or

(c) refuse the application; or

(d) in the case of an existing licence or permit, cancel it subject to clause 7.

(2) In considering whether to exercise a power under subclause 1, Council is to take into account

(a) whether the premises in respect of which the licence or permit is sought are fit for the purpose;

(b) the requirements of the Act and any laws relating to public health and environmental protection in respect of the premises;

(c) the situation and condition of the premises and whether they are likely to create a nuisance;

(d) the requirements of this by-law; and

(e) whether there has been a concealment of facts.

(3) A licence or permit may be granted or renewed subject to conditions determined by Council.

(4) Council may

(a) amend or vary the terms or conditions of a licence or permit upon one (1) month's notification to the person to whom a licence or permit has been issued; or

(b) correct an error in the licence or permit at any time upon written notification to the person to whom the licence or permit is currently issued, either on the application of the licence or permit holder, or of its own motion.

(5) Council may transfer a licence or permit on the application of a person who owns or occupies land in relation to which there is a licence or permit in force.

(6) An application under subclause 5 is to be in the form approved by Council and accompanied by the fee (if any) required by Council.

7 Cancellation of a Licence or Permit

Before cancelling a licence or permit Council is to:

a. give one (1) month's written notice to the licence or permit holder to show cause on or before a day specified in the notice why the licence or permit should not be cancelled; and

b. give consideration to any representation made by the licence or permit holder in respect of the notice given under subclause (a).

PART 5 - STABLES

8 Stable Licence Required

(1) Subject to subclause 2 and subclause 8, a person must not

(a) have;

(b) use; or

(c) permit to be used

a stable on any land situated in a residential zone of the Planning Scheme, in which a horse or stock is kept.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) A person does not contravene subclause 1 provided that the premises wherethe stable is situated are greater than 2000 square metres and are licensed in accordance with clause 6, and that the stable complies with the following conditions:

(a) the stable is not to be within

(i) twelve metres of a dwelling house, school room, hospital, child health centre, workroom or eating house; and

(ii) six metres of a street boundary or the boundary of any adjoining land in other occupation; and

(iii) fifteen metres of any milking shed or milk room of a dairy; and

(b) the stable must meet the following

(i) a receptacle for manure and stable waste is to be placed outside each stable;

(ii) the receptacle is to be constructed of reinforced concrete or brick rendered smooth in cement mortar or of other approved impervious material, and is to have a capacity not greater than is sufficient for $1.5m^3$ of manure and stable waste;

(iii) the receptacle is to be sufficiently ventilated, and provided with a tight fitting, fly proof lid which is to be closed at all times except when in use, and is to be emptied at least once weekly; or other such system as approved by anauthorised officer;

(iv) all manure and stable waste produced on the premises is to be collected daily and placed in the receptacle;

(v) the stable is to be maintained in a clean condition and cleansed and disinfected when so requested by an authorised officer;

(vi) a stable, which was in use and licensed by Council prior to the commencement of this by-law, is not to be rebuilt or renovated in any structural manner without Council approval in writing; and

(vii) any new stable may need to comply with statutory requirements; including Planning, Building or Plumbing and have all relevant licences, or permits in place before use of the stable.

(3) (a) in addition to the requirements of clause 5(2), a person who applies for a licence is to advertise in a daily newspaper circulating throughout Council's municipal area that the person has applied for a licence; and

(b) the advertisement is to specify the name of the applicant, the location of the premises, the number and type of animals to be kept and is to be in a form approved by the General Manager.

(4) An application for a licence will not be considered until twenty-eight (28) days after the date of publication of the advertisement referred to in clause 8(3).

(5) Council is to keep a register of persons and premises in respect of which stable licences are issued.

(6) The register is to contain details of

(a) the location of the premises;

(b) the number and types of animals to be kept at the premises; and

(c) if there is a current licensee of the premises, the name of that person and the date of expiry of the licence.

(7) If Council transfers a licence under clause 6(5), it is to amend the details in the register required to be kept under subclause 5.

9 Objections to the Granting of a Stable Licence.

(1) An owner or occupier of any premises within 200 metres of the premises in respect of which a licence is sought may, within fourteen days (14) of the publication of the advertisement referred to in clause 8(3), lodge a written objection to the granting of a licence.

(2) Any such objection under subclause 1 is to be addressed to the General Manager and specify the reasons for the objection.

PART 6 - RESTRICTIONS ON KEEPING CERTAIN TYPES OF ANIMALS.

10 Restrictions on Keeping Farm Animals.

(1) Subject to subclause 2, subclause 3 and subclause 5 a person must not keep a farm animal on any premises unless

(a) the premises have a lot size of 1500 square metres or greater; and

(b) the person has applied on the approved form to Council within the previous twelve months (12) for a permit under clause 5; and

(c) the permit under clause 5 has been granted under clause 6; and

(d) the portion of the land to which the farm animal has access is effectively fenced so that the animal cannot approach within

(i) twelve metres of any dwelling house, school room, hospital, child health centre, work room or eating house; and

(ii) two metres of a street boundary, or any adjoining property; and

(iii) fifteen metres of any milking shed or milk room of a dairy, other than a milking shed or milk room used for the milking of that animal; and

(e) boundary fencing suitable for the containment of the number and type of animals involved is provided and maintained in good condition; and

(f) no roosters are to be kept.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) The requirements of subclauses 1O(l)(a), 1O(l)(b), 1O(l)(c) and 1O(l)(d) do not apply in respect of keeping poultry if

(a) the allotment size is less than 1000 square metres and the number of poultry proposed to be kept does not exceed six; or

(b) the allotment size is between 1001 and 1500 square metres and the number of poultry proposed to be kept does not exceed 12, and

(c) no roosters are to be kept; and

(d) Council is satisfied that such an exemption will not create or contribute to a nuisance.

(3) The requirements of subclause 10(1) (d)(ii) may be waived by Council if

(a) each adjoining property owner lodges a declaration with Council indicating consent that additional fencing requirements are not necessary; and

(b) Council is satisfied that an exemption from these requirements will not create a nuisance.

PART 7 - BEES

11 Beekeeping

(1) A person must not keep more than one beehive on any property situated within a residential zone of the Planning Scheme.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) A person who keeps bees must comply with the Code of Practice for Urban Beekeeping.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues

(3)A person must not keep bees within 25 metres of

(a) a street or road; or

(b) any other building in the occupation of any other person

other than in accordance with the terms of a permit issued by Council.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(4)A person must not keep bees within 4 metres of an adjoining boundary.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

PART 8 CONTROL OF ANIMALS

12 Proper Location of Animals

(1) The owner or person in charge of an animal must ensure that it does not.

(a) enter or remain on any property, without the consent of the owner or occupier of the property; or

(b) enter any public land unless there is a sign displayed on that land authorising the entry of that kind of animal.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

(2) Subject to subclause 3, the owner or person in charge of a farm animal must ensure that the farm animal is confined to

(a) the owner's property; or

(b) a property on which the owner or occupier has consented that the farm animal may be kept.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(3) Subclause 2 does not apply when the farm animal is on a road and is under the effective control of the owner or another competent person.

(4) Any animal found straying or at large on any highway or on any land under the control of Council shall be dealt with in accordance with Part 12, Division 5 of the *Local Government Act 1993* (Tas).

PART 9 - ANIMAL HOUSING

13 Animal Housing Conditions

(1) A person must maintain an animal house in a clean and sanitary condition at all times, so as not to

(a) cause a nuisance to any person or property; or

(b) adversely affect the welfare of any animal within it.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(2) A person must not discharge any polluted drainage from any animal house

(a) beyond the boundaries of any premises from which it emanates; or

(b) into any water course or drain

other than in accordance with a permit issued by Conncil.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(3) A person who owns or occupies a premises on which an animal or animal house is situated must ensure that it meets the requirements of-any relevant Code of Practice.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(4) A person in charge of a companion animal or domestic animal must ensure the provision of adequate shelter which affords protection for the animal from adverse weather conditions.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(5) The General Manager, if satisfied that a nuisance under clause 16 of this by-law has been, or is being caused, due to the location of an animal house, may serve a notice under clause 18 of this by-law instructing the relocation of the animal house to a more suitable site.

PART 10 - ANIMAL NUISANCE

14 Animal Nuisance

(1) The owner or person in charge of an animal must ensure it does not foul another person's property without that other person's consent.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

(2) The owner or person in charge of an animal that fouls any public land or road must immediately clean up and dispose of the deposit in a lawful manner.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

(3) The owner or person in charge of an animal must ensure it does not attack any person, or any other animal.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

(4) An owner or occupier of premises must ensure that a nuisance is not created by an animal on those premises, or by the manner in which it is kept.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(5) The General Manager, if satisfied that a nuisance is caused, or contributed to, by the number or type of animals kept on any premises, may serve a notice under clause 18 of this by-law, instructing the reduction in specified animal numbers and/or type of animals being kept.

(6) The owner or occupier of premises must ensure that the carcass of any animal on those premises is suitably disposed of within a reasonable time after which the carcass has been discovered.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(7) For subclause 16(6) suitable disposal means

(a) disposal at an authorised local government waste management site; or

(b) subject to any other relevant legislation complete cremation of the entire carcass; or

(c) burial of the entire carcass in accordance with the following conditions

(i) the top of the carcass must not be within 600mm of the surface of the ground; and

(ii) the carcass must be covered with lime to a depth no less than 50mm; and

(iii) burial must not be within 100 metres of any watercourse or building, or subject to any overflow from any watercourse; and

(iv) the grave must be protected from scavenging animals.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

PART 11 - BY-LAW COMPLIANCE

15 Costs

In addition to any penalty imposed for a breach of this by-law, an expense incurred by Council in consequence of that contravention is recoverable by Council as a debt payable by the person failing to comply with or contravening this by-law.

16 Notices

(1) An authorised officer who is reasonably satisfied that a nuisance is being created in contravention of this by-law may

(a) serve a notice on a person who owns or has charge of an animal, or is contributing to the nuisance, or allowing it to occur; and

(b) proceed under clause 23.

(2) A notice under subclause (1)(a) may

(a) require the person named in it to abate the nuisance within seven (7) days of service of the notice, or such other time period specified in the notice, and to ensure that the uuisance does not recur; and

(b) specify any reasonable means by which the nuisance is to be abated.

(3) A person served with, or specified in, a notice under subclause (1)(a) must comply with the notice.

Penalty: On summary conviction a fine not exceeding 10 penalty units and in the case of a continuing offence, a further fine of 2 penalty units for each day that the offence continues.

(4) A person served with, or specified in, a notice under subclause (1)(a) may appeal to the Magistrates Court (Administrative Appeals Division) within fourteen (14) days after service of the notice.

PART 12 - MISCELLANEOUS

17 Entering private premises

(1) An authorised officer who has reason to believe that the owner or person in charge of an animal has committed an offence under this by-law may enter and remain in or on private premises other than a dwelling at any reasonable time to determine

(a) the number of animals on those premises; and

(b) whether or not any animal on those premises is authorised under a permit, licence or any other authority; and

(c) any relevant matter relating to any permit, licence or authority, or any application for a permit, licence or authority.

(2) An authorised officer may require the occupier of premises to produce for inspection by the authorised officer on those premises

(a) all animals of which the occupier is the owner; and

(b) any other animal kept or being held or retained on the premises; and

(c) evidence of authorisation to keep, hold or retain those animals on the premises.

18 Entering Land

(1) An authorised officer who has reason to believe that the owner or person in charge of an animal has committed an offence under this by-law may

(a) enter on to land owned or occupied by that owner or person, but not any dwelling on that land, subject to subclause 3; and

(b) search for, seize and impound any animal on that land.

(2) Any animal seized under subclause 1 shall be dealt with in accordance with the relevant provisions for impounding animals under Part 12, Division 5 of the *Local Government Act 1993* (Tas).

(3) An authorised officer may apply to a magistrate or a justice for a warrant to enter any dwelling on that land to enforce any provision of this by-law.

19 Name and place of abode

(1) An authorised officer may require a person to give his or her name, address and date of birth if the authorised officer reasonably believes the person is committing, has committed, attempted to commit or is likely to commit an offence against this by-law.

(2) A person must not

(a) fail or refuse to give his or her name, address or date of birth; o r

(b) give a false name, address or date of birth.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

20 Obstruction of an authorised officer

A person must not obstruct, assault, threaten, harass or intimidate an authorised officer in performing any function or exercising any power under this by-law.

Penalty: On summary conviction a fine not exceeding 10 penalty units.

21 Infringement notices

(1) An infringement notice may be issued in respect of a specified offence and the monetary penalty set out adjacent to the offence in Column 3 of Schedule 2 is the penalty payable under the infringement notice for that offence.

(2) An authorised officer may

(a) issue an infringement notice to a person whom the authorised officer has reason to believe is guilty of a specified offence; and

(b) issue one infringement notice in respect of more than one specified offence.

(3) The *Monetary Penalties Enforcement Act 2005* (Tas) applies to an infringement notice

(4) all monies payable to Council in respect of an infringement notice are a debt due to Council and recoverable at law.

Schedule 2 - INFRINGEMENT NOTICE OFFENCES

Column 1	**Column 2**	**Column 3**
CLAUSE	GENERAL DESCRIPTION OF OFFENCE	PENALTY **(Penalty Units)**
5(9)	Fail to comply with conditions of a licence or permit	2
5(10)	Make false representation on licence or permit application	2
8(1)	Have an unlicensed stable on land	2
10(1)	Keep a farm animal on land without a permit	2
11(1)	Keep more beehives on land than permitted	2
11(2)	Fail to comply with the Code of Practice for beekeeping	2
11(3)	Keep bees within 25 metres of a street or occupied building	2
11(4)	Keep bees within 4 metres of adjoining boundary	2
12(1)	Allow a animal to enter property or public land	2
12(2)	Fail to confine farm animal	2
13(1)	Fail to maintain animal house in clean and sanitary condition	2
13(2)	Discharge pollution from animal house other than specified in a permit	2
13(3)	Fail to keep animal house according to a Code of Practice	2
13(4)	Fail to provide adequate shelter	2
14(1)	Animal fouling another person's property	2
14(2)	Fail to clean up animal deposit from public land or road	2
14(3)	Animal attacking person or animal	2
14(4)	Nuisance created by an animal on premises where it is kept	2
14(6)	Fail to dispose of carcass within reasonable time	2
14(7)	Fail to suitably dispose of a animal carcass	2
16(3)	Fail to comply with conditions of a Notice	2
19(2)(a)	Fail to provide name, address or date of birth	2
19(2)(b)	Give false name, address or date of birth	2
20	Obstruct an authorised officer	4

Certified that the provisions of the by- Law are in accordance with the Law by

Legal Practitioner

Dated this day of at

Certified that the by-law is made in accordance with the *Local Government Act 1993* (Tas) by

General Manger

Dated this day of at

The Common Seal of the Northern Midlands Council was hereunto affixed in the presence of:

Mayor

General Manager

Dated this day at

PLAN 1

PLANNING APPLICATION P16-130

12 BADAJOS STREET, ROSS

ATTACHMENTS

A Application & plans, correspondence with applicant

B Representation

C Heritage Adviser's review

PLANNING APPLICATION

Proposal

ATTACHMENT A.

Description of proposal: Erection of carport at side of house and small shed behind house.

(attach additional sheets if necessary)

Site address: 12 BADAJOS ST. ROSS

ID no: SP76443 *and /or Council's property no:* .....

AND/OR

Area of land: 685 m^2 *ha/m^2 and/or CT no:* .....

Estimated cost of project $3500 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? (Yes) / *No*
If yes – main building is used as Residence

If variation to Planning Scheme provisions requested, justification to be provided:

/

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m^2, or there will be over 56m^2 of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

/

External colours: charcoal roof. Cream sides both to match existing house

(attach additional sheets if necessary)

Is any signage required? /

(if yes, provide details)

(7)

SCHEDULE OF EASEMENTS

PLAN NO. S.P7643

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

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

NOTE — THIS FORM IS NOT TO BE USED WHERE NO EASEMENTS ARE SHOWN ON THE PLAN. IN THAT CASE A BLANK FORM MUST BE USED.

EASEMENTS

Rights of Drainage

~~Each lot on the plan is together with such rights of drainage over the drainage~~ easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the ~~plan is indicated by arrows.~~ Lot 1 is Subject to a right of drainage (appurtenant to the balance of the land remaining in CT 2398/90 at the date of acceptance hereof excluding the lot on the plan) over the drainage easement shown hereon.

COVENANT

The owner of Lot 1 shown on the plan covenants with the Vendors (which term shall include Percival Brian Atkins and Pearl Atkins and the survivor of them and their respective personal representatives administrators and assigns) that the Vendors shall not be required to fence and this provision shall have the same effect as is provided by Section 71B of the Conveyancing and Law of Property Act 1884.

SIGNED by the Vendors, Percival Brian Atkins and Pearl Atkins, the ~~beneficial owners~~ registered proprietors of the land described in Certificate of Title Volume 2398 Folio 90, in the presence of

P.B. Atkins

L. Atkins

Solicitor
Launceston

Signed by The Commercial Bank of Australia Limited as Mortgagee under Memorandum of Mortgage Number A497405 by its Attorney PETER GWYN MORGAN who hereby certifies that he has received no notice of revocation of Power No. 22901 granted to him, as the Act and Deed of the said Bank in the presence of :

Bank Officer, Hobart.

THE COMMERCIAL BANK OF AUSTRALIA LIMITED
BY ITS ATTORNEY

WHO HEREBY CERTIFIES THAT HE HAS RECEIVED NO NOTICE OF REVOCATION OF POWER No. 22901 GRANTED TO HIM.

