

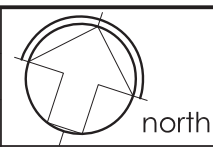
Existing Conditions Site Plan
SCALE 1:100



AMENDMENTS			
No.	REVISION	DATE	APP

PLANNING ISSUE
NOT FOR CONSTRUCTION
DO NOT SCALE THIS DRAWING.
USE WRITTEN DIMENSIONS ONLY.

PROJECT:	carwash development
CLIENT:	colgrave holdings pty ltd
ADDRESS:	216-218 westbury road, prospect
<small>CONTRACTORS USING THIS DRAWING MUST VERIFY ALL INFORMATION HEREIN BEFORE COMMENCING ANY WORKS OR PREPARING SHOP DRAWINGS AND THE USE OF THIS PLAN IS AN ACKNOWLEDGMENT THAT ALL NECESSARY CHECKS HAVE BEEN CARRIED OUT PRIOR ANY COMMENCEMENT OF WORKS. ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO SITE DETAILS, LEVELS, EXISTING BUILDING STRUCTURES MUST BE CONFIRMED ON SITE FOR ACCURACY. THIS OFFICE MUST BE NOTIFIED IF ANY DISCREPANCIES ARE NOTED. THIS DRAWING IS TO BE USED ONLY FOR THE REASON FOR WHICH IT WAS ISSUED. THIS DRAWING REMAINS THE PROPERTY OF MCL BUILDING DESIGN. THIS DRAWING IS PROTECTED BY COPYRIGHT LAWS AND MUST NOT BE AMENDED WITHOUT OBTAINING WRITTEN CONSENT.</small>	

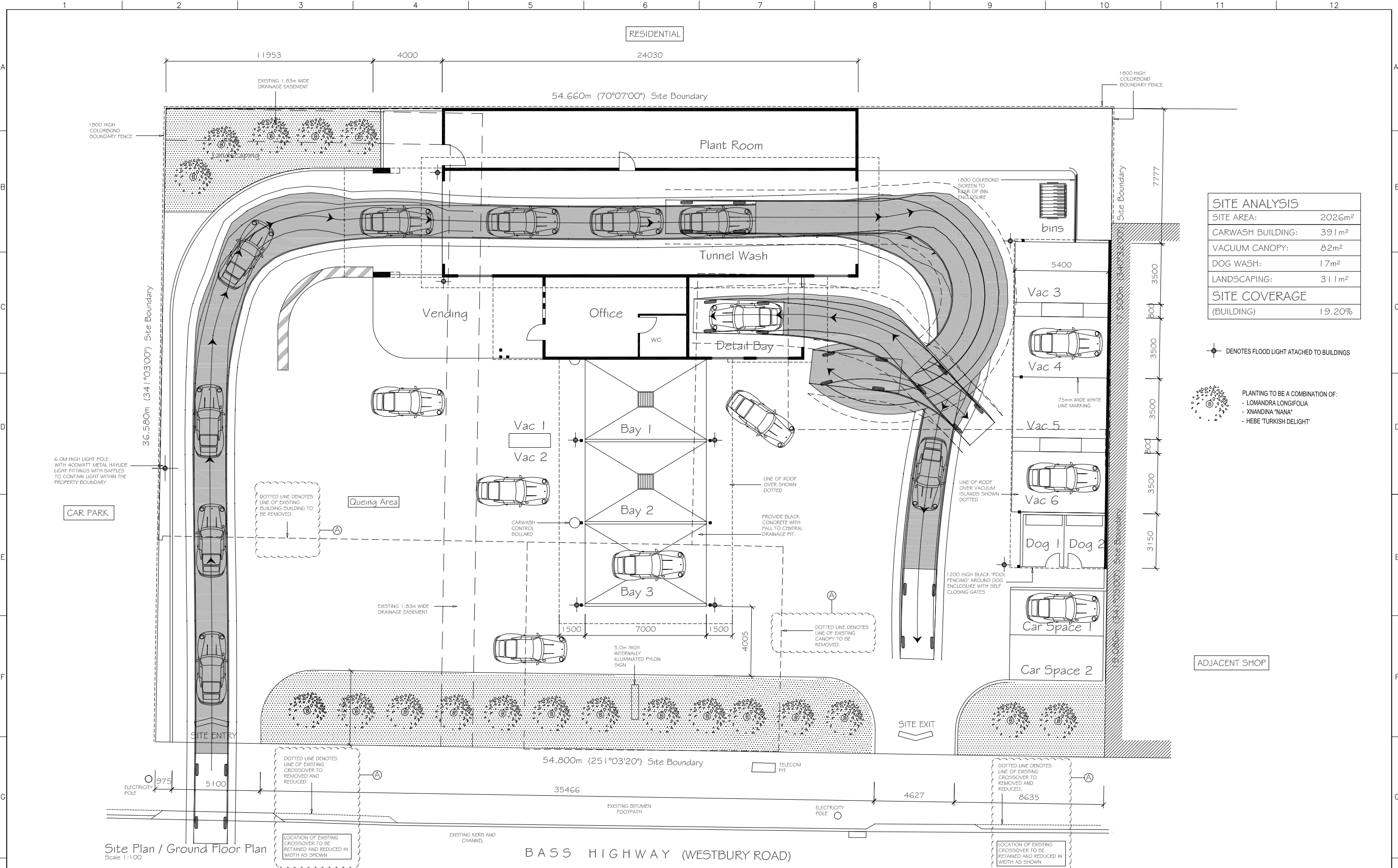


DRAWING TITLE: existing conditions	
DRAWING No:	tp1
REVISION No:	



DATE OF ISSUE:	march 2015
No. IN SET:	1 OF 4
DRAWN: ml	DESIGN: ml
SCALE: as shown	ORIGINAL SHEET SIZE: A1
PROJECT NUMBER	17115

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Telephone - 0417 532267
Email - admin@mclbuildingdesign.com.au



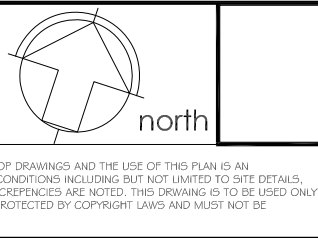
SITE ANALYSIS	
SITE AREA:	2026m ²
CARWASH BUILDING:	391m ²
VACUUM CANOPY:	82m ²
DOG WASH:	17m ²
LANDSCAPING:	311m ²
SITE COVERAGE	
(BUILDING)	19.20%

- ⊙ DENOTES FLOOD LIGHT ATTACHED TO BUILDINGS
- PLANTING TO BE A COMBINATION OF:
 - LOMANDRA LONGIFOLIA
 - XNANDINA 'NANA'
 - HEBE 'TURKISH DELIGHT'

AMENDMENTS			
No.	REVISION	DATE	APP
a.	council rt	3-5-15	ml
b.	council rt	11-7-15	ml

PLANNING ISSUE
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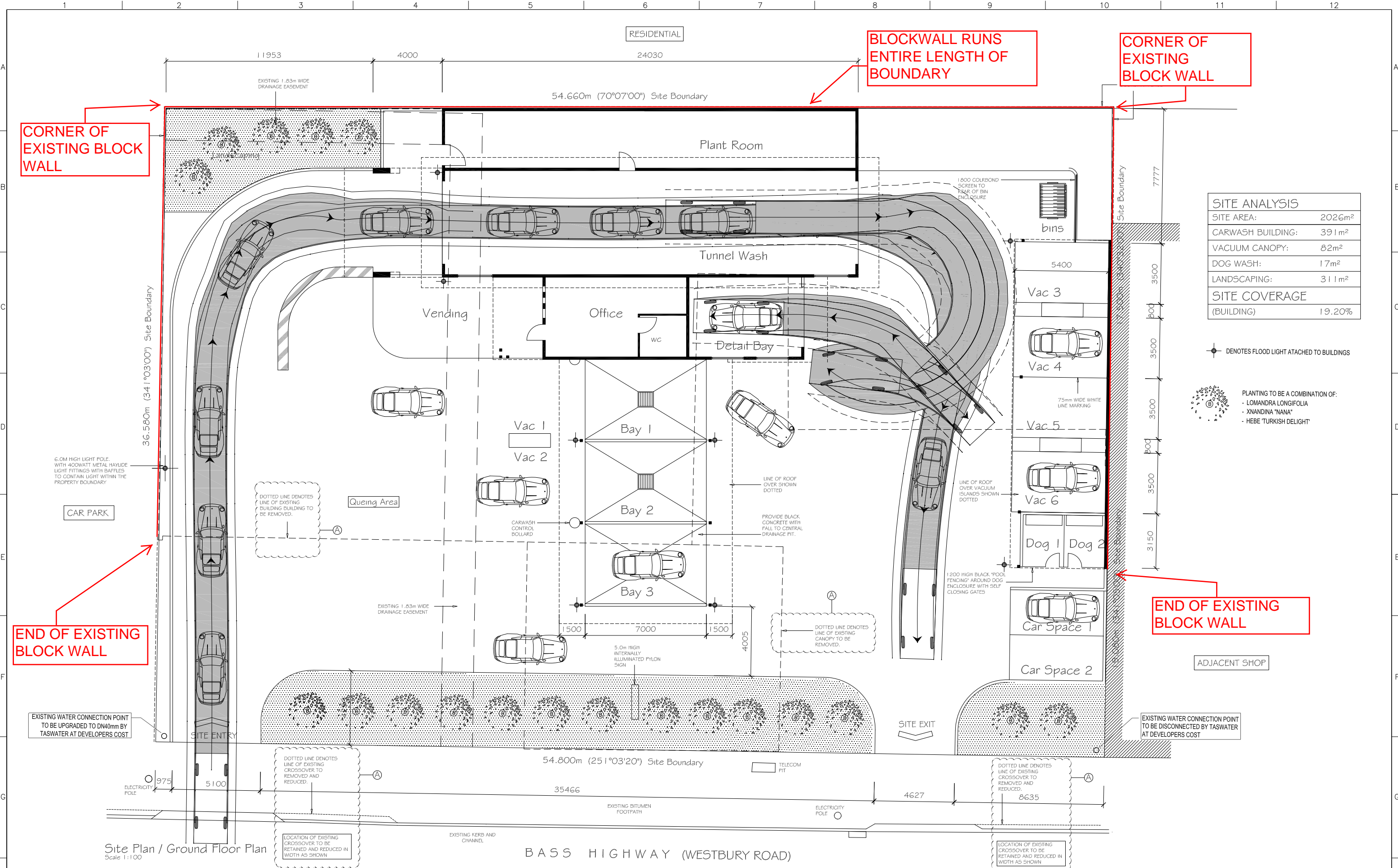
PROJECT: carwash development
CLIENT: colgrave holdings pty ltd
ADDRESS: 216-218 westbury road, prospect



DRAWING TITLE: site plan
DRAWING No: tp2
REVISION No: b

DATE OF ISSUE: march 2015
No. IN SET: 2 OF 4
DRAWN: ml DESIGN: ml
SCALE: as shown ORIGINAL SHEET SIZE: A1
PROJECT NUMBER: 17115

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SITE ANALYSIS	
SITE AREA:	2026m ²
CARWASH BUILDING:	391m ²
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LANDSCAPING:	311m ²
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 - LOMANDRA LONGIFOLIA
 - XNANDINA 'NANA'
 - HEBE 'TURKISH DELIGHT'

CORNER OF EXISTING BLOCK WALL

BLOCKWALL RUNS ENTIRE LENGTH OF BOUNDARY

CORNER OF EXISTING BLOCK WALL

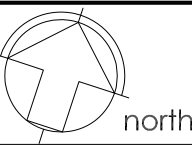
END OF EXISTING BLOCK WALL

END OF EXISTING BLOCK WALL

AMENDMENTS			
No.	REVISION	DATE	APP
a.	council rt	3-5-15	ml
b.	council rt	11-7-15	ml

PLANNING ISSUE
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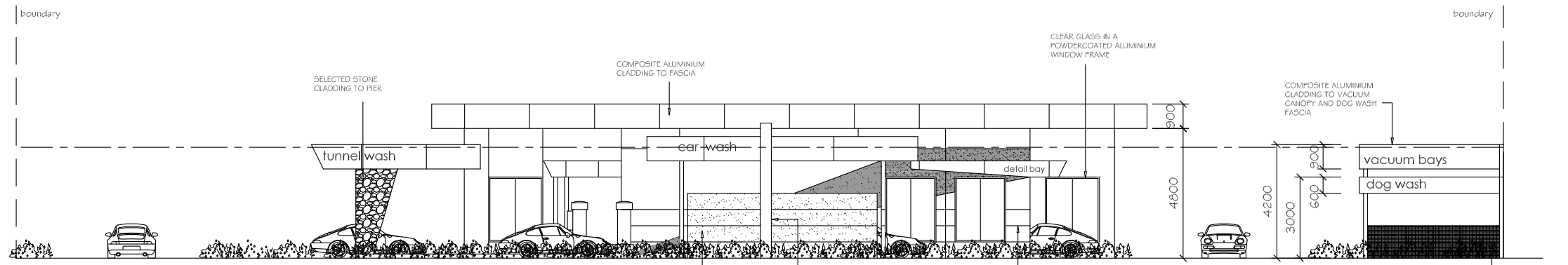
PROJECT:	carwash development
CLIENT:	colgrave holdings pty ltd
ADDRESS:	216-218 westbury road, prospect