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

TYSON & TYSON
Per:
Solicitors for the Sub-dividers

RECEIVED

Thank you for your letter of 3 June 2016. Please find below comments on appropriation sections.

F.2.4.3 – please refer attached document showing property and adjacent sites

Our property is No. 12. This property is a chamfer board single storey building.

Impact on No 10 – this property is the old vicarage stone building. The new carport and shed we are proposing on No 10 will not impact on No. 12 because it sits on the opposite side of our house. They will not have any visual of new proposed carport and shed.

Impact on No. 14 – this property is a chamfer board single storey house. The boundary fence between No 12 and No 14 is 1.8m high and considerable vegetation on their side of the fence. The roof of the proposed carport and shed is at the same angle as the roof on No 12, No 14's visual will be a roofline lower than the No 12 house roof. The carport and shed are setback 900mm from the No 14 boundary fence.

Impact on No 7 (directly across the road) – this property is a chamfer board single storey house. Their visual will be a continuation of the house roofline, over the carport. Due to the existing double gated fence (approx. 1.8m high) between the house and the boundary with No 14 , they will not see the carport (other than the roofline) or the end wall of the shed through the open ended carport. (refer previously submitted document PROFILE FRONT OF HOUSE). The end wall of the shed will be set back 2 metres from the rear of the house/end of carport or 16.75m from the front street boundary. Refer to your sample design F2.1 in your Submission to F2 FORM - proposal is very similar to this drawing.

Impact on No 7 (adjacent to the east).(this is a double block, hence No 7 is used twice) – this property has a shed built from miscellaneous stone (not heritage). There will be no impact on this property.

Impact on No 5 – this property has several Macquarie retirement brick homes (non heritage). There will be no impact on this property as the carport and shed is set back 3 metres from the front of the house. There is no visual impact for them whatsoever.

Height of eaves and eastern fence height
Refer to previously submitted plan entitled PROFILE FRONT OF HOUSE (Attached) and carport shed....
The extension will not case onto any neighbouring property any shadow as it is below the existing height of the existing house and lies to the east of it.

Details of the eaves height – both structures have a skillion roof 3.3m high on house side, going to 2.5m on the lower side, along to the boundary fence.

Fence height – existing fenceline is 1.8m high and will not be impacted/changed

Other requirements
F2.5.1 A2 – setback is 3 metres behind the line of the front wall of the house

F2.5.2 A1a) – house is perpendicular to the street frontage

F.2.5.3 A1 – maximum height to eaves is less than 3 metres. Eaves height on proposed carport and shed is 2.8m

A3 – new proposed carport and shed is less than 50% of original house

F2.5.4 A1.1 – the roof form for the carport and shed is a continuation of the roof pitch of the house as previously agreed in consultation with your office. This will balance the street scape appearance of the house.

Height of eaves and eastern fence height
Refer to previously submitted plan entitled PROFILE FRONT OF HOUSE (Attached) and carport shed....
The extension will not case onto any neighbouring property any shadow as it is below the existing height of the existing house and lies to the east of it.

Details of the eaves height – both structures have a skillion roof 3.3m high on house side, going to 2.5m on the lower side, along to the boundary fence.

Fence height – existing fenceline is 1.8m high and will not be impacted/changed

Other requirements
F2.5.1 A2 – setback is 3 metres behind the line of the front wall of the house

F2.5.2 A1a) – house is perpendicular to the street frontage

F.2.5.3 A1 – maximum height to eaves is less than 3 metres. Eaves height on proposed carport and shed is 2.8m
A3 – new proposed carport and shed is less than 50% of original house

F2.5.4 A1.1 – the roof form for the carport and shed is a continuation of the roof pitch of the house as previously agreed in consultation with your office. This will balance the street scape appearance of the house.

F2.5.5 A1.1 – not a pre-1940 building.

F2.5.6 – there are no external walls on the carport. Shed is in rear garden. Cladding for shed will be corrugated iron ,same colour as house.

F2.5.8 – no windows on streetscape

F2.5.9 – Roofing of carport and shed will match existing roof of house (corrugated iron). Shale Grey in colour.

F2.5.12 – A2.1 - carport and shed will be consistent with the existing streetscape

F2.5.13
A1 – not applicable
A2 – complies with this requirement
A3 – complies with this requirement
A4 – carport is not a garage
A5 – not applicable, no heritage building on site
A6 – eaves height is below 3m (2.8m)

F2.5.15 – there will be no change to the existing fence along the street boundary. There is no existing fence to the proposed carport entrance on the street boundary. There is an existing double gated fence just setback from the front wall of the house , between the house and the eastern boundary fence (No. 14)

F2.5.16 – walls of shed will be cream.
Barge board of carport will be white
Roof and gutters will be dark grey.

F2.5.17 – lighting will comply and will be concealed.

STREET SCAPE AND ELEVATION

The design of this application is the same as that presented on in F2.1 of Submission to F2 document. From the street, you will see the existing house, with an open ended carport on the eastern side of the house. Roof line with the same pitch as the house and will be a simple extension of the house roof line. At the rear of the carport there is 2m space , then one end of the shed will be visible (though it is a long way back , set back 2metres from the rear wall of the house)

Where we have not addressed specific requirements of F2 form this means it is not applicable to our application.

I trust this will now be sufficient to progress my application. I would be grateful if you could confirm that the application is now acceptable, via return email asap. Should you have any queries, please contact me via email.

WP and PV Bewg

Sent from Mail for Windows 10

28 Badajos Street

ROSS 26 May 2016

I wish to make application for approval to build a carport and small shed at the side of and behind my house at 12 Badajos Street Ross.
The roofing will match the existing corrugated iron roof which is a charcoal colour. and the shed cladding will match the cream colour of the house.
Access to Badajos St already exists.
No landscaping is required and there are no trees involved.
Construction will be of timber (treated Pine} and cladding of corrugated iron.
The shed will have double doors and two windows opening onto the garden (facing West}
The front of the shed is set back 2meters from the rear of the house.
The front of the carport is set back 3meters from the front of the house .
Rainwater will be carried in guttering to connect with the existing rainwater drainage system from the house .

28 Barlaya's St. Ross
5 June 16

Planning Officer

Northern Midland Council Planning Application P16-130

Dear Madam, In response to your letter of 3 June I m enclosing

additional drawings; subject site and adjacent properties,

site plan to scale with dimensions as requested

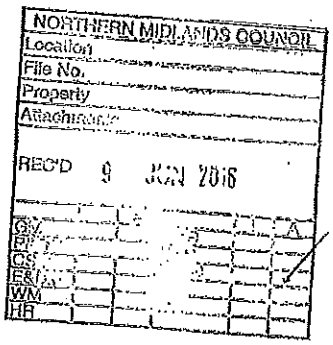
profile of house and carport showing heights and continuing slope of roof.

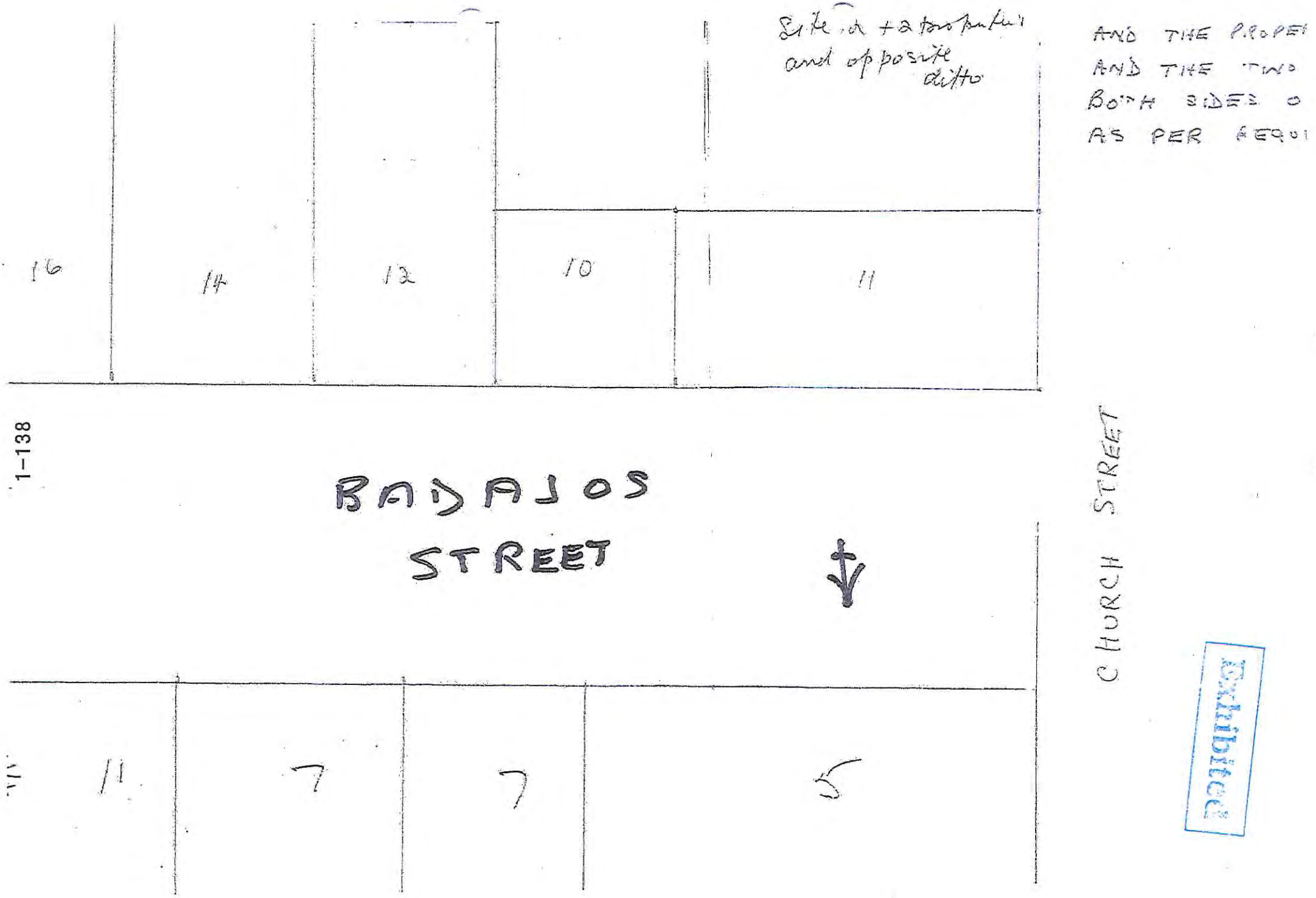
the height of the boundary fence is 1800 mm'

I trust that you now have sufficient information for this simple structure.

Yours Sincerely

W P Bewg




Site + 2 properties and opposite ditto
AND THE PROPER
AND THE TWO
BOTH SIDES O
AS PER REQU
16
14
12
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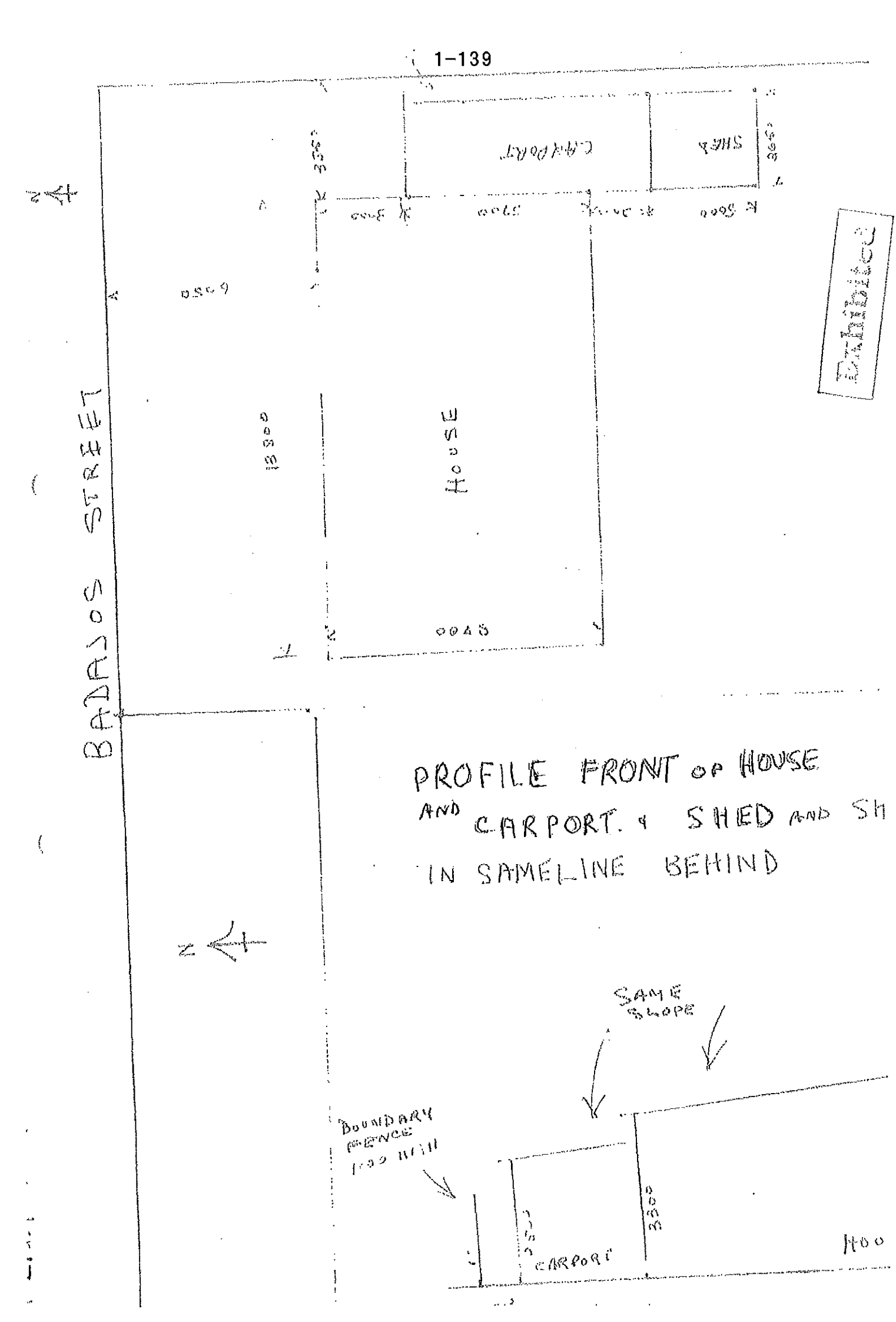
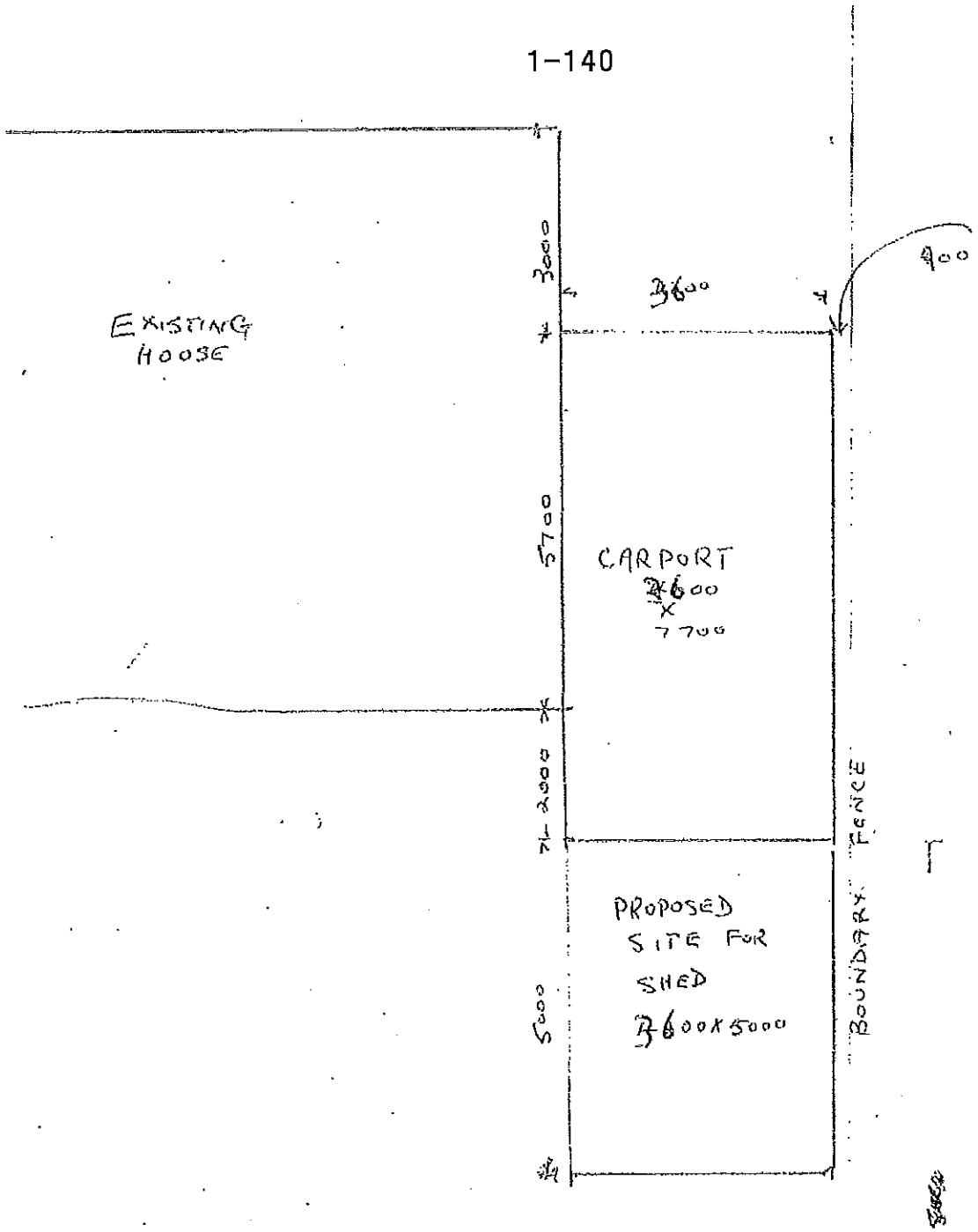
11
1-138
BADAJOS
STREET
CHURCH STREET
11
7
7
5
Exhibit C