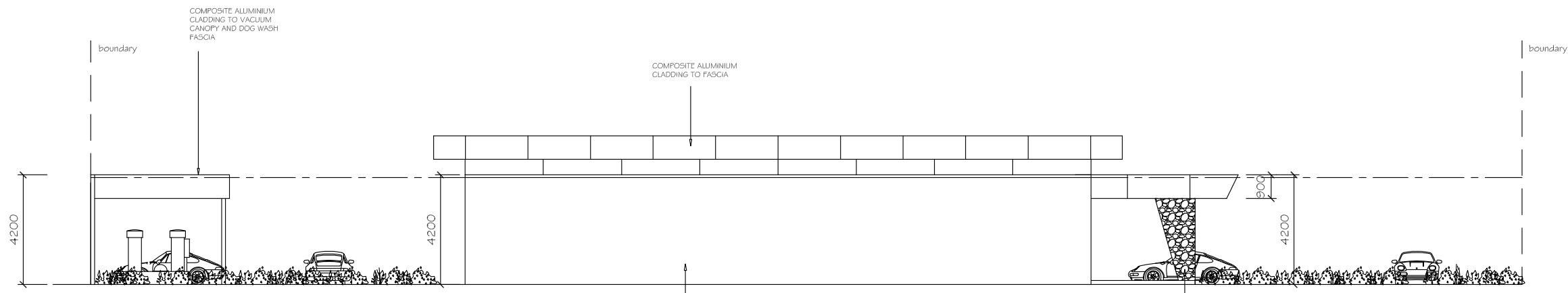
DRAWING TITLE:	site plan
DRAWING No:	tp2
REVISION No:	b

DATE OF ISSUE:	march 2015
No. IN SET:	2 OF 4
DRAWN:	ml
DESIGN:	ml
SCALE:	as shown
ORIGINAL SHEET SIZE:	A1
PROJECT NUMBER:	17115

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Email - admin@mclbuildingdesign.com.au



South Elevation (View from Bass Highway)
SCALE 1:100



North Elevation
SCALE 1:100

AMENDMENTS			
No.	REVISION	DATE	APP.
a.	Council #1	11-7-15	ml

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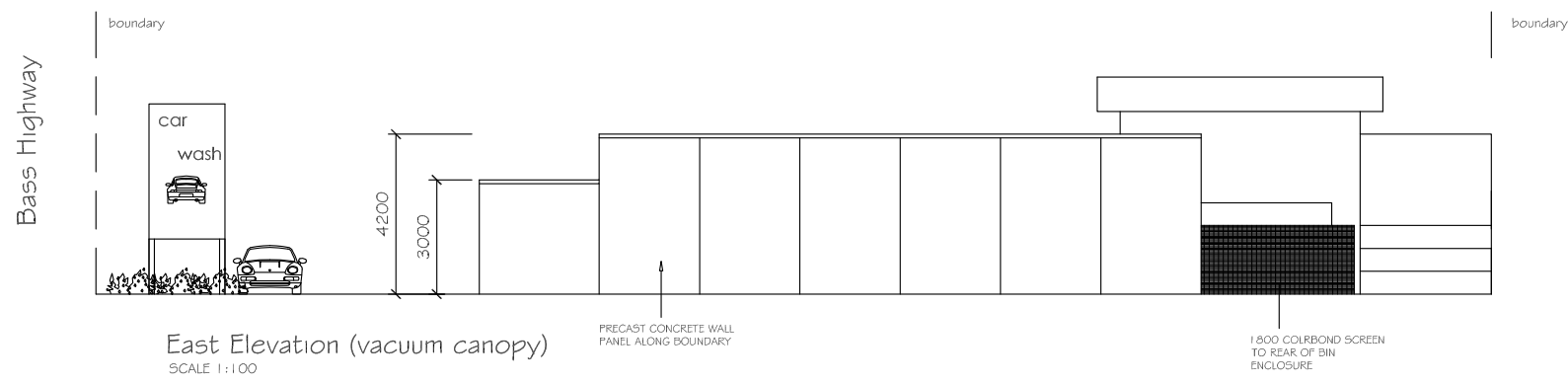
PROJECT:	carwash development
CLIENT:	colgrave holdings pty ltd
ADDRESS:	216-218 westbury road, prospect

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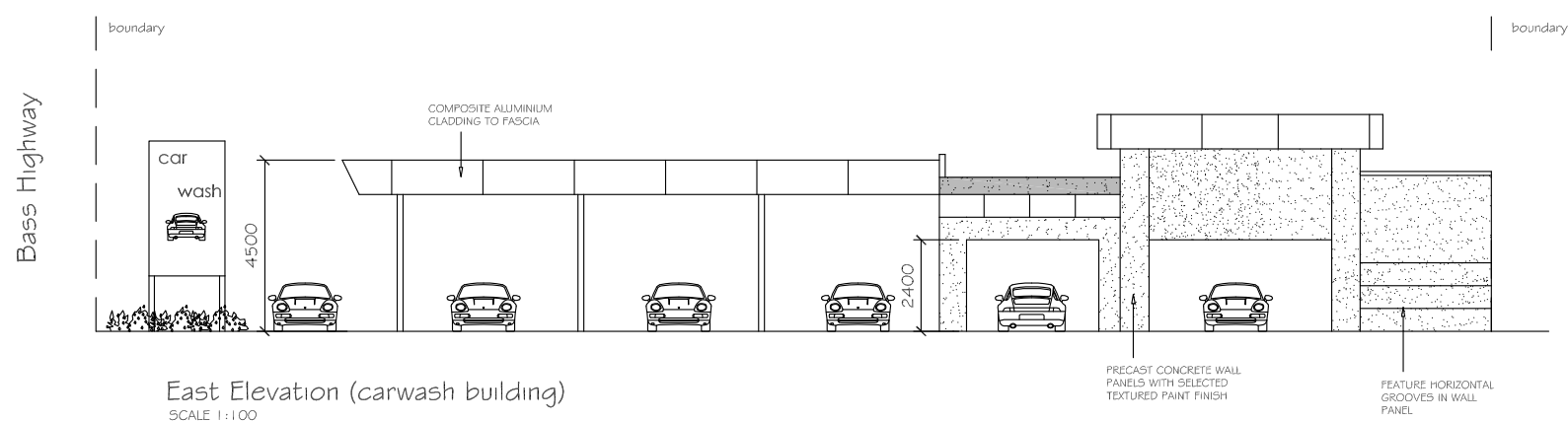
DRAWING TITLE: elevations sheet 1	
DRAWING No:	tp3
REVISION No:	a

DATE OF ISSUE:	march 2015
No. IN SET:	3 OF 4
DRAWN: ml	DESIGN: ml
SCALE: as shown	ORIGINAL SHEET SIZE: A1
PROJECT NUMBER:	17115