BADAJOS STREET
HOUSE
CARPORT
SHED
PROFILE FRONT OF HOUSE
AND CARPORT & SHED AND SH
IN SAMELINE BEHIND
SAME SLOPE
BOUNDARY FENCE
CARPORT



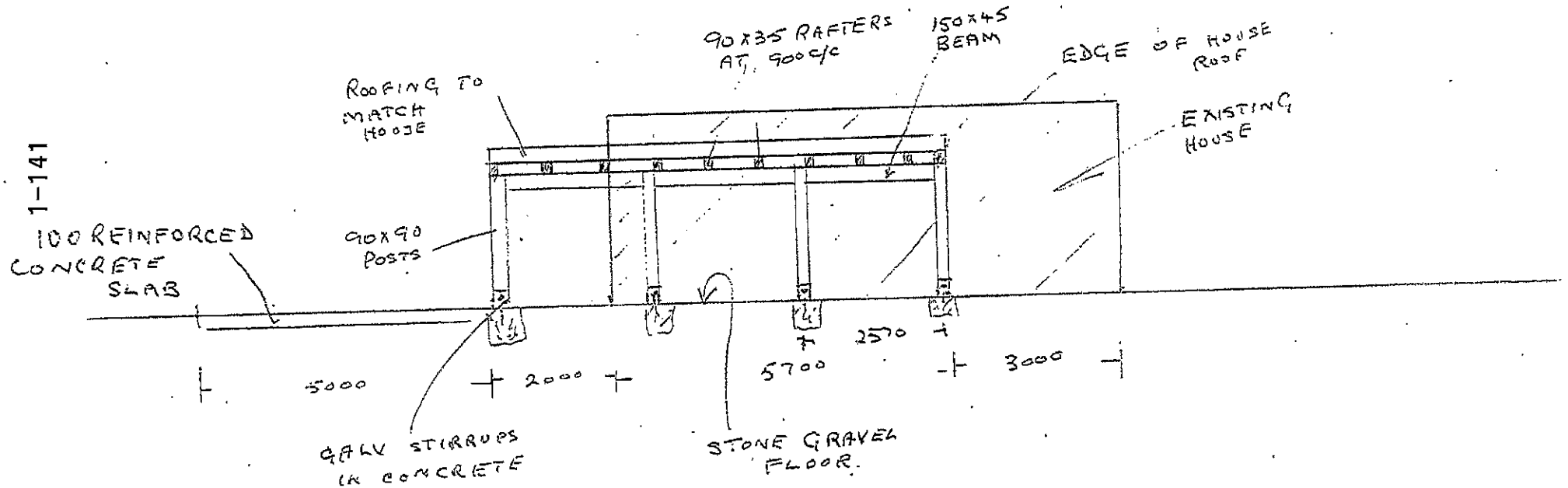
PROPOSED CARPORT
and SITE FOR SHED
12 BADAJOS STREET
ROSS.

W.P. and P.V. BEWG

SIDE ELEVATION

PROPOSED CARPORT

12 BADAJOS St. ROSS

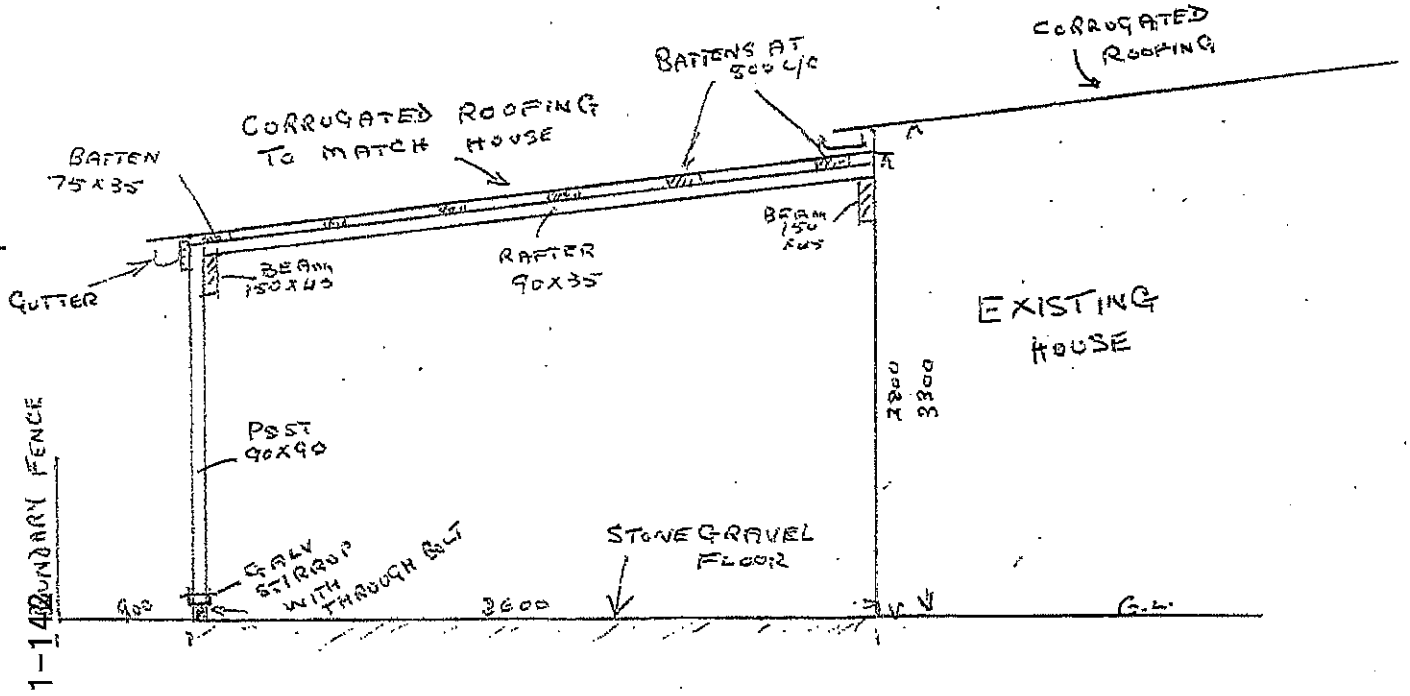


1-141

Exhibited

PROFILE OF PROPOSED CARPORT FRONT ELEVATION

12 BADAJOS ROSS.



BATTENS ATTACHED WITH BATTEN SCREWS

BEAM BOLTED TO POST

RAFTERS ATTACHED TO BEAM WITH GALV BRACKET FITTINGS

CARPORT ROOF CONTINUES AT SAME ANGLE AS HOUSE ROOF

RAINWATER DOWNPIPE TO CONNECT TO EXISTING R/W DRAINAGE PIPE

ALL TIMBER TO BE TREATED PINE

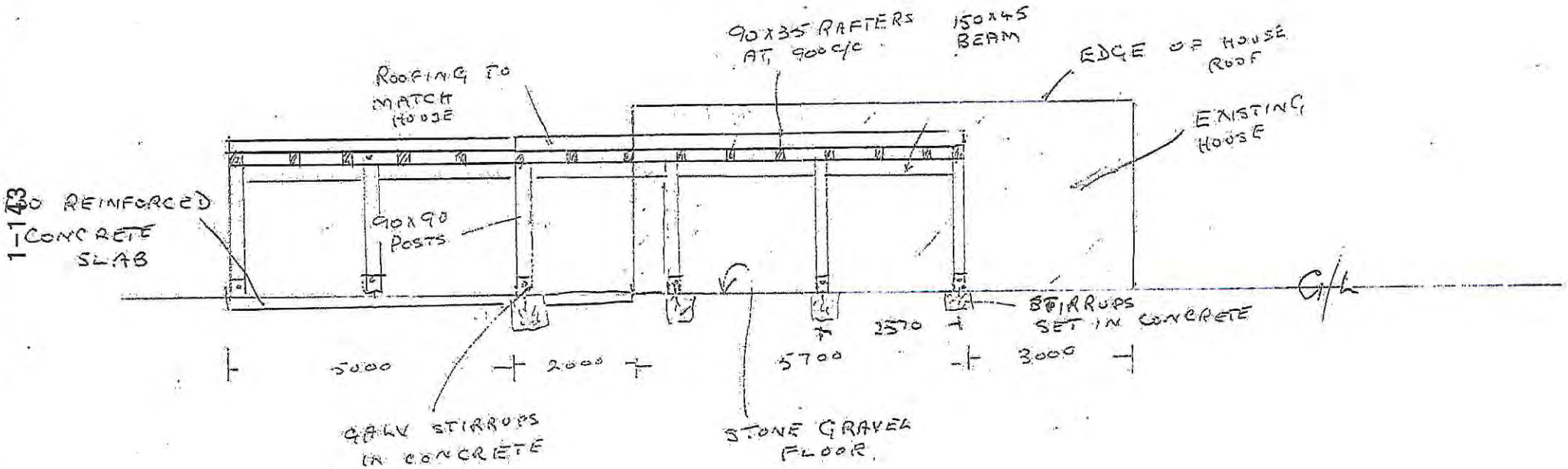
Exhibited

2.12

SIDE ELEVATION

PROPOSED CARPORT

12 BABAJOS St. ROSS



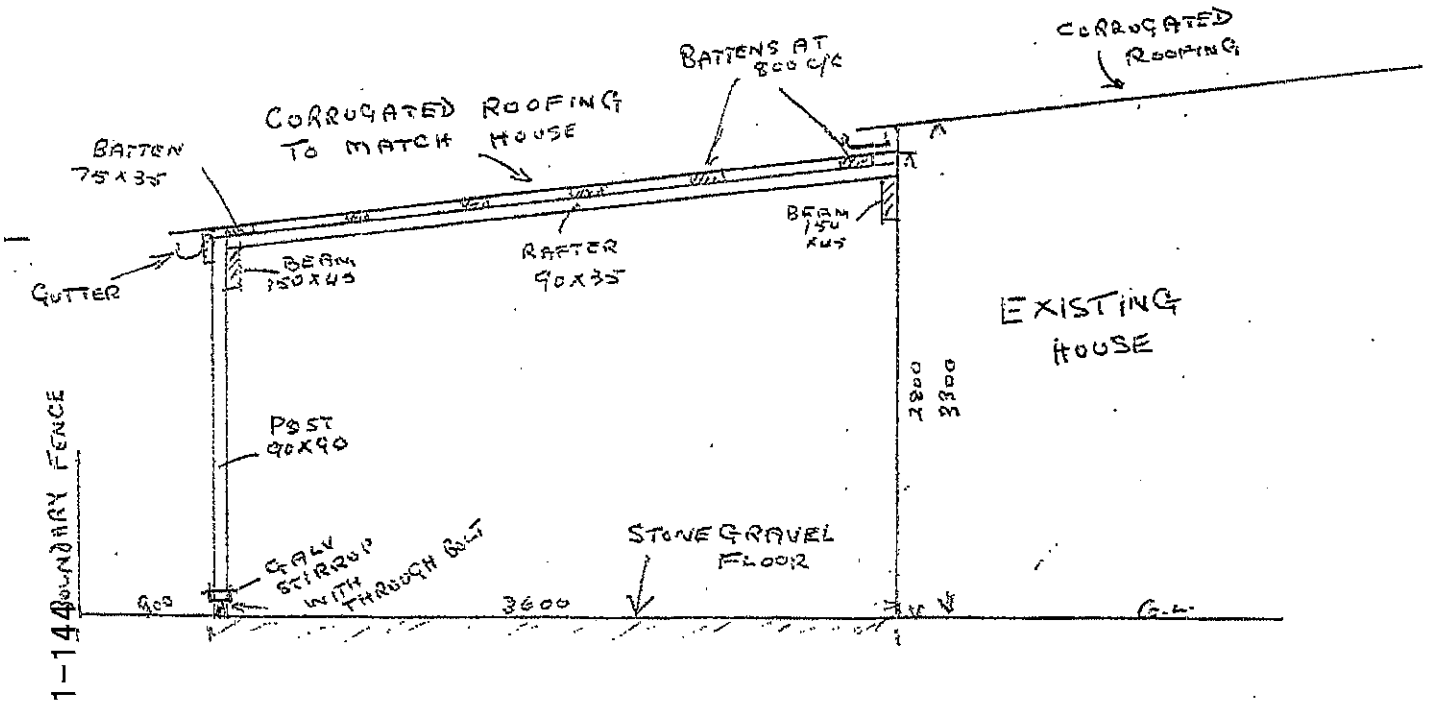
EAST ASPECT

Exhibited

2 of 4

INFILL OF PROPOSED CARPORT — FRONT ELEVATION

12 BADAJOS ROSS.



BATTENS ATTACHED WITH BATTEN SCREWS

BEAM BOLTED TO POST

RAFTERS ATTACHED TO BEAM WITH GALV BRACKET FITTINGS

CARPORT ROOF CONTINUES AT SAME ANGLE AS HOUSE ROOF.

RAINWATER DOWNPIPE TO CONNECT TO EXISTING R/W DRAINAGE PIPE

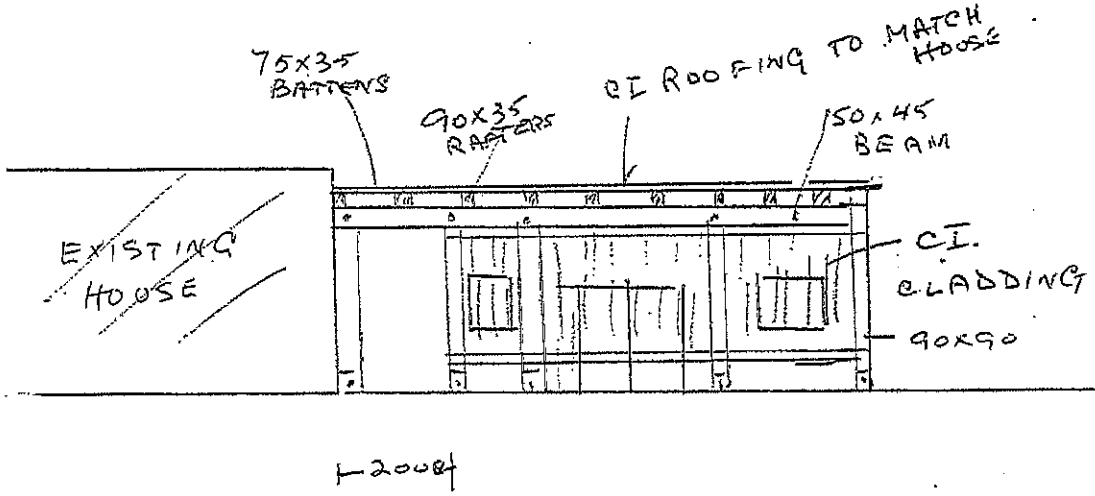
ALL TIMBER TO BE TREATED PINE

Exhibited

3.14

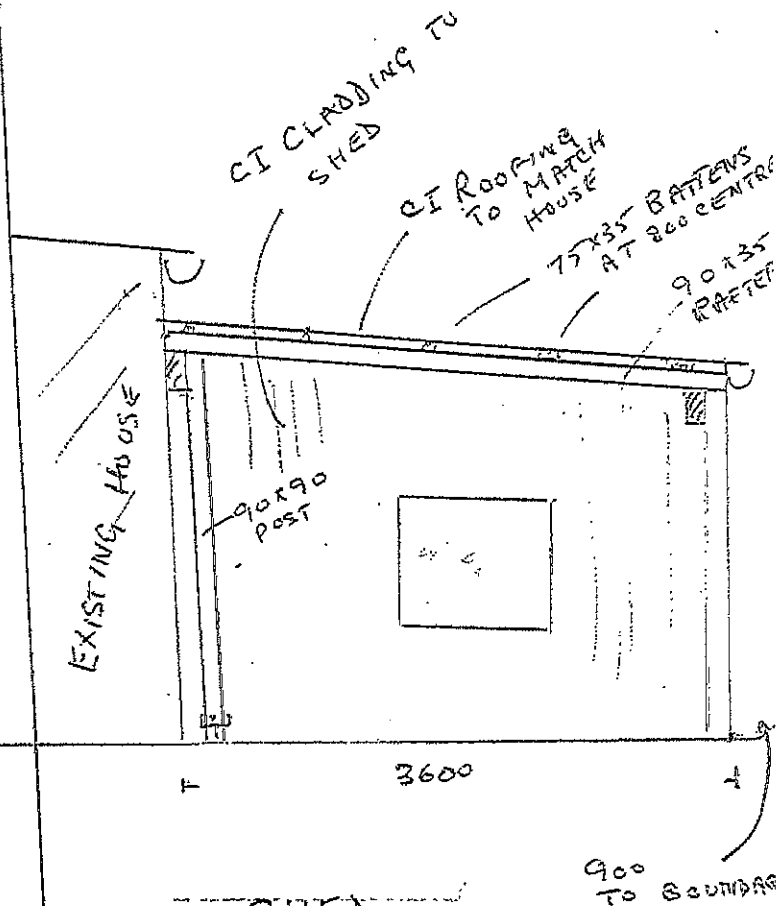
PROPOSED SHED

12 BADAJOS ST ROSS.



SHED

WEST ASPECT



SHED

SOUTH ASPECT

1-145

Exhibit 1

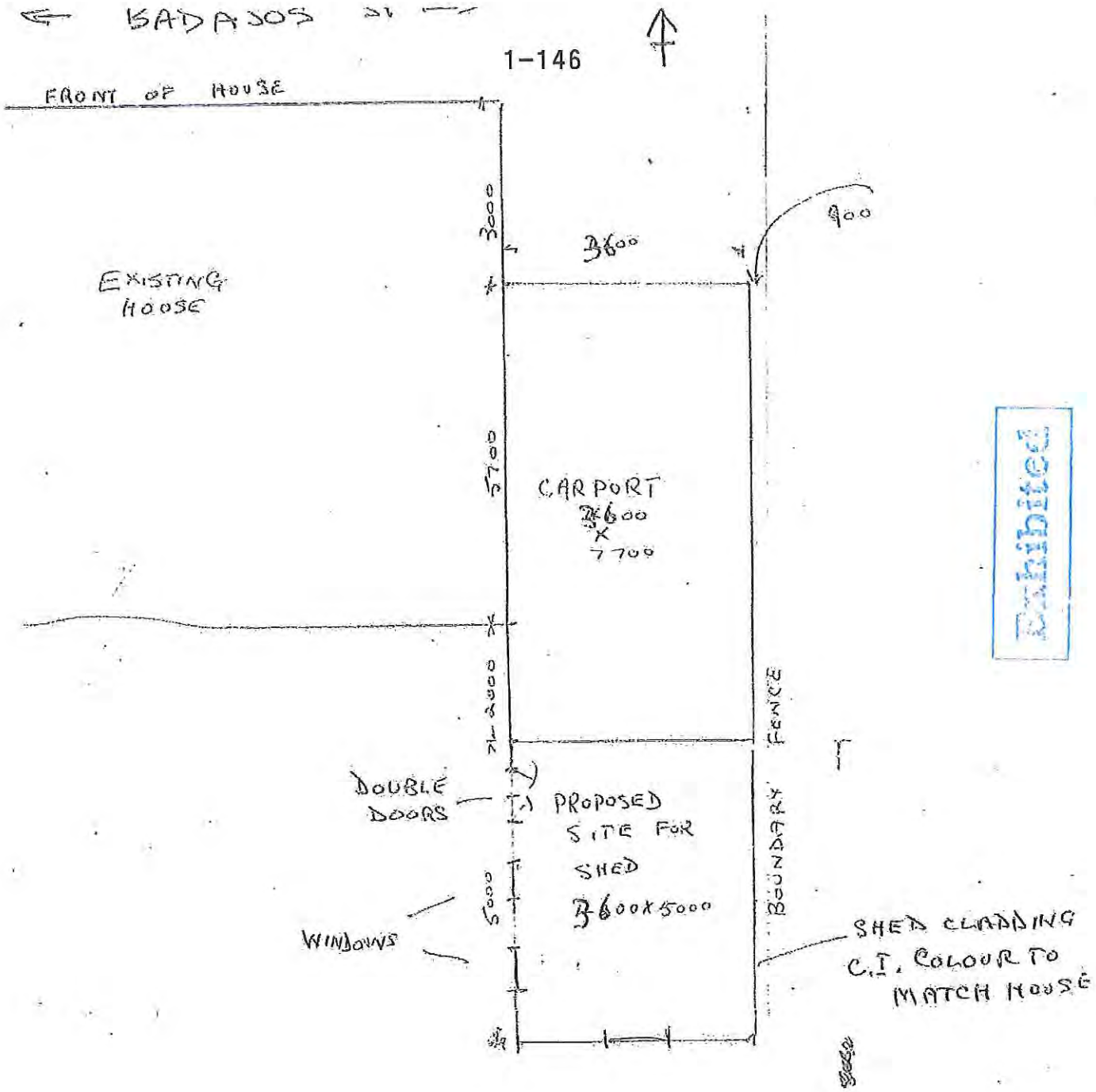


Exhibit 1

PROPOSED CARPORT and SITE FOR SHED
12 BADAJOS STREET
ROSS.

45.7 m²

W.P. and P.V. BEWG

1 of 1

ATTACHMENT B.

From: laura williamson <yez0429@yahoo.com.au>
Sent: Thursday, 14 July 2016 3:21 PM
To: NMC Planning
Subject: Fw: public exhibition documents for 12 Badajos st ATTN: MELISSA THIS IS FROM CAROL LAURA ILLIAMSON AT 14badajos.st>ross SENT TUESDAY 5july 2016. thankyou very much.

----- Forwarded Message -----
From: laura williamson <yez0429@yahoo.com.au>
To: planning@nmc.tas.gov.au
Sent: Tuesday, 5 July 2016, 15:18
Subject: Re: public exhibition documents for 12 Badajos st

dear rosemary , thankyou for the information I WISH TO COMMENT THAT I AM THE OWNER OF NO 14 BADAJOS ST. AND HAVE HAD LESS THAN A WEEK NOTICE TO THIS MATTER OF PLANNING APPLICATION. I WILL COMMENT ON THE HEIGHT OF THE SHED AS MY BACKYARD IS KNOWN BY ALL VISITORS AND SUNDRY THAT IT HAS A UNIQUE VIEW OF THE HISTORIC CHURCH AND SPIRE AND IS MAGICAL ON A DAY OF THOSE BEAUTIFUL SUNSETS WE OFTEN HAVE THE FORTUNE TO WITNESS. THESE THINGS CONTRIBUTE TO THE RICHNESS OF LIVING IN A HERITAGE PRECINCT LOCATION IN A TOWN OF THIS WORTH. I DO NOT WANT TO LOSE THIS JOY. MY VISITORS LEAVE WITH A FEELING OF WONDER THAT ENCOURAGES THEM TO VISIT AGAIN AND AGAIN TO THE BAKERY VANILLA SICE SPECIALTIES FROM ROSS VILLAGE BAKERY AND NOT TO FORGET THE SEVERAL NEW SHOPS. THO I HAVE TO SEND THIS IN HASTE IT I HOPE IS NOT A LOST COMMENT I APPRECIATE THAT NO 12 OWNERS NEED TO BE COMFORTABLE BUT THIS PROPERTY HAS ALREADY HAD MANY CHANGES TO THE ORIGINAL RELOCATABLE MINERS COTTAGE MOVED THERE IN ONLY THE LAST 4 YEARS, CORRRECT ME IF I AM WRONG BUT THE SITUATION APPEARS TO BE BOTH AWKWARD COLD AND NOT SUITABLE MOST OF THE PAST TENANTS AND PRESENT TENANTS AND OWNERS..THE ORIGINAL CARPORT WAS REDESIGNED TO BECOME A ROOM ON THE OTHER SIDE OF THE HOUSE. AND A DRIVEWAY HAS BEEN MOVED AS WELL. I CONSIDER THAT THIS TYPE OF STRUCTURE NOT SUITABLE IN THE FIRST INSTANCE TO BE PLACED IN THIS HERITAGE PRECINCT. AND MAY BECOME ONE MISTAKE AFTER ANOTHER TO FIX UP WHAT MAY HAVE BEEN A VERY TEMPORARY UNSUITABLE BUILDING FOR THIS TOWN. KIND REGARDS, CAROL LAURA WILLIAMSON.

NORTHERN MIDLANDS COUNCIL

REPORT FROM:	**HERITAGE ADVISER, DAVID DENMAN**
DATE:	**03-Jun-2016**
REF NO:	**P16-130; 400300.13**
SITE:	**12 Badajos Street, Ross**
PROPOSAL:	**Carport & shed - vary E side setback**
APPLICANT:	**WP & PV Bewg**
REASON FOR REFERRAL:	**HERITAGE PRECINCT** ***Local Historic Heritage Code*** ***Heritage Precincts Specific Area Plan***

Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

The existing house has no heritage value.
The skillion roof is appropriate for the style of the house and the carport is set back 3m from the front façade, which will ensure that it is not prominent in the streetscape.

David Denman (Heritage Adviser)
Date: 24/06/2016

ASSESSMENT AGAINST E13.0 (LOCAL HISTORIC HERITAGE CODE)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
b) encourage and facilitate the continued use of these items for beneficial purposes; and
c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

a) within a Heritage Precinct;
b) a local heritage place;
c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;

b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings which connect above ground or utilise existing service trenches;

c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;

Comment:
The subject site is within *a Heritage Precinct.*

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 Development Standards

E13.6.1 Demolition

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.	
Acceptable Solutions	***Performance Criteria***
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The site coverage must:* *a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and* *P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and*

	P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.5 Fences

Comment: N/a

E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	***Performance Criteria***
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 Roof form and materials for new buildings and structures must:* *a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

Comment: N/a

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	***Performance Criteria***
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The front setback for new buildings or structure must:* *a) be consistent with the setback of surrounding buildings; and* *b) be set at a distance that does not detract from the historic heritage significance of the place; and* *c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Outbuildings and structures must be: *a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and* *b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.*	*P1 New outbuildings and structures must be designed and located ;* *a) to be subservient to the primary buildings on the site; and* *b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking
E13.6.12 Tree and Vegetation Removal
E13.6.13 Signage
Comment: N/a

Table E13.1: Local Heritage Precincts
For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Heritage Precincts – 1. *Evandale Heritage Precinct* 2. *Ross Heritage Precinct* 3. *Perth Heritage Precinct* 4. *Longford Heritage Precinct* **5.** *Campbell Town Heritage Precinct*
Existing Character Statement - Description and Significance
2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT *The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.*
Management Objectives
To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. *To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

ASSESSMENT AGAINST F2.0 (HERITAGE PRECINCTS SPECIFIC AREA PLAN)

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have a detrimental effect on the streetscape.

F2.5 Standards for Development

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.	
Acceptable Solutions (no performance criteria)	
A1	*The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).*
A2	*New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).*
A3	*Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.*

Comment: Meets the Acceptable Solutions.

F2.5.2 Orientation

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.
Acceptable Solutions (no performance criteria)
A1 All new buildings, extensions, alterations or additions must be orientated: *a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or* *b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and* *c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).*

Comment: Meets the Acceptable Solutions.

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.
Acceptable Solutions (no performance criteria)
A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).
A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.

Comment: Meets the Acceptable Solutions.

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 30 – 40 degrees (refer Figure F2.14 & F2.18); and *A1.2 Eaves overhang must be a maximum of 300mm excluding guttering.*
A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).
A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.
A4 Metal cowls must not be used where they will be seen from the street.

Comment: Meets the Acceptable Solutions.

F2.5.5 Plan Form

Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.	
Acceptable Solutions	***Performance Criteria***
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and *A1.2 The plan form of additions must be rectilinear and consistent with the existing house design and dimensions.*	*P1 Original main buildings must remain visually dominant over any additions when*

	viewed from public spaces.
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	*P2 No performance criteria*

Comment: Meets the Acceptable Solutions

F2.5.6 External Walls
F2.5.7 Entrances and Doors
F2.5.8 Windows
Comment: N/a

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and *A1.2 Roof coverings must be:* *a) corrugated iron sheeting in* • *Woodland Grey; or* • *Windspray; or* • *Shale Grey; or* • *Manor Red; or* • *Plantation; or* • *Jasper; Or ...*
A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: Meets the Acceptable Solutions.

F2.5.10 Roof Plumbing

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.
Acceptable Solutions (no performance criteria)
A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26); and *A1.2 Downpipes must be zinculaume natural, colorbond round, or PVC round painted.*
A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).

Comment: Meets the Acceptable Solutions.

F2.5.11 Verandahs
F2.5.12 Architectural Details
Comment: N/a

F2.5.13 Outbuildings

Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.
Acceptable Solutions (no performance criteria)
A1 Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line.
A2 Sheds must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.
A3 Garages and Carports must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.

A5	*Those parts of garages and sheds visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.*
A6	*The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house.*

Comment: Meets the Acceptable Solutions.

F2.5.14 Conservatories
F2.5.15 Fences and Gates
Comment: N/a

F2.5.16 Paint Colours

Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions (no performance criteria)	
A1.1	*Colour schemes must be drawn from heritage-listed buildings within the precinct; or*
A1.2	*Colour schemes must be drawn from the following:*
a)	*Walls – Off white, creams, beige, tans, fawn and ochre.*
b)	*Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.*
c)	*Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green*
d)	*Roof & Gutters – deep Indian red, light and dark grey, (black, green and blue are not acceptable).*
A2	*There must be a contrast between the wall colour and trim colours.*

Comment: Meets the Acceptable Solutions.

F2.5.17 Lighting

Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape	
Acceptable Solutions (no performance criteria)	
A1	*New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed.*

Comment: Meets the Acceptable Solutions.

PLAN 2

PLANNING APPLICATION P16-105

437 WOOLMERS LANE, LONGFORD

ATTACHMENTS

A Application & plans, correspondence with applicant

B Responses from referral agencies

- EPA

C Planning Scheme Assessment

ATTACHMENT A

PLANNING APPLICATION
Proposal

Description of proposal: landfarm 512 m³ of soil on agricultural property.

(attach additional sheets if necessary)

Site address: 437 Woolmers Lane, Longford

ID no: PID: 7881250 *and/or Council's property no:* .....

AND/OR

Area of land: 1.1 ha *ha/m² and/or CT no:* .....

Estimated cost of project $ 80,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? (Yes) / No
If yes – main building is used as workshop

If variation to Planning Scheme provisions requested, justification to be provided:

NA

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m², or there will be over 56m² of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

NA

External colours: NA
(attach additional sheets if necessary)

Is any signage required? NA
(if yes, provide details)

Exhibited

FOLIO PLAN

RECORDER OF TITLES 5-158

Issued Pursuant to the Land Titles Act 1980

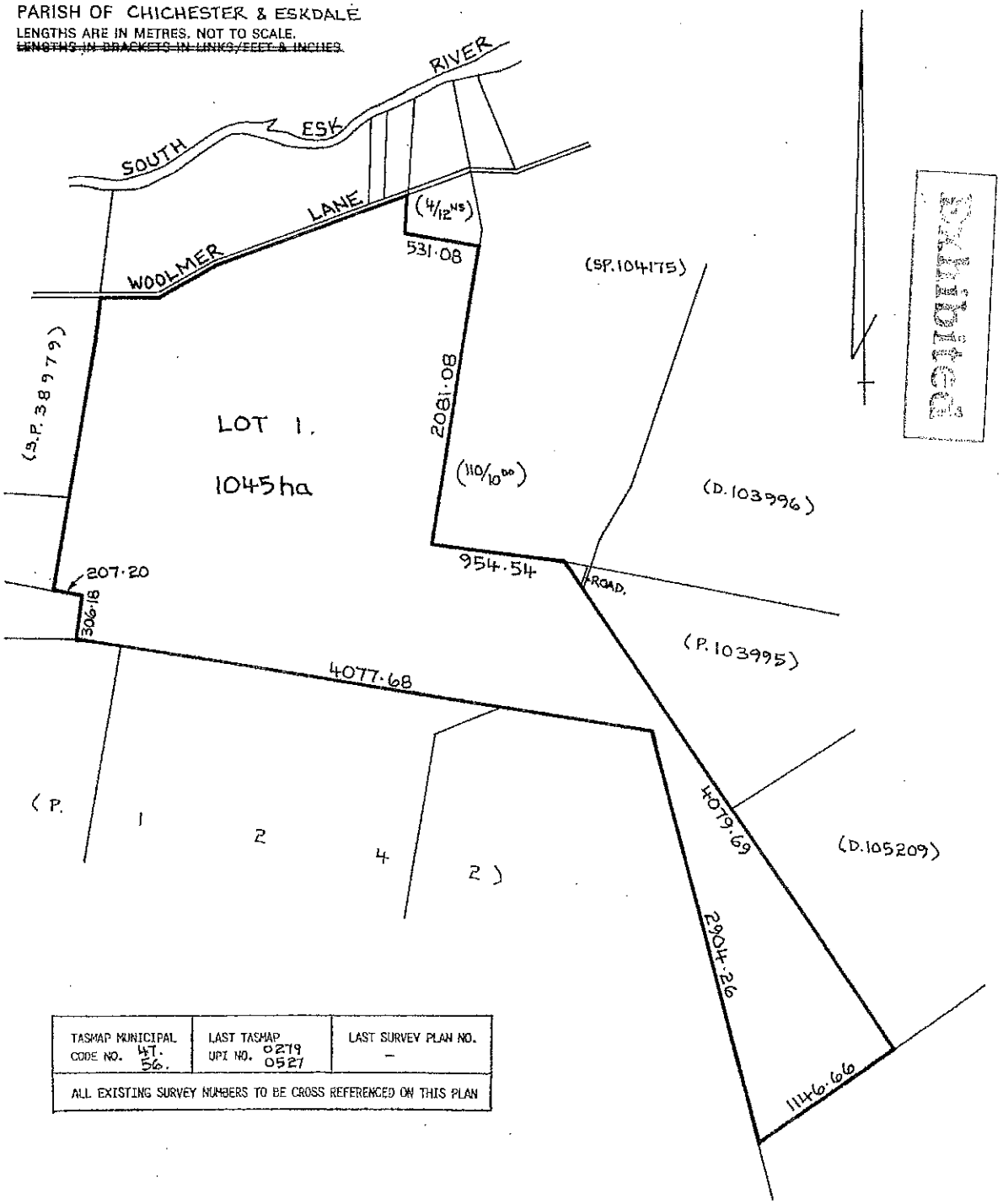
Tasmanian Government

APPROVED 25 MAY 1993 RECORDER OF TITLES	**CONVERSION PLAN** CONVERTED FROM 68/4093	REGISTERED NUMBER D.105810
FILE NUMBER Y.16101	GRANTEE: PART OF 1410-0-0 & 67-0-0 AND WHOLE OF 544-0-0 & 724-0-0 GTD TO THOMAS WALKER. WHOLE OF LOT 6. 329-0-0 GTD TO J.B. TOOSEY & ORS	DRAWN P. PAGE 24-5-93