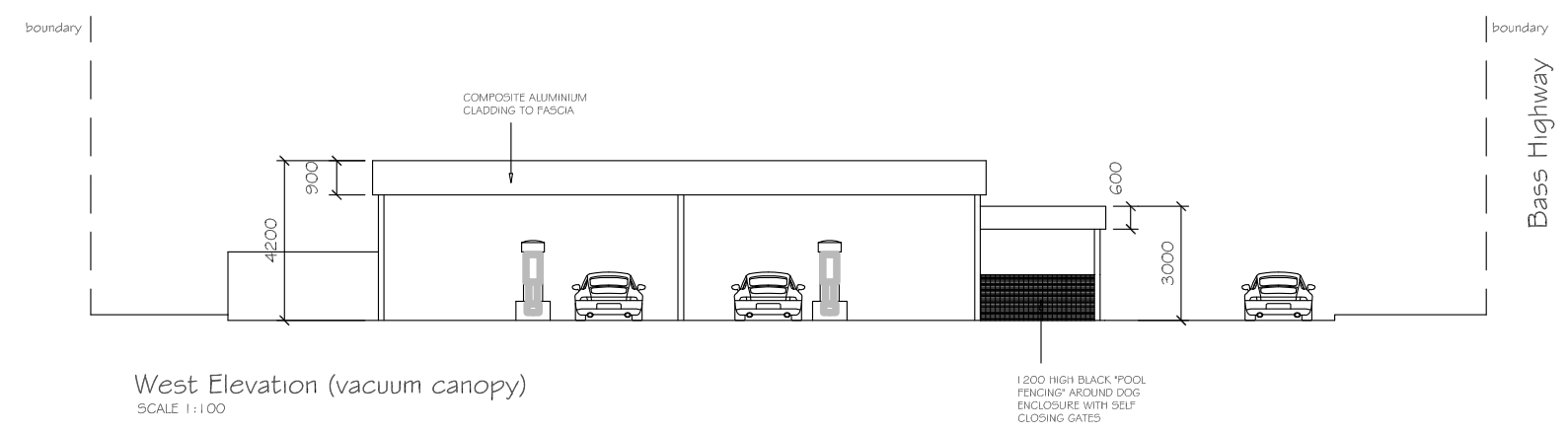
MCL BUILDING DESIGN
Address - Po Box 2424 Ringwood North 3131
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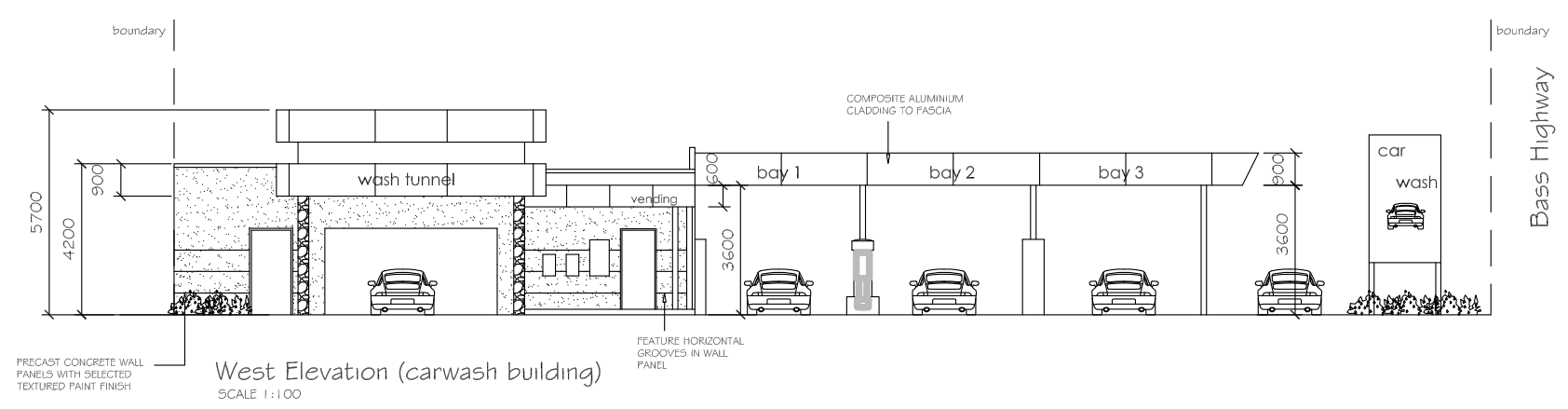
East Elevation (vacuum canopy)
SCALE 1:100



East Elevation (carwash building)
SCALE 1:100



West Elevation (vacuum canopy)
SCALE 1:100

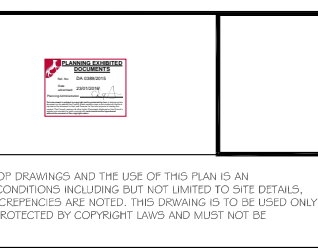


West Elevation (carwash building)
SCALE 1:100

AMENDMENTS			
No.	REVISION	DATE	APP

**PLANNING
ISSUE**
NOT FOR
CONSTRUCTION
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PROJECT:	carwash development
CLIENT:	colgrave holdings pty ltd
ADDRESS:	216-218 westbury road, prospect
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DRAWING TITLE: elevations sheet 2	
DRAWING No:	tp4
REVISION No:	

DATE OF ISSUE:	march 2015		
No. IN SET:	4 OF 4		
DRAWN:	ml	DESIGN:	ml
SCALE:	as shown	ORIGINAL SHEET SIZE:	A1
PROJECT NUMBER	17115		

MCL BUILDING DESIGN
Address - Po Box 2424 Ringwood North 3131
Telephone - 0417 532267
Email - admin@mclbuildingdesign.com.au

Re: Request for Further Information

216-218 Westbury Road – Carwash Proposal

Date:	16/12/15
Name:	Mr Barry Colgrave – Colgrave Holdings
Project Description:	Carwash Development Proposal
Project Address:	216-218 Westbury Road, Prospect

Please see below responses to each of the queries:

1. *Clause 8.1.2 - Full description of the proposed use and development*

Please provide a detailed description of the operation of the proposed car wash. This should include at minimum:

- Number of employees; **5**
- Operation hours; **Washbay 24hrs, Tunnel 12hrs – 7.00am – 7.00pm.**
- Expected number of vehicles per day and the largest vehicle that can be accommodated; **4WD / SUV will be the largest vehicle, 100 cars/day**
- Specifications/details of plant and machinery; **Still finalising equipment specifications, they'll be included with building design drawings.**
- Location of any flood or security lights; **As per attached supplied plan.**

2. *Clause 8.1.3 - Site details*

Please provide details of any cut and/or fill and any retaining walls required to level the site. **No cut/fill or retaining walls required. Site flat, as per supplied plan with levels.**

Please provide a demolition plan – **As per attached supplied plan.**

3. *Clause 20.4.1 - Walls on boundaries*

Please provide details of the colour and finish of the wall on the northern boundary adjoining residential properties. **Walls are existing with no changes.**

4. *Landscaping plan*

Please provide a detailed landscaping plan showing the location of plants, the species to be used and the expected height at maturity. **As per attached supplied plan.**

5. *E18.0 - Signs*

The submitted plans show a number of signs but do not provide sufficient details for assessment.

Please provide plans showing the location and dimensions of all proposed signs and indicate if they will be illuminated either internally or externally. **Internally illuminated sign – 5.0m high, 2.2m wide, 1.5 metres off ground – plants to the underside.**

I note that the submitted plans show a large blade sign. Blade signs cannot be approved in the Local Business Zone. Please refer to E18.0 Signs code in the Launceston Interim Planning Scheme for guidance regarding the type of signs that can be considered at this location. **1.5 metres off ground – plants to the underside.**

6. E2.0 Potentially contaminated land

Due to the previous use of the site as a service station it is identified as potentially contaminated land. The proposal needs to be assessed against the use and development standards of the Potentially Contaminated Land Code of the planning scheme. Please see attached report from Bronwyn

Please provide an Environmental Site Assessment prepared by a certified Site Contamination Practitioner that demonstrates that the level of contamination does not present a risk to human health or the environment in accordance with the definitions and provisions of the planning scheme. A list of suitably qualified consultants can be found at this website - <http://scpaaustralia.com.au/directory/>

Refer to the attached documents which outlines the process of decontamination of site.

7. Clause 20.3.4 - Noise levels

The site is located adjacent to residential properties.

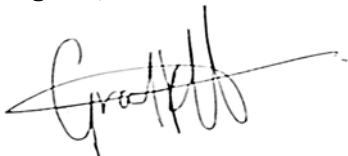
Please provide information regarding any potential noise or other nuisance from equipment associated with the proposed car wash (e.g. compressor, heat pump, alarms, public address system, overspray from wash bays etc.) or activity that may potentially cause an environmental nuisance and detail how the noise/nuisances may be controlled to prevent emissions leaving the property.

With respect to noise, a report from an acoustic engineer would satisfy this request however alternative solutions may be considered provided the information provided satisfies this request.

Refer to the attached documents from equipment supplier re: loudest equipment noise levels.

Please feel free to contact me should you require further information.

Regards,



Jack Pfeiffer
Director

Engineering Plus P/L
192 Charles St
Launceston TAS 7250
Ph: 0417 362 783



Jack Pfeiffer

Subject: 216-218 Westbury Road, Prospect
Attachments: EQ Blower Sound Test.pdf; Vac Noise letter 09.pdf

Hi Jack,

Attached is acoustic information I have on the dryers of the tunnel equipment. This is the noisiest part of the car wash. Bear in mind that this will only be operating during attended hours as it requires an attendant to operate the tunnel. My estimate is that this will be from 7AM to 7PM.

I am not sure what you mean regarding the beeping noises. If you are referring to the buzzers in the self serve bays, these can be muffled or disconnected if this is going to be an issue. I don't have any specific acoustic information on the buzzers.

The other information that may be required is for the vacuums. I have attached a separate document with acoustic information on the vacuums. Please note that we use the 2 motor vacuum which are slightly quieter. We can add additional material to buffer the noise further, as per the attached information showing the difference in the standard 2 motor vacuum versus the quiet 2 motor vacuum.

With respect to the pumps, these will all be in the plant room, so are not an issue.

Jack please let me know if this information is going to suffice.

Regards,

Fred de Crespigny
Business Development Manager

Shiners Car Wash Systems Pty Ltd
196 Turner St. Port Melbourne 3207 VIC Australia
Telephone +61 3 9646 0999 Fax +61 3 9646 0777
Mobile 0409 183 796
Sole Australian and NZ Distributors for Jim Coleman Company.





MEMO

TO: Shiners Car Wash Systems Pty Ltd
ATTN: Richard Davison
EMAIL: Richard@Shiners.com.au
DATE: November 17, 2009

REF: Quiet and Standard Vacuum Noise Levels (2 & 3 motor)

Hello Richard,

The following charts list the numbers on the Quiet Series Vacuums and the Standard Vacuum both in dBA. The first chart is with the optional third motor and the second is a normal two motor system. The difference in the standard vacuums and Quiet Vacs is that we have added a foam padding in the dome area and have installed "Acoustic motors" in the Quiet Vac version.

Three Motor Vac

Distance in Meters	dBA	Standard Motor	dBA
1	82		91
2	76		85
3	72		81
5	68		76
7	66		73
9	63		70
12	57		64

Two Motor Vac

Distance in Meters	dBA	Standard Motor	dBA
1	76		86
2	72		81
3	69		77
5	66		72
7	63		68
9	61		65
12	56		61

Kind Regards,

Jerry R. Truelove
Vice President Sales, Marketing and Product Development

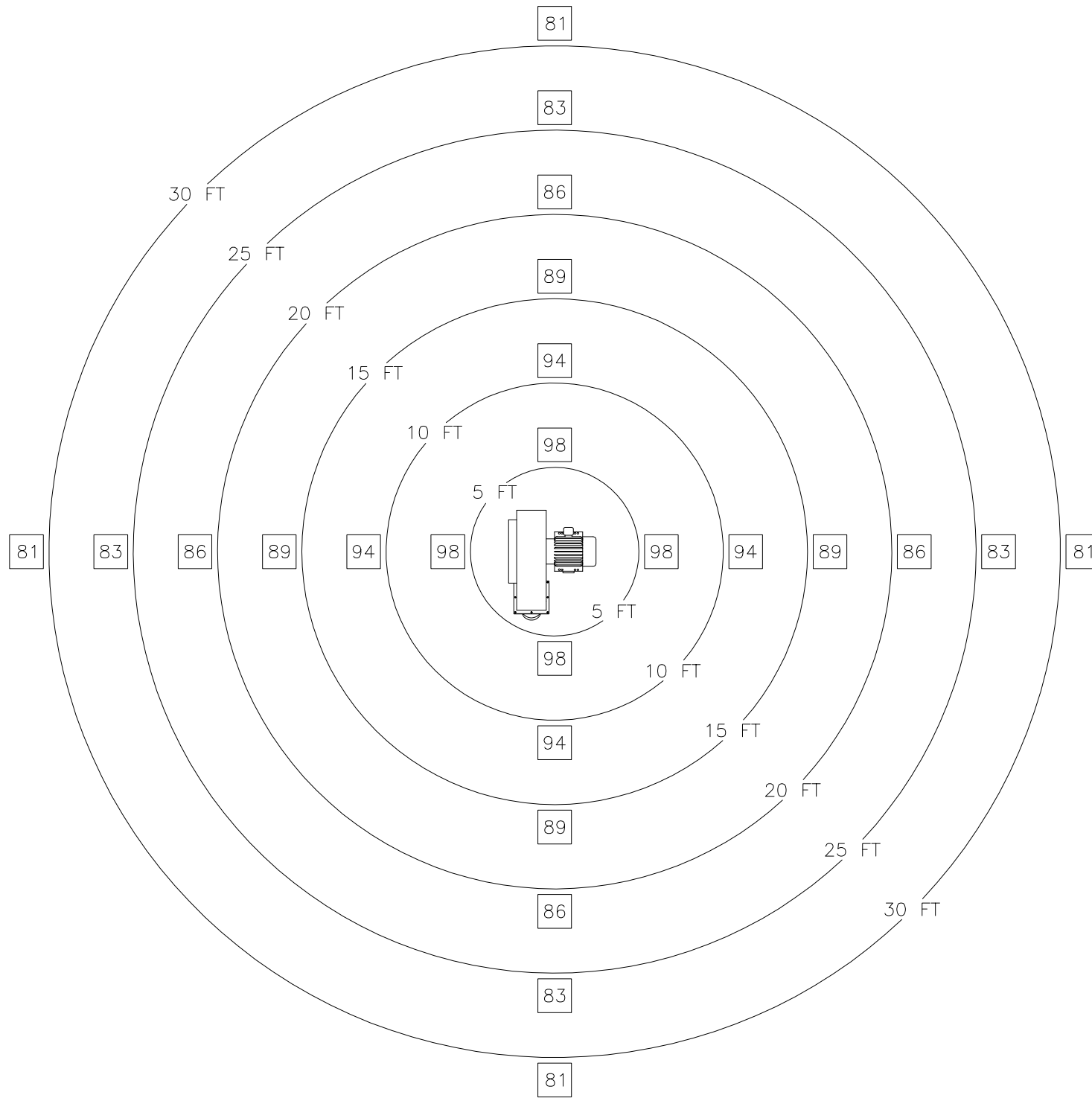
World Class Manufacturing of Car Wash Equipment