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

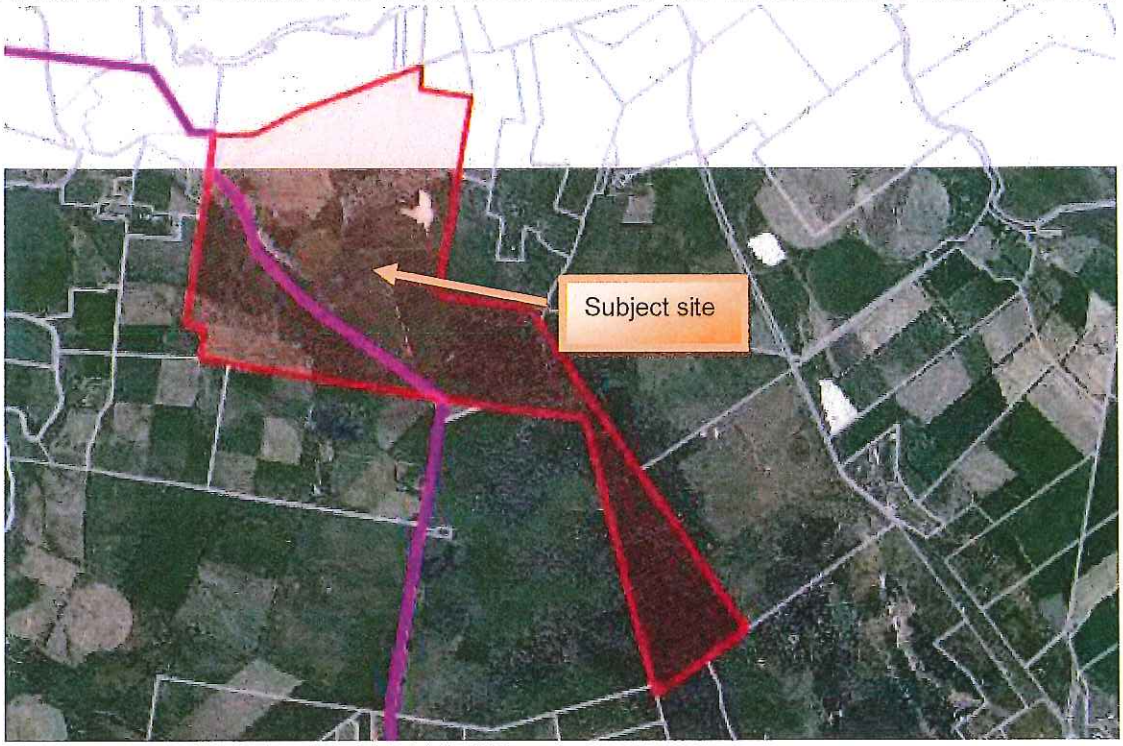
~~CITY/TOWN OF~~
LAND DISTRICT OF SOMERSET
PARISH OF CHICHESTER & ESKDALE
LENGTHS ARE IN METRES. NOT TO SCALE.
~~LENGTHS IN BRACKETS IN LINKS/FEET & INCHES~~



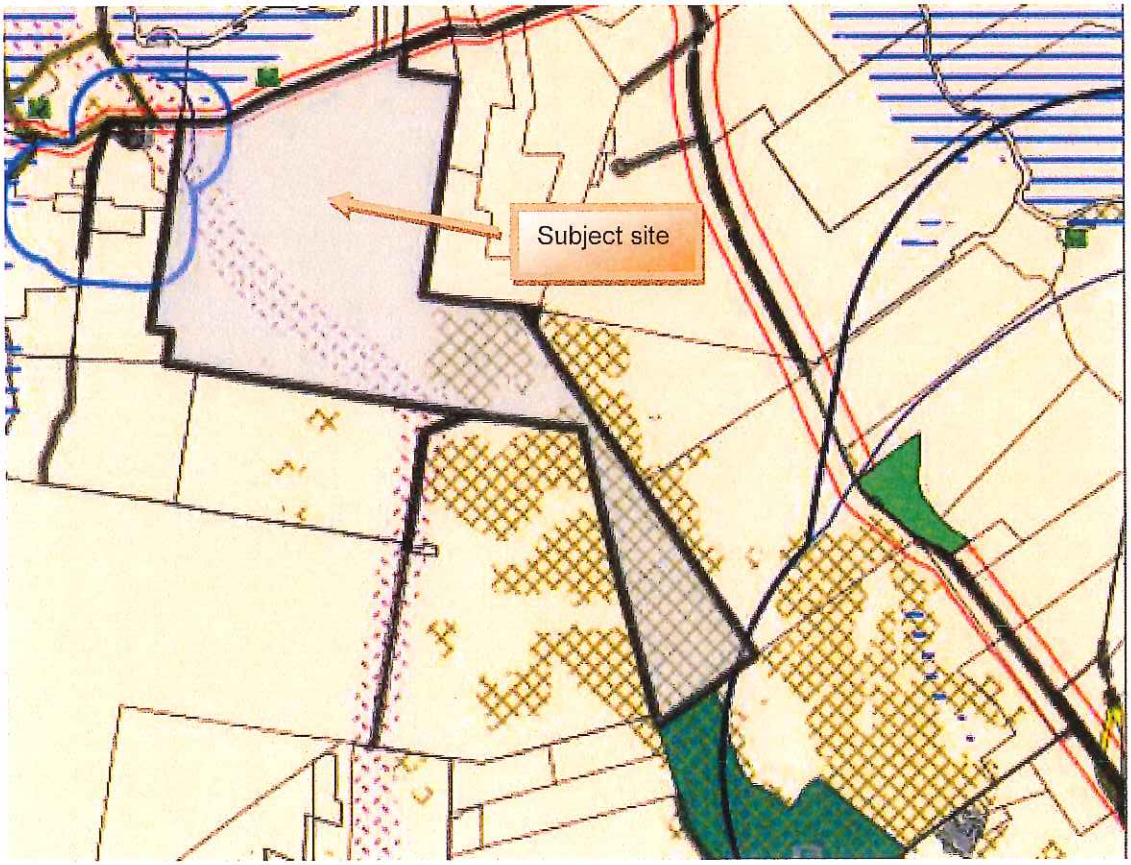
TASMAP MUNICIPAL CODE NO. 4T. 56.	LAST TASMAP UPI NO. 0279 0527	LAST SURVEY PLAN NO. -
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

P16-105

AERIAL PHOTOGRAPH & SERVICES MAP for 437 WOOLMERS LANE, LONGFORD



ZONING MAP - RURAL RESOURCE



Jemrok PTY LTD

Land Farming Application 437 Woolmers Lane, Longford

JEMROK PTY LTD PTY LTD
HEAD OFFICE: P.O. BOX 692 WYNYARD, TAS 7325
Ph: 03 6442 2699 Fx: 03 6442 2899

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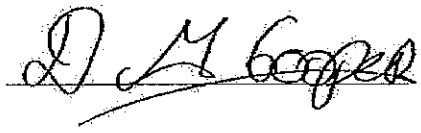
Authorised by:  **Date: 26 May 2016**

1. Introduction

Tim Chugg engaged **Jemrok Pty Ltd** to prepare a land farming application at 437 Woolmers Lane, Longford (the site) for soil containing hydrocarbons and metals. Sowing and growing Victorian Ryegrass in the soil and undertaking annual slashing aims to encourage decomposing and bio consumption of the hydrocarbons and reduce hydrocarbon concentrations to improve soil quality. Metal concentrations are unlikely to reduce, however will be bound in the soil.

The soil was generated from the initial response to the 6 Union tyre fire in February 2012. Since 2012, the soil has been partially remediated by aeration and stockpiled on a farm in Carrick. While stockpiled, grass and vegetation has grown on the soil and the soil does not appear to have caused any environmental nuisance or harm at the stockpile location.

Land farming is seen as a viable remediation option as the soil remains a growing medium despite the known contamination. Other disposal options are not seen as viable due to excessive costs and uncertainty if the soil volume will be accepted by a commercial landfill.

The land farming application is necessary because the current storage agreement has ended and a more long term remediation option is required. Land farming is deemed the most appropriate option. This document constitutes the land farming application.

2. Scope of Document

The scope of the document is to detail the proposed land farming strategy, describe the location and environmental values of the area where the land farming will occur, discuss other disposal alternatives and why land farming has been selected as the preferred option.

The document seeks authorisation to land farm the soil in accordance with the information contained in the application.

3. Background

3.1 Source

The soil was generated from two pits that were excavated at 6 Union Street, Longford during the initial response to the February 2012 tyre fire on this property. The pits were excavated by local fire authorities to create a pond, used to 'dunk' burning tyres as an effective means to extinguish the tyre fire.

The spoil was transported to a farm at Carrick for storage soon after excavation. The soil is a mixture of clays and gravels (14 mm diameter) and dark brown/black (from tyre residue). The soil was windrowed at the tyre site and aerated to assist remediation.

No soil has been added to the stockpile since 2012.

3.2 Soil Volume

The soil and tyres stockpile was surveyed in July 2015 by Survey and Alignment Services (SaS) to confirm the stockpile volume and sampling density required to comply with IB # 105. The survey results are provided in Appendix A.

At the time of the survey, the stockpiles were a mixture of soil and tyres. The surveyed volumes represent the total volume of each stockpile (soil and tyres). A visual estimate of the percentage of soil and tyres in each stockpile was undertaken in July 2015 to identify the volume of soil forming the land farming application. The actual volume of soil was confirmed in February 2016 after the soil was separated from the tyres. The survey results are detailed in Table 1.

The total volume of soil to be land farmed is approximately 512 m^3, compared to the in situ stockpile estimate of 314m^3. The increase is due to a combination of more soil in stockpile 4 than estimated and additional site surface soil being removed as part of the site clean up to remove stockpile soil and existing site soils that had become mixed during the separation event.

Stockpile Reference (Appendix A)	Surveyed volume of stockpile (m^3)	Estimate of tyres (%)	Estimate of soil (m^3)	Actual volume of soil (m^3 following soil separation)
Stockpile 1	377	70	113	512
Stockpile 2	230	60	92	
Stockpile 3	155	30	109	
Stockpile 4	161	30	113	
Totals	**923 m^3**		**314 m^3**	**512 m^3**

Table 1: Summary of stockpile survey .

3.3 Soil Sampling Event

The soil/tyre stockpile was sampled in August 2015 to identify the chemical profile and clarify potential disposal options. A summary of the soil chemistry is provided in Appendix B. Samples were obtained from each stockpile, a minimum of 30 cm below the surface and targeted to areas that had black discolouration and or a strong hydrocarbon odour. The aim of this sampling approach was to sample the soil with the expected highest contaminated soil to identify the worst case scenario.

The estimated soil volume at the time of sampling was 314 m^3, based on the survey event and visual estimates of the ratio of soil and tyre volume. 14 samples were obtained from the stockpile at a density of 1:22 m^3.

Results of interest and summarised below:

- DI leachable lead are classified as Level 2 according to Information Bulletin 105 criteria (IB 105), all other DI leachable metals (including mercury) are below the limit of reporting;
- DI leachable PAH's are below the limit of reporting;

- TCLP leachable zinc in all samples is classified as Level 3 and lead (in two samples only) is classified as level 2 according to IB 105 criteria, all other TCLP leachable metals (including mercury) are below limit of reporting;
- TCLP leachable PAH's are below the limit of reporting;
- Total PAH's are classified as Level 1 according to IB 105 criteria; and
- TPH's are classified as level 4 due to isolated elevated results in some samples.

Using the protocol provided in IB 105, the soil is likely to be classified as Level 4 hydrocarbons and Level 2 leachable metals.

Results were also assessed against the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013):

- TRH fraction C10-C16 exceeds the commercial/industrial ESLs of 170 mg/kg, however due to the intensive agricultural nature of the site which has disturbed and modified the pasture, this exceedance is not deemed significant
- TRH fraction C16-C34 exceed the commercial/industrial management limits of 5000 mg/kg. The hydrocarbons are proposed to be managed using ryegrass, an approved strategy and fencing, therefore this is not deemed significant because the soil will be managed.
- All hydrocarbon concentrations are below the commercial/industrial direct contact health screening levels.

3.4 Current Status

The soil is currently stockpiled at 437 Woolmers Lane after recently being moved from Carrick due to the storage arrangement ending. The current storage site is in the proposed land farming paddock, located 200 m south of the Woolmers Lane entrance and behind the farm implement laydown area.

The soil was separated from the tyres and tyre wire in February/March 2016 by sieving the stockpiles through a skeleton bucket with a 40 mm aperture. The disposal of the tyres and tyre wire is not part of this approval and will be handled separately by Tim Chugg. Photographs of the soil prior to separation are provided in Figures 1 and 2 below and photographs of the soil following separation are provided in Figures 3 and 4.

Figure 1: Soil and tyre stockpile at the time of sampling (prior to separation)

Figure 2: Close up of soil stockpile at the time of sampling (prior to separation).

Figure 3: Current soil condition, tyres and tyre wire removed

Figure 4: Current soil condition, tyres and tyre wire removed. Note the boundary fence in background to prevent stock access to grazing the soil and ryegrass.

4. Aims and Objectives of Land Farming

The aims and objectives of the land farming strategy are to:

- Provide for beneficial reuse of the soil, rather than landfill disposal;
- Bio consumption of the hydrocarbons using decomposition achieved through slashed Ryegrass;
- Limit the potential for zinc to leach from the soil, by keeping the soil in a pH neutral environment (pH 7). If the soil is disposed in a landfill, the pH is likely to drop to pH5 and may provide conditions for increased leaching of zinc as identified in recent TCLP leaching analysis; and
- Provide an opportunity for improved pasture health at the proposed land farming site, which is traditionally a low yielding paddock. Increased soil health and yield will occur because the land farming implementation (assuming approval) will require increased fertiliser application, increased water application and close on farm management to ensure germination and to maintain optimum growing environment for the pasture. The land owner has confirmed this increased productivity would not have occurred without the land farming opportunity due to excessive costs of implementing this level of nutrient and water regime.

5. Consultation

The following consultation has been completed during this land farming application.

5.1 Tasmanian Environment Protection Authority (EPA)

Jemrok and the Tasmanian EPA have discussed the application and the EPA have indicated the detail they will require in order to assess the application. This information has been provided in this document.

The EPA visited the former Carrick stockpile site in August 2015 to observe the soil.

5.2 Northern Midlands Council Planning Department

Jemrok consulted with the Northern Midlands Council planning department (NMC) to confirm if the land farming application requires a Development Application under the NMC interim planning scheme.

NMC confirmed the land farming does need a DA. The DA will only be submitted if EPA approval is granted.

If NMC authorisation is no provided, Jemrok and client will identify why the application was declined and seek to resubmit the application.

5.3 Landowner

The landowner (Keith Gatenby) identified a suitable location for the land farming on his property and that the soil must be free from tyres/tyre waste and wire (as practicably can be achieved).

Jemrok has also explained to Keith the land farming strategy, timing and on farm management and likely requirements for fencing the land farming area, keeping stock off the grass and slashing (more detail of these aspects is provided in sections 7.7/7.8/7.9). Keith acknowledged and accepted these requirements.

5.4 Technical

LMRS Pty Ltd (LMRS) were engaged to provide technical expertise for the land farming application. LMRS has provided similar technical advice for land farming projects at Norske Skog and Nyrstar in Hobart with soils containing elevated concentrations of hydrocarbons and metals.

LMRS provided technical information pasture type, establishing pasture in soils of this nature and for the soil chemical profile, maintenance requirements to encourage productive pasture and selection of suitable grass species based on the local environment (elevation, rainfall, temperature).

The LMRS report is provided in Appendix C and discussed throughout this report.

5.5 Tasmanian Landfills

Jemrok consulted with Remount Road Landfill and Dulverton Landfill identifying if the soil could be disposed of at either landfill. Permission was not provided based on the existing concentrations of hydrocarbons and metals.

5.6 Waste Handlers

Several waste handlers with experience in remediating hydrocarbon and metal contaminated soils were consulted to identify remediation and disposal options. The metal concentrations limit available and accepted remediation options, therefore the only available disposal options were at mainland landfills or specialised remediation companies.

Consultation with the remediation companies was inconclusive due to cost and if the concentrations in the soil will reduce below a level acceptable to a mainland landfill.

No consultation is planned with any partiers during the implementation of the strategy, unless required by approval conditions.

6. Land Farming Site

6.1 Location

The land farming location is proposed at 437 Woolmers Lane (PID 7881250, Figure 5) on a 1.1 hectare paddock near the Woolmers Lane entrance. The specific paddock nominated to be used for land farming on the property is illustrated by the red outline in Figure 6. The blue solid line in Figure 6 indicates the property boundary.

This land farming location of part of the larger land parcel of approximately 1100 hectares. The land farming will not impact agricultural use of the property by the landowner.

Figure 5: 437 Woolmers Lane

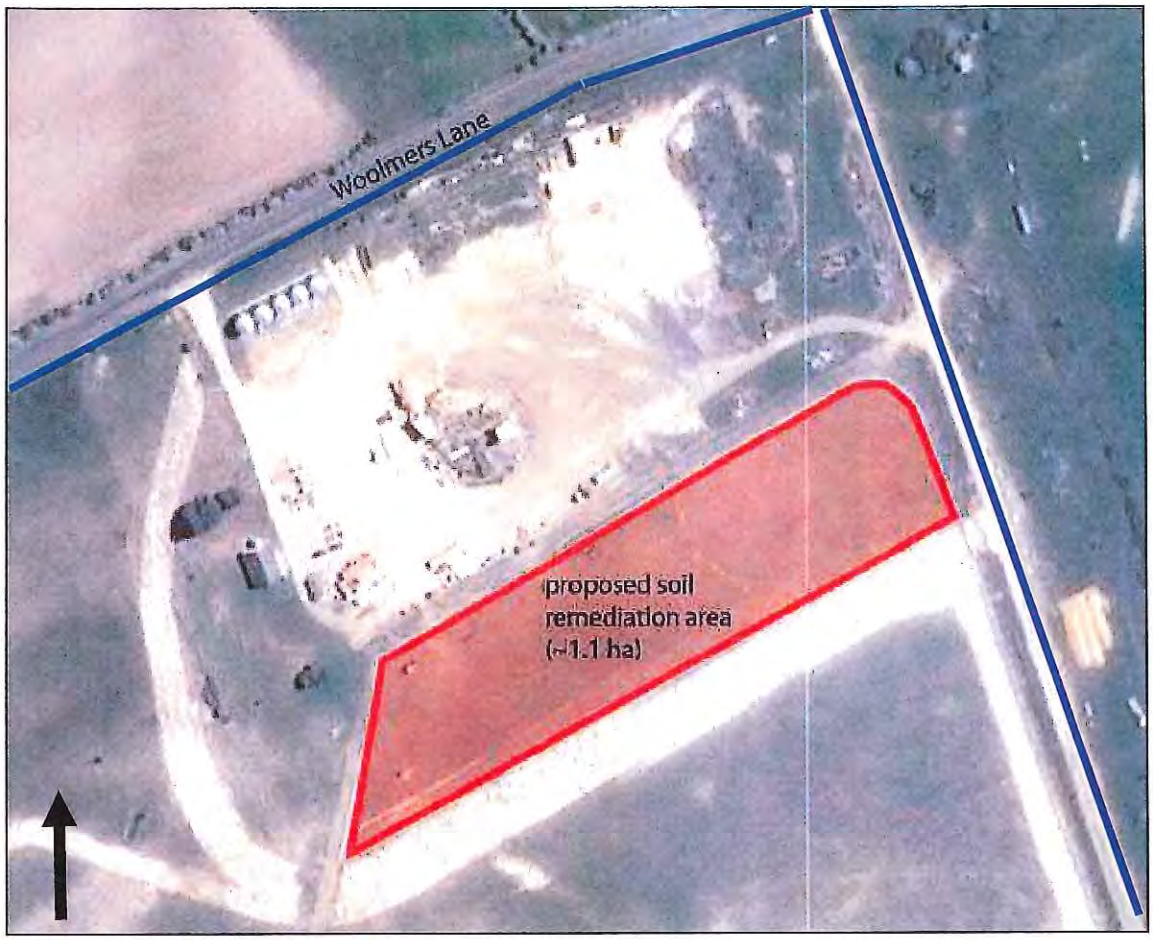


Figure 6: Proposed land farming Location

6.2 Existing Landuse

The existing landuse on 437 Woolmers Lane is grazing land. A land capability report completed in 2013[1] classified the site as Class 5 due to limited soil depth. The land capability layer on www.thelist.tas.gov.au classifies the site as Class 4.

The proposed land farming location has no formal agricultural use because the soil is in poor condition from historical overgrazing and the paddock is not sufficient size to provide an economic return as grazing land in its own right.

6.3 Surrounding Landuse

The surrounding land use is grazing and cropping land. The nearest house (outside the title) is 2 km west of the site.

No sensitive land uses are known to exist around the site following a site familiarisation and reconnaissance.

6.4 Zoning

The site is zoned *Rural Resource* under the Northern Midlands Interim Planning Scheme 2013.

[1] Land Capability Assessment, 'Rhodes', 437 Woolmers Lane, Longford, Northern Midlands, Tasmania. Crop Protection Research (Tasmania)

6.5 Land Tenure

The land tenure is private freehold land according to www.thelist.tas.gov.au. The surrounding landscape is also private freehold.

6.6 Groundwater

No known groundwater bores exist on or around the site.

6.7 Geology

The local geology is described in the digital geological atlas 1:25 000 scale series LONGFORD, sheet 5039 as:

> *Poorly consolidated clay, silt and clayey liable sand with some gravels and igneous rocks; some iron oxide – cemented layers and concretions; some leaf fossils*

Observations on site note coarse gravels on the surface with some fine orange brown clays.

6.8 Topography

The land farming site is flat and has no obvious gradient.

6.9 Drainage

There are no surface drains within the land farming site. Any runoff is likely to remain on the land farming site and soak into the soil.

6.10 Heritage

A desktop assessment of Historic heritage databases and the *Northern Midlands Interim Planning Scheme 2013* has indicated that there is no listed local, state or federal European Heritage values at the proposed land farming site.

6.11 Flora and Fauna

A desktop assessment of the Natural Values Atlas has indicated that there are no known threatened flora and fauna, weeds or protected vegetation communities within 500 m of the proposed location according to www.thelist.tas.gov.au.

The site has been impacted and disturbed from farming and grazing and unlikely to support any flora or fauna values.

7. Land Farming Strategy

7.1 Strategy

The land farming strategy is to cultivate the 512 m^3 soil with existing site soil at 437 Woolmers Lane, down to a nominal depth of 195 mm. Ryegrass will then sowed into the mixed/combined soil and germination achieved through a high nitrogen fertiliser and watering.

The grass will be slashed annually by the landowner. All slashed material will be left to decompose. No grass will be collected for feed, silage or hay. The grass will be slashed each year and fertilised as required, with the repetition of this process continuing the consumption of the hydrocarbons.

The decomposition process occurs because bugs populate and break down the slashings, then break down the soils - this is what will consume the hydrocarbons. The metals will be 'bound up' in the soil and will not be broken down – they cannot be broken down because the metals have a different chemical structure.

The rate of hydrocarbon breakdown cannot be confirmed, however it is expected breakdown will occur each year assisted by the high nitrogen fertiliser and slashing.

7.2 Growing Trials

To ensure the land farming strategy was viable a micro scale growing trial conducted from December 2015- March 2016. The sample from the stockpile soil was from the highest contamination identified during the 2015 sampling event. This approach aimed to identify if the soil would support Ryegrass I a worst case scenario.

The growing trial as undertaken in accordance with guidance from LMRS and involved the following:

- 3 growing trials at different ratios –
    - 100% stockpile soil (and 0% local soil);
    - 50%/50% stockpile soil and local soil; and
    - 30% stockpile soil and 70% local soils.
- Sow each trial with ryegrass at ~38 kg/ha. The trials were in domestic garden pots, so the ratio was scaled down; and
- Fertilise each trial with NPK 8:4:10 at an approximate ratio of 300 kg/ha.

Twice daily watering occurred to achieve germination and maintain optimum growing conditions and prevent each trial from drying out. Pasture is normally grown in spring in Tasmania, not summer. Therefore, more frequent watering was required to stop the soil drying out in the prolonged heat.

The growing trials results indicated the 30% stockpile and 70% local soils ratio provided the best germination and ongoing growth results. The 100% stockpile did not germinate at all and the 50%/50% trial had sporadic results and may have performed better with more water and/or fertiliser. Photographs the 30/70 trial results are provided in Figures 7, 8 and 9.

Figure 7: 30/70 growing trial December 2015

Figure 8: 30/70 growing trial January 2015

Figure 9: 30/70 growing trial results at March 2016 (3 months are sowing)

7.3 Preferred Pasture Species

The preferred pasture species selected for the site is *Ryegrass,* as nominated by LMRS for the following reasons (section 3.0 of Appendix C):

- Rapid and easy to establish and provides a competitive vegetation cover with maximum weed suppression;
- Ryegrass has been used on the Alinta Gas Pipeline, in close proximity to the site and therefore is known to grow in local conditions;
- Ryegrass is 'hardier variety' of Ryegrass and known to tolerate elevated heavy metal soils (particularly zinc), following successful application at Nystar and tailings dams at Rossarden;
- Ryegrass is shallow rooting (20-40 mm) and potential risk of the roots creating pathways for soil and or water to migrate into the water table are minimal;
- Bio remediation of the soil will occur as soon as the high nitrogen soil is applied and continue during the germination stage and as the slashings decompose;
- Ryegrass is readily available from rural supply stores in northern Tasmania and has germinated during the growing trial; and
- The land owner is familiar with ryegrass and it suits their farming methodology.

7.4 Alternative to Ryegrass

Alternatives to ryegrass suggested by LMRS included local native trees and shrubs, however they are not the preferred species for the following key reasons:

- There is no certainty that local trees or shrubs can grow in this type of soil;
- The root structure may create pathways for metals or hydrocarbons to enter the water table because they will penetrate deeper than ryegrass;
- The trees/shrubs would take time to establish, delaying the bio remediation of the soil;

- Establishing trees is incompatible with the farm plan of the land owner who runs a grazing an cropping property; and
- Trees and shrubs would only provide localised soil cover and remediation impact around the rootball, compared to the 100% ground cover achieved by ryegrass.

7.5 Site Preparation

Following a site visit from LMRS, they concluded no preparation is required (e.g. weed spraying, re-contouring) at the proposed remediation site.

7.6 Sowing Depth

The growing trials indicated the successful ratio of contaminated soil to local soil was 30:70. Following discussions with the farmer, who indicated he will need to cultivate 150 mm depth of local soils to provide a growing bed for the pasture, the applicant will lay the contaminated soil approximately 60 mm think over the existing ground.

The contaminated soil will then be cultivated into the local soils using standard tractor mounted agricultural discs.

7.7 Grass Seed Mixture

The grass seed mixture and application rates recommended by LMRS and local agronomist is summarised in Table 2. This mixture provides the balance between suitable organic material, productivity, longevity and disease resistance.

Table 2: Proposed seed mixture and application rates

Seed	Application rate (kg/ha)
Barberia Ryegrass	5
Victorian Ryegrass	5
Tama Ryegrass	5
Howlong Cocksfoot	4
Subclover Bindoon	2
Subclover Rosenbrook	2
Cereal Ryecorn	15

7.8 Sowing Strategy

The soil will be sown in accordance with recommendations from LMRS:

- Contaminated soil placed in 60 mm layer (maximum depth) over the 1.1 ha area;
- Local soil and contaminated soil cultivated to195 mm depth (60 mm contaminated soil and 150 mm local soil, as recommended by land owner and LMRS)
- Soil fertilised using 16/16/11 (N,P.K) at 300 kg/ha (note this is a higher nitrogen
- Grass sown at ratio of 38kg/ha; (as per section 7.9) and
- Land farming area fenced with post and wire fence.

These works are expected to take 5 – 10 days to complete depending on the weather conditions at the time of implementation.

7.9 Care and Maintenance

7.9.1 Following Sowing

Ongoing watering to maintain optimal soil moisture levels will be undertaken to achieve germination. Supplementary sowing will be undertaken if germination does not occur.

7.9.2 Ongoing

Ongoing care and maintenance will include fertiliserng, watering, weed control to maintain ryegrass growth and prevent weed infestations. Fencing will checked for breaches and repaired as necessary.

These actions will be undertaken by the landowner as required.

7.9.3 Slashing

Slashing of the ryegrass will occur on an annual basis (minimum) using a mulching slasher or more frequent in the event of sustained growth. The landowner will slash the grass and leaving the slashed material to decompose on the soil and bio remediate the soil.

The rate of bio remediation will depend on ambient temperature and the breakdown of the slashings.

7.9.4 Weed Control

Weeds will be sprayed as required and at the discretion of the land owner.

7.9.5 Annual Testing

The proposed annual nutrient and pH testing regime and preferred concentration ranges are provided in Table 3. The testing will be conducted annually in November, prior to slashing. The first testing regime will be undertaken 12 months after the soil is sown.

Table 3: Annual Testing Summary

Parameter	Total Concentration Range (ppm)	Available Concentration Range (ppm)
Nitrogen	500-3000	500-1800
Phosphorous	200-1500	4-20
pH	6.0-7.0	
Hydrocarbons (BTEX, TPH)	Reduction in concentrations from 2015 soil sampling results.	

8. Key Risks

The key risks to the application are as follows:

Non germination

This risk is discussed in section 9.

Soil Erosion and Runoff

Erosion and runoff has the potential to cause localised environmental nuisance or harm to vegetation and waterways, particularly during the period when the ryegrass has been sown, the soil is unconsolidated and this is combined with heavy and sustained rainfall. Once germinated and a good grass coverage is achieved, erosions risks are significantly reduced.

The site selected for land farming has a flat topography, so runoff is expected to be minimal. The site is not located within 50 m of a waterway, therefore the risk to waterways is deemed negligible. The area surrounding the land farming site also flat and risks of overland flow from other parts of the farm eroding the soil and creating runoff is low.

Drainage around the site is via topographical depressions via tracks created by farm vehicle movements. These unformed drainage lines do not drain offsite and water tends to pond when the drainage gradient becomes flat. Risks of any runoff going offsite are negligible.

Observations at the former storage site do not show any evidence of environmental nuisance or harm of runoff from the stockpiled soil. Any leachable concentrations of hydrocarbons or metals would most likely have already leached during the 3 years of storage.

Odour

The hydrocarbons in the soil has the potential to be a source of odour, however the current stockpile does not emit a detectable odour. The selected land farming location is 400 m from the nearest sensitive receptor (farm owner) 2.3 km to the nearest house in other ownership. Both receptors are unlikely to notice any odour emission from the soil (if any).

Observations during the soil separation works indicate a momentary 'burnt rubber' odour can be detected immediately adjacent to the stockpile, however the odour cannot be detected at 5 m away from the stockpile.

Odour risks are expected to be negligible.

Dust

Dust emissions may occur as the soil is spread and cultivated in the paddock when combined with high winds. Impacts on the nearest property (2km west of the site) are expected to be negligible.

Dust emissions will be controlled by either suspending works until the weather improves or using a water cart/water sprays to control emissions.

Impact on Grazing Animals

Little known information exists on soil chemistry tolerance of grazing animals for soils of this nature and chemistry. The application has assumed the soil has the potential to adversely impact the health of grazing animals.

To reduce the potential impact on grazing animals, a post and wire fence will be erected around the perimeter to prevent larger grazing animals (sheep, cows) interacting with the land farming area. A gate will be established in the fence to allow a tractor and mower into the land for slashing.

Risks to grazing animals will be mitigated by appropriate fencing.

Impact on Groundwater

The impacts on groundwater are expected to be minimal as groundwater level around Longford is > 10 m deep and not intercepted by the placement of the soil and leaching results indicate the leachable fractions are below the limit of detection.

Any hydrocarbons with the potential to leach would have leached during the period of storage from 2012 to present and further leaching is unlikely.

Risks to groundwater are unlikely.

Weeds

The soil has been populated with some gorse during stockpiling and potentially other weeds that have not germinated or are no visible at this stage. LMRS has provided a weed control strategy to eliminate any weeds and maintain optimal germination and growing conditions for the ryegrass and prevent any introduction of weeds to the site.

Future weed infestations will be controlled using the agreed weed control strategy or other means as deemed appropriate by the land owner based on their experience and suitability for the farm.

Nutrients and pH

The correct concentrations of nitrogen, phosphorous and pH are required to maintain suitable growing conditions and disease resistance.

If the key parameters are outside the ranges provided in section 7.10 .5 then conventional and readily available fertiliser and lime can be added, tailored to the identified deficiency. Assistance from LMRS or local agronomist can be used in the unlikely event of a deficiency in soil health.

9. Alternative Disposal Options

In the unlikely event the preparation of the soil and sowing the soil with Ryegrass fails and does not germinate or continue to grow as predicted, Jemrok has developed alternative options to treat the soil.

Option 1

Option 1 will be to re sow, fertilise and water the prepared soil (with assistance from LMRS and the landowner) to attempt to achieve germination and sustained growth.

Option 2

Option 2 will be to bio remediate the soil using RemActiv (or similar) to bio remediate the hydrocarbons in the soil. The metals will remain at the current concentrations.

Initial discussions with suppliers indicate the soil is suited to bio remediation provided suitable weather conditions allow appropriate contact time with the soil. Costs of this option are likely to be in excess of $50,000.

Option 3

Option 3 is offsite disposal at the land farm in north west Tasmania. This alternative option was not the preferred option because this facility is not deemed appropriate to be a primary option. It is likely the costs to use this facility will be $300,000-$500,000 depending on transport costs.

Option 4

Option 4 is land fill disposal at a purpose built facility in Victoria or New South Wales. Approval from the facility owner and regulator will be required before this option is viable and there is no certainty approval will be provided. Costs are likely to be >$500,000, however; costs are largely unknown.

10. Estimated Costs

The estimated costs for the proposed land farming operation is as follows.