5842 West 34th Street • Houston, TX 77092

800-999-9878 • 713-683-9878 • Fax: 713-683-9624

info@jcolemanco.com • www.jcolemanco.com • www.hannacarwash.com





- TEST CONDITIONS:
- TEST DATE: 02/13/2013
 - LOCATION: CAR WASH FACILITY
 - CEILING HEIGHT: 18 FT
 - AMBIENT NOISE LEVEL: 60 dBA
 - AIR DRYER(S) USED: ONE CW 15 HP 60 HZ
 - MEASUREMENT DEVICE:
 ANALOG SOUND METER
 RADIOSHACK CAT. NO 33-2055,
 READINGS TAKEN AT HEIGHT OF 4 FT OFF FLOOR
 - COMMENTS: SOME TALL OBSTRUCTIONS WERE AROUND TEST AREA
 - READING ON 10 HP UNIT WERE RECORDED
 AT 2 dB LESS AT EACH READING

EQ BLOWER - SOUND TEST
SCALE: AS SHOWN



COLEMAN HANNA CAR WASH SYSTEMS, LLC 5842 WEST 84TH STREET HOUSTON, TX 77062		EQ BLOWER / SOUND TEST	
OWNER:	DRAWN BY: JTREVINO	DATE: 02/14/2013	APPROVED BY:
SHEET NAME:	AS SHOWN	EQUIPMENT A/C:	FILE NAME:
T:EQ BLOWER TEST.DWG			
REVISIONS			
ENGINEER SEAL OR APPROVAL:			
SHEET:			
TEST			



1st October 2015

Mr Jack Pfeiffer
Engineering Plus
Cnr Frederick and Charles Street
Launceston, TAS 7250

Dear Mr Pfeiffer,

Please find below our proposal to carry out Underground Petroleum Storage System (UPSS) decommissioning and validation sampling at 216-218 Westbury Road, Prospect (the site).

Asset Environmental understand that the site was previously utilised as a petrol station and that five UPSSs remain onsite. It is understood that the objective of this assessment is to decommission the UPSSs onsite and to identify the nature and extent of potential soil and groundwater contamination (if any) that could be present as a result of the storage of fuel in the tanks.

A proposal outlining the scope of works, estimated cost and timing involved in undertaking the UPSS Validation sampling and analysis has been prepared for your consideration. Due to recent changes to the NEPM (National Environment Protection Measure), the Tasmanian Environmental Protection Authority (EPA) have adjusted requirements for carrying out validation sampling associated with UPSSs. There are now compulsory UPSS regulations referring to Technical Guidelines in regards to Sampling and Risk Assessment, Reporting Requirements and the completion of a Decommissioning Form.

The following staged approach is proposed to enable EPA requirements to be met.

Stage 1 – Underground Storage Tank Decommissioning Validation Sampling

Sampling requirements in accordance with the EPA's Technical Guidelines¹ requires:

- One sample be collected of the packing/bedding sands at the base of each tank;
- Five samples collected from soils underlying packing/bedding sands (1 from base of each wall and 1 from base of pit);
- One sample per 5m of fuel line from backfill sands (if fuel line present);
- One sample per bowser from backfill sand (if bowser present);
- One water sample if water is present in pit;

¹ EPA Tasmania: UPSS Decommissioning - Sampling and Risk Assessment Requirements v.2 July 2015





All samples will be analysed for Volatile Organic Compounds (VOCs) using a Photoionisation detector (PID) on site during sample collection.

Any excavated soil will need to be stockpiled and sampled on site in accordance with the EPA Information Bulletin No. 105² (1 sample collected for every 25m³ soil). Asset will then submit the soil (and any water samples) to NATA accredited ALS laboratory for Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Napthalene, Polycyclic Aromatic Hydrocarbons (PAH), Phenols and lead analysis.

Stage 2 –Reporting

A decommissioning assessment report will be produced which will include the following:

- Site Identification Information;
- Ownership Information;
- Land Use Information;
- UPSS Information;
- Sampling methodology and analytical results;
- Disposal of material;
- Conclusions and Recommendations.
- Completing the EPA Tasmania UPSS Decommissioning Abandoned Storage System Form.

Please note that where sample results detect any pollutants above laboratory reporting levels, a risk assessment and conceptual site model must be conducted in accordance with the NEPM to determine:

- whether the area sampled is contaminated to a level where the site is or is likely to be a contaminated site as defined in Section 74A of the Environmental Management and Pollution Control Act 1994 (EMPCA);
- whether the contamination is likely to pose an unacceptable risk to a receptor;
- if management and/or remediation measures are necessary to lower the risk to an acceptable level; and
- whether further investigations are needed.

Should this be necessary Stage 3 will be costed at the completion of Stage 2.

² EPA Tasmania Information Bulletin 105 – Classification and Management of Contaminated Soil for Disposal



The report and its conclusions only relate to the area in the vicinity of the UPSS's that have been assessed. This may not be a sufficient investigation to satisfy Planning Authority requirements where a change of land use or development is proposed.

Stage 3 –Remediation and Management

Based on the results of Stage 2 further investigation (soil and/or groundwater) may be required to determine the extent of any contamination identified. Recommendations for Remediation and Site Management will be made in the Stage 2 Report and can be costed for the Client if requested.

Deliverables

It is proposed that the scope of the environmental services be limited to the services mentioned in the above and include the following stages;

- Field Work & Report – including tank decommissioning information, soil/groundwater pit sampling, assessment methodology, analytical results, summary and discussion of results and recommendations for any additional work and/or on-going management of the site as necessary.
- Completion of the EPA Tasmania *UPSS Decommissioning Abandoned Storage System Form*.

All project output shall be in accordance with relevant standards and regulatory requirements.

Our Team

- Bronwyn Cruse: Principal Environmental Scientist, Manager Asset Environmental – Bronwyn will undertake all site investigation, sample collection and result analysis and reporting. She has significant experience in a variety of different Environmental Site Assessment's ranging from standard service station assessments through to larger commercial redevelopments.
- Royce Aldred: Senior Environmental Scientist. Royce will provide report review. Royce has significant experience in managing large scale environmental assessment and remediation projects.



Timing

The project can commence immediately with Stage 1 site works proposed for the week beginning Monday 12th October 2015.

Fee Proposal

All figures are exclusive of GST. Cost of disbursements are estimates only and can change based on site conditions, infrastructure and soil depth, number of soil samples collected (if tanks share a pit or are dispersed) and presence of water in the pit. Stockpile samples have not been costed as it is unknown if soil stockpiles will be present. The Conceptual Site Model and Risk Assessment has not been added into the fee but has been displayed to provide an indication of the cost if it is required (depending on laboratory results). This proposal is based on completing the sampling of all 5 UPSSs in one day. If a second day of sampling is required then additional sampling time and cost of equipment rental will be charged as a variation to the cost outlined below.