Stage	Estimated Cost (plus applicable GST)
Regulatory Approvals	$15,000
Soil and Tyre Separation	$45,000 (completed March 2016)
Growing Strategy	$9,000 (included in this document)
Purchase Ryegrass	$400
Cultivation of soil	$2,500
Fencing	$7,500
Estimated Total	**$79,500**
Contingency	$7,840

11. Estimated Timing

The timing of the land farming is nominated as follows:

Land Farming Stage	Timing
Undertake grass growing trials	December 2015 – March 2016 (completed)
Separate soil and tyres	Early February 2016 (with assistance from a contractor)
Preparation of land farming application	March 2016
Prepare and submit Development Application to NMC	May 2016
NMC Approval Process (nominally 42 days)	
Implement approved land farming strategy	September 2016 onwards during suitable weather conditions

12. Applicant

Tim Chugg
dc_tyres@bigpond.com
0400 692 023
4 Blackwood Drive, Perth TAS

12.1 Volume of soil

The volume of soil is 512 m^3.

13. Conclusion

Tim Chugg is seeking authorisation to remediate soil using Ryegrass at 437 Woolmers Lane, Longford. This approach is an alternative to costly and potentially unreliable remediation by a commercial facility in northern Tasmania or mainland Australia.

The land owner is willing to accept the material and ongoing care and maintenance requirements developed by LMRS in addition to the appropriate preparation and sowing strategy also developed by LMRS. The land owner has been farming 437 Woolmers Lane for many years and is very experienced with pasture growth.

The selected land farming location on the site is deemed appropriate as it currently does not support pasture and is deemed too costly by the landowner to sow pasture in his own right. This application provides the land owner with an opportunity to improve pasture growth in a previously unproductive area and assist Tim Chugg remediate the soil.

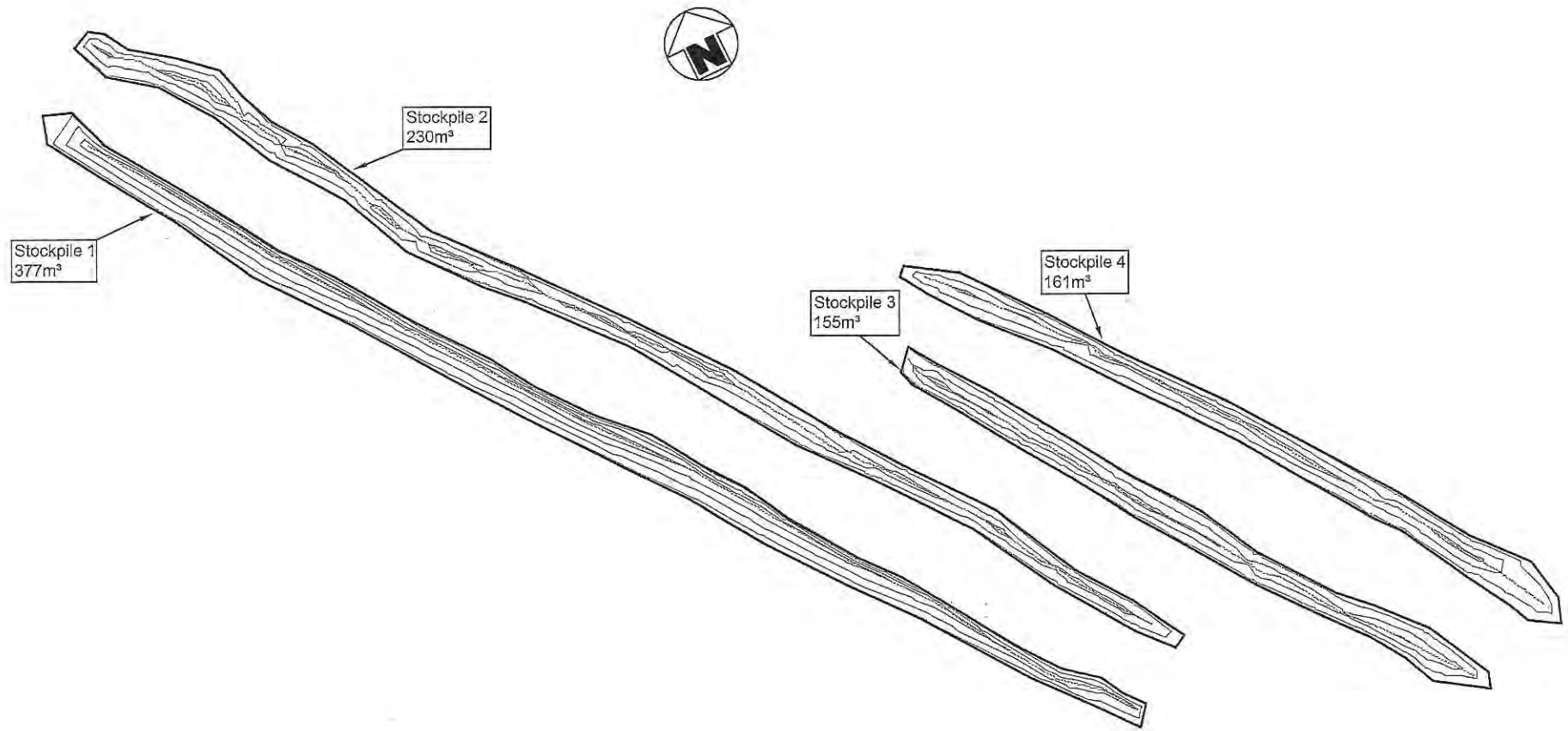
The land farming location can be fenced to prevent grazing animals onto the soil and does not contain any surface water bodies, limiting the potential for offsite impacts to local water bodies.

LMRS developed a growing strategy to achieve the best germination and growth conditions for the Victorian ryegrass, which will be implemented if approval is granted. Victorian ryegrass us the preferred species as it is more tolerant than perennial ryegrasses.

Growing trials confirmed the ryegrass will grow in the soil at a ratio of 30% contaminated soil and 70% local soil.

The land farming will start in September 2016 should approval be granted by EPA and NMC.

Appendix A
Soil Survey Results



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REFERENCE:	SCALE.	1:500 AT A3
2015026-01	DRAWN.	DT
	SURVEYED.	DT
	DATE.	16/07/2015
	REVISION	00

PITT & SHERRY
TYRE STOCKPILE SURVEY
1179 Illawarra Road
CARRICK

SURVEY & ALIGNMENT SERVICES

- INDUSTRIAL ALIGNMENT
- ENGINEERING SURVEYING
- LAND DEVELOPMENT

Mobile: 0429 003 584
Email: dtompkins81@gmail.com
Website: www.survalign.com.au

Appendix B
Soil Sampling Results

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	**EM1512339**	Page	1 of 32
Client	: **PITT & SHERRY**	Laboratory	: Environmental Division Melbourne
Contact	: MR DOUGLAS TANGNEY	Contact	: Shirley LeCornu
Address	: PO BOX 94 199 MACQUARIE ST HOBART TAS, AUSTRALIA 7001	Address	: 4 Westall Rd Springvale VIC Australia 3171
E-mail	: dtangney@pittsh.com.au	E-mail	: shirley.lecornu@alsenviro.com
Telephone	: +61 03 6323 1973	Telephone	: +61-3-8549 9630
Facsimile	: +61 03 6334 4651	Facsimile	: +61-3-8549 9601
Project	: Chugg	QC Level	NEPM 2013 Schedule B(3) and ALS QCS3 requirement
Order number	: LNL3586	Date Samples Received	22-Jul-2015 10:50
C-O-C number	: ----	Date Analysis Commenced	23-Jul-2015
Sampler	DOUGLAS TANGNEY	Issue Date	28-Jul-2015 17:13
Site	----		
		No. of samples received	: 29
Quote number	----	No. of samples analysed	: 29

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This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

NATA Accredited Laboratory 825

Accredited for compliance with ISO/IEC 17025.

WORLD RECOGNISED ACCREDITATION

Signatories

This document has been electronically signed by the authorized signatories indicated below. Electronic signing has been carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Chris Lemaitre	Non-Metals Team Leader	Melbourne Inorganics
Dilani Fernando	Senior Inorganic Chemist	Melbourne Inorganics
Nancy Wang	Senior Semivolatile Instrument Chemist	Melbourne Inorganics
Nancy Wang	Senior Semivolatile Instrument Chemist	Melbourne Organics

General Comments

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

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

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

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

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

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero.

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Analytical Results

Sub-Matrix: DI WATER LEACHATE (Matrix: WATER)			Client sample ID	SP1_1 DI leachate	SP1_2 DI leachate	SP1_3 DI leachate	SP2_1 DI leachate	SP2_2 DI leachate
			Client sampling date / time	21-Jul-2015 10:30	21-Jul-2015 10:35	21-Jul-2015 10:40	21-Jul-2015 10:45	21-Jul-2015 10:50
Compound	LOR	Unit		EM1512339-016	EM1512339-017	EM1512339-018	EM1512339-019	EM1512339-020
				Result	Result	Result	Result	Result
EG005W: Water Leachable Metals by ICPAES								
Arsenic 7440-38-2	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Cadmium 7440-43-9	0.005	mg/L		<0.005	<0.005	<0.005	<0.005	<0.005
Chromium 7440-47-3	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Copper 7440-50-8	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Lead 7439-92-1	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Nickel 7440-02-0	0.01	mg/L		<0.01	0.01	<0.01	<0.01	<0.01
Zinc 7440-66-6	0.01	mg/L		1.54	7.57	0.39	0.26	0.35
EG035W: Water Leachable Mercury by FIMS								
Mercury 7439-97-6	0.0001	mg/L		<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene 91-20-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Acenaphthylene 208-96-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Acenaphthene 83-32-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Fluorene 86-73-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Phenanthrene 85-01-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Anthracene 120-12-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Fluoranthene 206-44-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Pyrene 129-00-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benz(a)anthracene 56-55-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Chrysene 218-01-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(b+j)fluoranthene 205-99-2 205-82-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(k)fluoranthene 207-08-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(a)pyrene 50-32-8	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene 193-39-5	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Dibenz(a.h)anthracene 53-70-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(g.h.i)perylene 191-24-2	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
^ Sum of polycyclic aromatic hydrocarbons ----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero) ----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
EP075(SIM)S: Phenolic Compound Surrogates								
Phenol-d6 13127-88-3	1	%		29.2	31.7	28.3	32.0	29.4
2-Chlorophenol-D4 93951-73-6	1	%		74.3	76.1	66.2	73.9	68.7
2.4.6-Tribromophenol 118-79-6	1	%		55.2	65.2	48.1	47.9	50.6
EP075(SIM)T: PAH Surrogates								
2-Fluorobiphenyl 321-60-8	1	%		85.2	90.2	76.7	91.9	84.9

Analytical Results

Sub-Matrix: DI WATER LEACHATE (Matrix: WATER)				Client sample ID	SP1_1 DI leachate	SP1_2 DI leachate	SP1_3 DI leachate	SP2_1 DI leachate	SP2_2 DI leachate
				Client sampling date / time	21-Jul-2015 10:30	21-Jul-2015 10:35	21-Jul-2015 10:40	21-Jul-2015 10:45	21-Jul-2015 10:50
Compound		LOR	Unit		EM1512339-016	EM1512339-017	EM1512339-018	EM1512339-019	EM1512339-020
					Result	Result	Result	Result	Result
EP075(SIM)T: PAH Surrogates - Continued									
Anthracene-d10	1719-06-8	1	%		84.4	93.8	78.2	90.4	89.5
4-Terphenyl-d14	1718-51-0	1	%		84.1	93.6	75.8	87.7	85.7

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Analytical Results

Sub-Matrix: DI WATER LEACHATE
(Matrix: WATER)

Compound	CAS Number	LOR	Unit	Client sample ID	SP2_3 DI leachate	SP3_1 DI leachate	SP3_2 DI leachate	SP3_3 DI leachate	SP3_4 DI leachate
				Client sampling date / time	21-Jul-2015 10:55	21-Jul-2015 11:00	21-Jul-2015 11:05	21-Jul-2015 11:10	21-Jul-2015 11:15
					EM1512339-021	EM1512339-022	EM1512339-023	EM1512339-024	EM1512339-025
					Result	Result	Result	Result	Result
EG005W: Water Leachable Metals by ICPAES									
Arsenic	7440-38-2	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Cadmium	7440-43-9	0.005	mg/L		<0.005	<0.005	<0.005	<0.005	<0.005
Chromium	7440-47-3	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Copper	7440-50-8	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Lead	7439-92-1	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Nickel	7440-02-0	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	<0.01
Zinc	7440-66-6	0.01	mg/L		**0.28**	**0.57**	**1.68**	**1.02**	**0.43**
EG035W: Water Leachable Mercury by FIMS									
Mercury	7439-97-6	0.0001	mg/L		<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Acenaphthylene	208-96-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Acenaphthene	83-32-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Fluorene	86-73-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Phenanthrene	85-01-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Anthracene	120-12-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Fluoranthene	206-44-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Pyrene	129-00-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benz(a)anthracene	56-55-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Chrysene	218-01-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(b+j)fluoranthene	205-99-2 205-82-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(k)fluoranthene	207-08-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(a)pyrene	50-32-8	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Dibenz(a.h)anthracene	53-70-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
Benzo(g.h.i)perylene	191-24-2	1	µg/L		<1.0	<1.0	<1.0	<1.0	<1.0
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	<0.5
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	1	%		**30.8**	**33.2**	**26.0**	**32.0**	**32.5**
2-Chlorophenol-D4	93951-73-6	1	%		**73.7**	**76.8**	**61.2**	**76.9**	**76.7**
2.4.6-Tribromophenol	118-79-6	1	%		**53.1**	**60.4**	**56.5**	**54.0**	**56.3**
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	1	%		**89.0**	**92.0**	**75.4**	**80.1**	**92.1**

Analytical Results

Sub-Matrix: DI WATER LEACHATE (Matrix: WATER)				Client sample ID	SP2_3 DI leachate	SP3_1 DI leachate	SP3_2 DI leachate	SP3_3 DI leachate	SP3_4 DI leachate
				Client sampling date / time	21-Jul-2015 10:55	21-Jul-2015 11:00	21-Jul-2015 11:05	21-Jul-2015 11:10	21-Jul-2015 11:15
Compound		LOR	Unit		EM1512339-021	EM1512339-022	EM1512339-023	EM1512339-024	EM1512339-025
					Result	Result	Result	Result	Result
EP075(SIM)T: PAH Surrogates - Continued									
Anthracene-d10	1719-06-8	1	%		90.3	94.7	87.1	88.6	95.7
4-Terphenyl-d14	1718-51-0	1	%		88.4	94.5	88.2	87.4	95.8

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Analytical Results

Sub-Matrix: DI WATER LEACHATE (Matrix: WATER)			Client sample ID	SP4_1 DI leachate	SP4_2 DI leachate	SP4_3 DI leachate	SP4_4 DI leachate	----
			Client sampling date / time	21-Jul-2015 11:20	21-Jul-2015 11:25	21-Jul-2015 11:30	21-Jul-2015 11:35	----
Compound	LOR	Unit		EM1512339-026	EM1512339-027	EM1512339-028	EM1512339-029	--------
				Result	Result	Result	Result	Result
EG005W: Water Leachable Metals by ICPAES								
Arsenic 7440-38-2	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	----
Cadmium 7440-43-9	0.005	mg/L		<0.005	<0.005	<0.005	<0.005	----
Chromium 7440-47-3	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	----
Copper 7440-50-8	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	----
Lead 7439-92-1	0.01	mg/L		<0.01	<0.01	<0.01	<0.01	----
Nickel 7440-02-0	0.01	mg/L		<0.01	0.02	<0.01	<0.01	----
Zinc 7440-66-6	0.01	mg/L		0.38	7.61	0.39	0.80	----
EG035W: Water Leachable Mercury by FIMS								
Mercury 7439-97-6	0.0001	mg/L		<0.0001	<0.0001	<0.0001	<0.0001	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene 91-20-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Acenaphthylene 208-96-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Acenaphthene 83-32-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Fluorene 86-73-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Phenanthrene 85-01-8	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Anthracene 120-12-7	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Fluoranthene 206-44-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Pyrene 129-00-0	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Benz(a)anthracene 56-55-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Chrysene 218-01-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Benzo(b+j)fluoranthene 205-99-2 205-82-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Benzo(k)fluoranthene 207-08-9	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Benzo(a)pyrene 50-32-8	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	----
Indeno(1.2.3.cd)pyrene 193-39-5	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Dibenz(a.h)anthracene 53-70-3	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
Benzo(g.h.i)perylene 191-24-2	1	µg/L		<1.0	<1.0	<1.0	<1.0	----
^ Sum of polycyclic aromatic hydrocarbons ----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	----
^ Benzo(a)pyrene TEQ (zero) ----	0.5	µg/L		<0.5	<0.5	<0.5	<0.5	----
EP075(SIM)S: Phenolic Compound Surrogates								
Phenol-d6 13127-88-3	1	%		31.6	33.1	28.4	31.0	----
2-Chlorophenol-D4 93951-73-6	1	%		73.3	75.9	68.2	74.7	----
2.4.6-Tribromophenol 118-79-6	1	%		48.7	63.3	48.8	59.1	----
EP075(SIM)T: PAH Surrogates								
2-Fluorobiphenyl 321-60-8	1	%		89.2	91.7	80.1	84.0	----