Asset Environmental Task	Cost
Project Initiation, organisation of field gear, sample bottles and equipment as well as Job Safety Analysis	\$ 360
Field Work (sampling UPSSs, includes collection of field gear from the airport and freighting and return of field gear)	\$ 960
Report (includes review, administration and graphics)	\$ 3,900
Submission of EPA UPSS Decommissioned form	\$ 250
Report sign off by Site Contamination Practitioners Australia Certified Person	\$ 850
Asset Environmental Total Estimated Cost (ex GST)	\$ 6,320
<i>*If required- Conceptual Site Model & Risk Assessment</i>	<i>\$3,800</i>





Disbursements	Cost
PID meter rental and associated freight costs of PID meter and lab samples to Melbourne	\$ 460
Laboratory analysis of soil (expect up to 35 samples [7 per tank] to be collected and analysed for TRH/BTEXN/PAH/Phenols/Pb = \$120/sample + \$45 lab admin fee.	\$ 4,245
Total Estimated Cost of Disbursements	\$ 4,705

Please note the following is excluded from the above scope of works;

- Analysis cost of any groundwater intercepted.
- Analysis, disposal and transport cost of any soil generated.
- If contamination is identified on site, additional site assessment will be required to delineate the extent of the contamination.

Terms and Conditions

The terms and conditions associated with this proposal are contained within the attached Asset Environmental Terms and Conditions of Business. These Terms and Conditions, together with this Letter of Offer (called the "Agreement") will apply for all work Asset Environmental undertakes for you in respect to this Offer. Please read the Agreement carefully.

We trust this proposal is of interest to you and look forward to your further instructions. Please sign and return a copy of the following page to confirm receipt and acceptance of this offer.

Yours faithfully

Bronwyn Cruse

22 Hardwicke street, Summerhill, Launceston, Tasmania, Australia | 0439 725 450
bronwyn.cruse@assetenvironmental.com.au | www.assetenvironmental.com.au





Acceptance of the Asset Environmental proposal

This is to confirm that we, the undersigned, accept the Terms and Conditions as outlined in the Asset Environmental Offer.

I/We agree to pay to you on a fee for service basis, the totality of costs and expenses you incur or become liable to pay to any collection agent and/or lawyer in respect to the recovery, or attempted recovery of overdue monies payable by me/us to you in connection with the Project contained within this offer.

The undersigned will be responsible for all approved payments of accounts with Bronwyn Cruse and in accordance with the trading terms contained within this offer.

Signed:

Print Name:

Position:

Company Name:

Billing Address:
(If different than shown on this letter)

ABN:

Date:

Purchase Order (if applicable):

Please note that Work cannot proceed without receipt of this completed and signed form

Please send this signed section to the address shown (or scan/email back) on the bottom of the first page, attention to Bronwyn Cruse.

For EFT payments, our bank details are as follows:

DIRECT DEPOSIT DETAILS –Commonwealth Bank Launceston – BSB 067-003 ACCOUNT 1001 3234

Credit card payment facilities are available using Paypal. However all credit card payments attract an additional 3% handling fee.

Please forward all payments by mail to Bronwyn Cruse, 22 Hardwicke Street, Summerhill, Tasmania 7250.

22 Hardwicke street, Summerhill, Launceston, Tasmania, Australia | 0439 725 450
bronwyn.cruse@assetenvironmental.com.au | www.assetenvironmental.com.au





TERMS AND CONDITIONS

THE AGREEMENT

Introduction

Asset Environmental ("Bronwyn Cruse") has set out in this document its basic terms and conditions of business (the "Terms"), which together with our Letter of Offer (the "Offer") will apply for all work Asset Environmental undertakes for you set out in the Offer. The Terms and the Offer are collectively the "Agreement". In these Terms: "You" means the person to whom the Offer was made.

No Reliance

By entering into the Agreement, You warrant that you have not relied upon any matter not set out in the Agreement or the contract documents specified below in entering into the Agreement.

Variations to the Agreement

No variation of the Agreement will be valid unless confirmed in writing by authorised signatories of both parties on or after the date of signature on the Offer.

Offer Validity

Asset Environmental's Offer is valid for a period of 30 days from the date the Offer, after which the Offer may be re-priced, re-negotiated or rescinded at Asset Environmental's sole discretion.

Rate review

Unless otherwise explicitly stated within the Offer, hourly rates for time based activities are fixed until 30 June post the date of the Offer, and are then subject to adjustment at Asset Environmental's discretion by applying any increase in the Wage Price Index (WPI), Private Category. The adjusted rates shall then be subject to further adjustment in each year on the 30 June for which the Agreement continues. All rates quoted are exclusive of GST.

Nature of Services to be Provided

Where the Offer is based upon other than hourly rate work, any change in the work to be carried out under the Offer (whether in the nature, scope, duration) will entitle Asset Environmental to additional remuneration at its standard hourly rates for the change.

Goods and Services Tax

The fees payable for any supply made or to be made under this Agreement are exclusive of any Goods and Services Tax (GST). If GST is payable on any supply made or to be made under this Agreement, You agree that the sum payable for any such supply shall be increased by an amount equal to the amount of GST payable by Asset Environmental in respect of that supply.

Conflict

Where any conflict exists between our Terms and the Offer, the Offer takes precedence.

CONDITIONS OF CONTRACT

Conditions of Engagement

Our terms of engagement are AS4122-2010 General Conditions of Engagement of Consultants (the "Standard"), together with Annexure Parts A & B to those conditions contained within these Terms. Although not reproduced herein, the Standard is taken to be incorporated into these terms by reference. In the event of any inconsistency between the provisions of the Standard and the Agreement, the Agreement shall prevail.

Contract Annexure Part A to AS4122-2010		
Item	Heading and Clause Reference	ASSET Environmental Standard Condition
1	The Client is; (Clause 1.1)	You, to whom the Offer was made
2	The Consultant is; (Clause 1.1)	Asset Environmental, ABN 95252534524
3	The Contract Documents are; (Clause 1.1)	a) General Conditions of Contract for Consultants AS4122-2010 b) These Terms c) The Consultant's Offer d) The Client's Information
4	The Scope is described in the following Documents; (Clause 1.1)	As stated in the Consultant's Offer
5	The purpose(s) for which the Services will be suitable is/are; (Clause 5.1)	As stated in the Consultant's Offer
7	The Consultant's representative is; (Clause 6.2)	As stated in the Consultant's Offer
8	Claims for payment must be made on the following basis; (Clause 10.1)	As stated in the Consultant's Offer
9	Disbursements for which the Consultant may claim payment; (Clause 10.2)	All disbursements such as photocopying, car rental, travel, accommodation and the like unless otherwise explicitly stated within the Consultant's Offer will be reimbursable at the cost of the disbursement plus a 20% handling fee
10	Time to claim payment is no later than; (Clause 10.3)	On the 7 th day of each month

Contract Annexure Part A to AS4122-2010 Cont ...