Analytical Results

Sub-Matrix: DI WATER LEACHATE (Matrix: WATER)				Client sample ID	SP4_1 DI leachate	SP4_2 DI leachate	SP4_3 DI leachate	SP4_4 DI leachate	----
				Client sampling date / time	21-Jul-2015 11:20	21-Jul-2015 11:25	21-Jul-2015 11:30	21-Jul-2015 11:35	----
Compound		LOR	Unit		EM1512339-026	EM1512339-027	EM1512339-028	EM1512339-029	--------
					Result	Result	Result	Result	Result
EP075(SIM)T: PAH Surrogates - Continued									
Anthracene-d10	1719-06-8	1	%		99.1	93.6	81.5	90.9	----
4-Terphenyl-d14	1718-51-0	1	%		97.3	93.1	79.7	89.0	----

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Client sample ID	SP1_1 TCLP leachate	SP1_2 TCLP leachate	SP1_3 TCLP leachate	SP2_1 TCLP leachate	SP2_2 TCLP leachate
			Client sampling date / time	21-Jul-2015 10:30	21-Jul-2015 10:35	21-Jul-2015 10:40	21-Jul-2015 10:45	21-Jul-2015 10:50
Compound	LOR	Unit		EM1512339-001	EM1512339-002	EM1512339-003	EM1512339-004	EM1512339-005
				Result	Result	Result	Result	Result
EA055: Moisture Content								
^ Moisture Content (dried @ 103°C) ----	1	%		14.0	12.7	21.0	24.7	17.9
EN33: TCLP Leach								
Initial pH ----	0.1	pH Unit		6.4	6.2	7.0	7.0	6.9
After HCl pH ----	0.1	pH Unit		1.4	1.4	1.4	1.4	1.4
Extraction Fluid Number ----	1	-		1	1	1	1	1
Final pH ----	0.1	pH Unit		4.9	4.9	5.2	5.7	5.2
EN60: Bottle Leaching Procedure								
Final pH ----	0.1	pH Unit		----	----	----	----	----
EP066: Polychlorinated Biphenyls (PCB)								
^ Total Polychlorinated biphenyls ----	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene 91-20-3	0.5	mg/kg		2.5	4.1	2.0	3.2	0.9
Acenaphthylene 208-96-8	0.5	mg/kg		<1.1	<1.1	0.6	<1.1	<0.5
Acenaphthene 83-32-9	0.5	mg/kg		<1.1	<1.1	<0.5	<1.1	<0.5
Fluorene 86-73-7	0.5	mg/kg		<1.1	<1.1	0.5	<1.1	<0.5
Phenanthrene 85-01-8	0.5	mg/kg		1.7	3.1	1.6	2.4	0.6
Anthracene 120-12-7	0.5	mg/kg		<1.1	<1.1	0.5	<1.1	<0.5
Fluoranthene 206-44-0	0.5	mg/kg		1.4	3.0	1.2	1.6	<0.5
Pyrene 129-00-0	0.5	mg/kg		2.5	5.9	2.0	3.1	0.8
Benz(a)anthracene 56-55-3	0.5	mg/kg		<1.1	1.6	0.7	<1.1	<0.5
Chrysene 218-01-9	0.5	mg/kg		<1.1	1.5	0.8	<1.1	<0.5
Benzo(b+j)fluoranthene 205-99-2 205-82-3	0.5	mg/kg		1.2	1.6	0.9	1.3	<0.5
Benzo(k)fluoranthene 207-08-9	0.5	mg/kg		1.2	<1.1	<0.5	<1.1	<0.5
Benzo(a)pyrene 50-32-8	0.5	mg/kg		<1.1	<1.1	<0.5	<1.1	<0.5
Indeno(1.2.3.cd)pyrene 193-39-5	0.5	mg/kg		<1.1	<1.1	<0.5	<1.1	<0.5
Dibenz(a.h)anthracene 53-70-3	0.5	mg/kg		<1.1	<1.1	<0.5	<1.1	<0.5
Benzo(g.h.i)perylene 191-24-2	0.5	mg/kg		<1.1	<1.1	0.6	<1.1	<0.5
^ Sum of polycyclic aromatic hydrocarbons ----	0.5	mg/kg		10.5	20.8	11.4	11.6	2.3
^ Benzo(a)pyrene TEQ (zero) ----	0.5	mg/kg		<0.7	<0.7	<0.5	<0.7	<0.5
^ Benzo(a)pyrene TEQ (half LOR) ----	0.5	mg/kg		0.8	0.9	0.7	0.7	0.6
^ Benzo(a)pyrene TEQ (LOR) ----	0.5	mg/kg		1.4	1.4	1.3	1.3	1.2
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction ----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction ----	50	mg/kg		120	320	200	240	70

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	SP1_1 TCLP leachate	SP1_2 TCLP leachate	SP1_3 TCLP leachate	SP2_1 TCLP leachate	SP2_2 TCLP leachate
				Client sampling date / time	21-Jul-2015 10:30	21-Jul-2015 10:35	21-Jul-2015 10:40	21-Jul-2015 10:45	21-Jul-2015 10:50
Compound		LOR	Unit		EM1512339-001	EM1512339-002	EM1512339-003	EM1512339-004	EM1512339-005
					Result	Result	Result	Result	Result
EP080/071: Total Petroleum Hydrocarbons - Continued									
C15 - C28 Fraction	----	100	mg/kg		3060	6880	3760	4810	1550
C29 - C36 Fraction	----	100	mg/kg		2400	4560	3880	4510	1180
^ C10 - C36 Fraction (sum)	----	50	mg/kg		5580	11800	7840	9560	2800
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	>C10_C16	50	mg/kg		250	600	350	460	130
>C16 - C34 Fraction	----	100	mg/kg		4810	10100	6540	8000	2410
>C34 - C40 Fraction	----	100	mg/kg		1380	2570	2800	3240	670
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		6440	13300	9690	11700	3210
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		250	600	350	460	130
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	1330-20-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		95.7	77.2	104	83.0	86.8
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		94.3	108	98.6	99.1	97.5
2-Chlorophenol-D4	93951-73-6	0.5	%		103	114	99.3	102	103
2.4.6-Tribromophenol	118-79-6	0.5	%		83.6	108	103	91.0	96.1
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		104	113	94.0	99.8	98.9
Anthracene-d10	1719-06-8	0.5	%		122	118	97.2	111	92.3
4-Terphenyl-d14	1718-51-0	0.5	%		107	109	101	92.1	94.0
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		100	71.9	99.2	98.2	101

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	SP1_1 TCLP leachate	SP1_2 TCLP leachate	SP1_3 TCLP leachate	SP2_1 TCLP leachate	SP2_2 TCLP leachate
				Client sampling date / time	21-Jul-2015 10:30	21-Jul-2015 10:35	21-Jul-2015 10:40	21-Jul-2015 10:45	21-Jul-2015 10:50
Compound		LOR	Unit		EM1512339-001	EM1512339-002	EM1512339-003	EM1512339-004	EM1512339-005
					Result	Result	Result	Result	Result
EP080S: TPH(V)/BTEX Surrogates - Continued									
Toluene-D8	2037-26-5	0.2	%		84.9	98.1	84.6	80.3	88.0
4-Bromofluorobenzene	460-00-4	0.2	%		65.5	81.1	57.3	67.9	72.0

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Client sample ID	SP2_3 TCLP leachate	SP3_1 TCLP leachate	SP3_2 TCLP leachate	SP3_3 TCLP leachate	SP3_4 TCLP leachate
			Client sampling date / time	21-Jul-2015 10:55	21-Jul-2015 11:00	21-Jul-2015 11:05	21-Jul-2015 11:10	21-Jul-2015 11:15
Compound	LOR	Unit		EM1512339-006	EM1512339-007	EM1512339-008	EM1512339-009	EM1512339-010
				Result	Result	Result	Result	Result
EA055: Moisture Content								
^ Moisture Content (dried @ 103°C)	1	%		22.1	18.5	21.9	22.3	24.0
EN33: TCLP Leach								
Initial pH	0.1	pH Unit		6.9	6.6	6.5	6.7	6.8
After HCl pH	0.1	pH Unit		1.4	1.4	1.4	1.4	1.4
Extraction Fluid Number	1	-		1	1	1	1	1
Final pH	0.1	pH Unit		5.3	5.3	5.2	5.2	5.6
EN60: Bottle Leaching Procedure								
Final pH	0.1	pH Unit		----	----	----	----	----
EP066: Polychlorinated Biphenyls (PCB)								
^ Total Polychlorinated biphenyls	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene 91-20-3	0.5	mg/kg		4.8	2.0	2.0	1.7	4.1
Acenaphthylene 208-96-8	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Acenaphthene 83-32-9	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Fluorene 86-73-7	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Phenanthrene 85-01-8	0.5	mg/kg		2.6	1.1	1.3	1.5	2.0
Anthracene 120-12-7	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Fluoranthene 206-44-0	0.5	mg/kg		1.4	0.9	0.8	1.1	1.3
Pyrene 129-00-0	0.5	mg/kg		2.6	2.1	1.7	2.5	2.8
Benz(a)anthracene 56-55-3	0.5	mg/kg		<1.1	0.5	<0.5	0.6	<1.1
Chrysene 218-01-9	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Benzo(b+j)fluoranthene 205-99-2 205-82-3	0.5	mg/kg		<1.1	0.6	0.7	0.7	<1.1
Benzo(k)fluoranthene 207-08-9	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Benzo(a)pyrene 50-32-8	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Indeno(1.2.3.cd)pyrene 193-39-5	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Dibenz(a.h)anthracene 53-70-3	0.5	mg/kg		<1.1	<0.5	<0.5	<0.5	<1.1
Benzo(g.h.i)perylene 191-24-2	0.5	mg/kg		<1.1	<0.5	0.5	<0.5	<1.1
^ Sum of polycyclic aromatic hydrocarbons	0.5	mg/kg		11.4	7.2	7.0	8.1	10.2
^ Benzo(a)pyrene TEQ (zero)	0.5	mg/kg		<0.7	<0.5	<0.5	<0.5	<0.7
^ Benzo(a)pyrene TEQ (half LOR)	0.5	mg/kg		<0.7	0.7	0.6	0.7	<0.7
^ Benzo(a)pyrene TEQ (LOR)	0.5	mg/kg		1.2	1.2	1.2	1.2	1.2
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	50	mg/kg		240	220	170	160	280

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	SP2_3 TCLP leachate	SP3_1 TCLP leachate	SP3_2 TCLP leachate	SP3_3 TCLP leachate	SP3_4 TCLP leachate
				Client sampling date / time	21-Jul-2015 10:55	21-Jul-2015 11:00	21-Jul-2015 11:05	21-Jul-2015 11:10	21-Jul-2015 11:15
Compound		LOR	Unit		EM1512339-006	EM1512339-007	EM1512339-008	EM1512339-009	EM1512339-010
					Result	Result	Result	Result	Result
EP080/071: Total Petroleum Hydrocarbons - Continued									
C15 - C28 Fraction	----	100	mg/kg		4170	4340	3850	3880	5390
C29 - C36 Fraction	----	100	mg/kg		3410	3450	3200	3290	4530
^ C10 - C36 Fraction (sum)	----	50	mg/kg		7820	8010	7220	7330	10200
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	>C10_C16	50	mg/kg		460	400	310	300	490
>C16 - C34 Fraction	----	100	mg/kg		6570	6800	6220	6290	8670
>C34 - C40 Fraction	----	100	mg/kg		2270	2340	1890	2110	2930
^ C10 - C40 Fraction (sum)	----	50	mg/kg		9300	9540	8420	8700	12100
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		460	400	310	300	490
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	1330-20-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		78.5	78.3	88.5	102	114
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		109	99.7	101	100	114
2-Chlorophenol-D4	93951-73-6	0.5	%		116	106	105	105	117
2.4.6-Tribromophenol	118-79-6	0.5	%		102	107	105	104	104
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		111	101	102	100	114
Anthracene-d10	1719-06-8	0.5	%		119	86.8	87.3	86.8	124
4-Terphenyl-d14	1718-51-0	0.5	%		103	96.6	93.9	93.7	105
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		102	103	98.6	105	104

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	SP2_3 TCLP leachate	SP3_1 TCLP leachate	SP3_2 TCLP leachate	SP3_3 TCLP leachate	SP3_4 TCLP leachate
				Client sampling date / time	21-Jul-2015 10:55	21-Jul-2015 11:00	21-Jul-2015 11:05	21-Jul-2015 11:10	21-Jul-2015 11:15
Compound		LOR	Unit		EM1512339-006	EM1512339-007	EM1512339-008	EM1512339-009	EM1512339-010
					Result	Result	Result	Result	Result
EP080S: TPH(V)/BTEX Surrogates - Continued									
Toluene-D8	2037-26-5	0.2	%		87.7	87.0	82.1	86.5	87.4
4-Bromofluorobenzene	460-00-4	0.2	%		75.2	74.5	67.9	73.9	75.1

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Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Client sample ID	SP4_1 TCLP leachate	SP4_2 TCLP leachate	SP4_3 TCLP leachate	SP4_4 TCLP leachate	Dup01
			Client sampling date / time	21-Jul-2015 11:20	21-Jul-2015 11:25	21-Jul-2015 11:30	21-Jul-2015 11:35	[21-Jul-2015]
Compound	LOR	Unit		EM1512339-011	EM1512339-012	EM1512339-013	EM1512339-014	EM1512339-015
				Result	Result	Result	Result	Result
EA055: Moisture Content								
^ Moisture Content (dried @ 103°C)	1	%		20.8	18.3	23.5	24.3	15.6
EN33: TCLP Leach								
Initial pH	0.1	pH Unit		6.8	6.3	6.9	6.7	6.2
After HCl pH	0.1	pH Unit		1.4	1.4	1.4	1.4	1.4
Extraction Fluid Number	1	-		1	1	1	1	1
Final pH	0.1	pH Unit		5.4	5.2	5.2	5.1	5.0
EN60: Bottle Leaching Procedure								
Final pH	0.1	pH Unit		----	----	----	----	----
EP066: Polychlorinated Biphenyls (PCB)								
^ Total Polychlorinated biphenyls	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene 91-20-3	0.5	mg/kg		2.2	1.8	1.5	1.8	3.8
Acenaphthylene 208-96-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Acenaphthene 83-32-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Fluorene 86-73-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Phenanthrene 85-01-8	0.5	mg/kg		1.6	1.6	1.3	1.3	2.9
Anthracene 120-12-7	0.5	mg/kg		0.5	<0.5	<0.5	<0.5	<1.2
Fluoranthene 206-44-0	0.5	mg/kg		1.0	1.5	0.8	0.8	2.5
Pyrene 129-00-0	0.5	mg/kg		2.0	2.9	1.8	1.7	4.9
Benz(a)anthracene 56-55-3	0.5	mg/kg		0.5	0.7	<0.5	<0.5	1.4
Chrysene 218-01-9	0.5	mg/kg		<0.5	0.7	<0.5	<0.5	1.2
Benzo(b+j)fluoranthene 205-99-2 205-82-3	0.5	mg/kg		0.8	0.8	0.8	0.6	1.6
Benzo(k)fluoranthene 207-08-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Benzo(a)pyrene 50-32-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Indeno(1.2.3.cd)pyrene 193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Dibenz(a.h)anthracene 53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<1.2
Benzo(g.h.i)perylene 191-24-2	0.5	mg/kg		0.6	<0.5	0.7	<0.5	<1.2
^ Sum of polycyclic aromatic hydrocarbons	0.5	mg/kg		9.2	10.0	6.9	6.2	18.3
^ Benzo(a)pyrene TEQ (zero)	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.7
^ Benzo(a)pyrene TEQ (half LOR)	0.5	mg/kg		0.7	0.7	0.7	0.6	0.9
^ Benzo(a)pyrene TEQ (LOR)	0.5	mg/kg		1.2	1.3	1.2	1.2	1.4
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	50	mg/kg		160	200	140	250	230

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	SP4_1 TCLP leachate	SP4_2 TCLP leachate	SP4_3 TCLP leachate	SP4_4 TCLP leachate	Dup01
				Client sampling date / time	21-Jul-2015 11:20	21-Jul-2015 11:25	21-Jul-2015 11:30	21-Jul-2015 11:35	[21-Jul-2015]
Compound		LOR	Unit		EM1512339-011	EM1512339-012	EM1512339-013	EM1512339-014	EM1512339-015
					Result	Result	Result	Result	Result
EP080/071: Total Petroleum Hydrocarbons - Continued									
C15 - C28 Fraction	----	100	mg/kg		3740	4380	3370	3930	5990
C29 - C36 Fraction	----	100	mg/kg		4000	3960	3730	3500	5320
^ C10 - C36 Fraction (sum)	----	50	mg/kg		7900	8540	7240	7680	11500
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	>C10_C16	50	mg/kg		270	400	240	420	440
>C16 - C34 Fraction	----	100	mg/kg		6650	7190	6060	6470	9820
>C34 - C40 Fraction	----	100	mg/kg		2820	2820	2800	2130	3760
^ C10 - C40 Fraction (sum)	----	50	mg/kg		9740	10400	9100	9020	14000
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		270	400	240	420	440
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	1330-20-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%		114	63.8	86.3	67.1	108
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		93.3	97.7	104	98.2	107
2-Chlorophenol-D4	93951-73-6	0.5	%		99.0	104	111	105	114
2.4.6-Tribromophenol	118-79-6	0.5	%		89.4	99.0	99.8	92.0	100
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		96.8	99.4	107	101	112
Anthracene-d10	1719-06-8	0.5	%		80.3	81.0	91.4	85.6	110
4-Terphenyl-d14	1718-51-0	0.5	%		91.9	91.4	99.4	92.6	106
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		103	105	106	98.1	104