Item	Clause Reference	ASSET Environmental Standard Condition
11	The time for payment is no later than; (Clause 10.6)	15 calendar days after the date of submission of a claim for payment
12	The rate of interest for overdue payments is; (Clause 10.9)	1.25% per month (compounding monthly)
13	The date or the period after commencement of the Contract, by which the Services must be completed is; (Clause 12.1)	Alternative 1: As stated in the Consultant's Offer
14	Other causes of delay for which the Consultant may claim an extension of time; (Clause 12.3 (c))	As stated in these Terms
15	The Approvals to be obtained by the Consultant are; (Clause 13.2)	Unless otherwise explicitly stated within the Consultant's Offer, the Consultant will not obtain any Approvals.
16	The key personnel are; (Clause 18)	As stated in the Consultant's Offer
18	Copyright and other Intellectual Property Rights, the ownership that applies is;	As stated in the Consultant's Offer
22	The following Documents are confidential; (Clause 23.1)	a) The Contract Documents b) The Deliverables c) Fee information d) Intellectual Property Rights
23	Maximum period for which the Client may suspend Services at any one time, after which the Consultant may terminate; (Clause 24.4)	6 months after the date the Services must be completed or as stated in the Consultant's Offer.
24	The Consultant's liability is limited to; (Clause 29.1)	The reasonable cost of carrying out necessary re-design or \$1,000 whichever is the lesser.
25	The amount of public liability Insurance is; (Clause 30.2)	Nil.
26	The amount of the professional indemnity insurance is; (Clause 30.4)	Nil.
29	The address for the service of notice is; (Clause 33.1)	22 Hardwicke Street, Summerhill, Tasmania 7250
30	The law governing this Contract is; (Clause 35)	The State or Territory where the Services are to be substantially performed.
31	Has this Contract been amended from its original form?	Yes, as per these Terms

Contract Annexure Part B to AS4122-2010

Item	Clause Reference	ASSET Environmental Standard Condition
Clauses Amended		
2	Termination without cause - (Clause 26.1 (b))	Add the words, "which shall not be less than 30 days or such lesser period to which the Consultant agrees" after the word Consultant at the end of the clause.
Clauses Added		
3	Copyright - (Clause 21.7)	No document provided by the Consultant in any form shall be copied, re-transmitted or otherwise reproduced wholly or in part other than with the express written consent of the Consultant
	Recovery of overdue Payments - (Clause 10.11)	In addition to its entitlements under Clause 10.9 herein, the Consultant shall be entitled to recover all costs and expenses incurred by the Consultant and/or its Agents in recovering the overdue monies
	Duration of Liability - (Clause 29.3)	The Consultant's liability to the Client arising out of the performance or non-performance of the Services shall end three months from the hand over of the final completed Deliverables described in the Consultant's Offer.
	Images, Quotes and Sound Recordings - (Clause 38)	The Consultant will participate in public relations, advertising and other publicity that may be accessed and viewed by the general public. As a result, the Consultant is granted permission by the Client to take images (still and/or otherwise), quotes and sound recordings of any physical space and/or location affected by the Services, and that these may be reproduced in the public domain
	Provision of Electronic Source Documents - (Clause 39)	Any documentation issued by the Consultant in other than hard copy form cannot be relied upon other for any purpose expressly identified in writing by the Consultant. It is the responsibility of the recipient and any future recipient to check the accuracy of all electronic information.
	Research and Development Concession Application - (Clause 40)	The Consultant reserves the sole right to utilise the Services as part of the Consultant's Research and Development Tax Concession Activities Application.



Level 7, 134 Macquarie Street, Hobart TAS
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Contaminated Sites Unit
Ph: (03) 6165 4599 Fax: (03) 6233 3800
Email: contaminatedsites@environment.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: (EN-EM-AV-100706_35:H466966)zp



3 November 2015

Ms Bronwyn Cruse
Asset Environmental Pty Ltd
22 Hardwicke Street
SUMMERHILL TAS 7250

Email: Bronwyn.Cruse@assetenvironmental.com.au

Dear Ms Cruse

**PROPERTY INFORMATION REQUEST
216-218 WESTBURY ROAD PROSPECT
CERTIFICATE OF TITLE: 21084/5**

On 13 October 2015, the Contaminated Sites Unit received your Property Information Request relating to the land referred to above ('the Site'). A search of relevant databases and records has been undertaken.

A record indicates that five underground petroleum storage systems (UPSS) with a total volume of 77000 Litres are registered as active at the Site. However, further records indicate that the UPSS ceased to be used in October 2011. The EPA Division has been following up the decommissioning of these UPSS and have been informed that the UPSS will be decommissioned by the new landowner. The *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010* contain requirements relating to the registration, operation and decommissioning of underground fuel tanks. Information is available at: <http://epa.tas.gov.au/regulation/underground-fuel-tanks>.

No record of soil or groundwater contamination at the Site was found during the search; however the storage of fuel is considered a potentially contaminating activity.

Your request form identified the Site as a Mechanical Workshop. The activities associated with this land use have the potential to cause land and groundwater contamination; please refer to our website for further explanation: <http://epa.tas.gov.au/regulation/potentially-contaminating-activities>.

A record indicates that dangerous goods have historically been stored at the bordering property, 212 Westbury Road, in underground and above ground storage tanks. The record refers to Workplace Standards Tasmania file number L199.

No other records relating to contamination or potentially contaminating activities at the Site or adjacent properties were found.

The search of records is restricted to those held by the EPA Division and includes records relating to: the *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010*; Industrial Sites (which are or have been regulated by the EPA Division); historic landfills; and contamination issues reported to the Division. In addition, the Incidents and Complaints database and records relating to the historical storage of dangerous goods (as detailed below) are searched.



If dangerous goods have or may have been stored on the Site or an adjacent property, Workplace Standards Tasmania (1300 366 322) may have issued dangerous goods licences and/or may hold records of requested licences for the Site. As the storage of dangerous goods/fuels is regarded as an environmentally relevant activity, you may wish to contact them for further information.

The dangerous goods licensing records held by the EPA Division are only for sites which ceased holding a Dangerous Goods Licence prior to 1993. After this date Workplace Standards Tasmania holds the records for the Licenses.

The EPA Division does not hold records on all sites that are, or may be, contaminated. It is recommended that the history of the Site and adjacent properties be investigated in order to determine the likelihood of contamination. If contamination is considered likely on the Site or an adjacent property then further site assessment by a competent environmental assessment practitioner is recommended. Site assessment should be performed in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, National Environment Protection Council or as varied. Additionally, you should note the Director's requirements, from 1 July 2015, regarding the mandatory use of certified practitioners for the preparation of site reports that will be assessed by the EPA. Further details, including an Information Sheet, are available at:

<http://epa.tas.gov.au/regulation/engaging-a-contaminated-land-consultant>

As local councils are able to issue Environment Protection Notices, Environmental Infringement Notices and record complaints, you may wish to contact them for additional information that may be relevant to the site. Further, if the Site has historically been subject to a permit under the *Land Use Planning and Approvals Act 1993*, the Council would have issued the permit.

Under the *Right to Information Act 2009* (RTI Act) you are entitled to apply for any records mentioned within this letter such as reports, letters, or other relevant documents. For further information on how the RTI process works and how to request information under the RTI Act please visit the Department of Primary Industries, Parks, Water and Environment website.

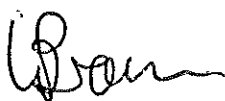
If you are purchasing a property, you should consider Part 5A of the *Environmental Management and Pollution Control Act 1994* (EMPCA) which defines and specifies requirements for managing contaminated sites. If there is reason to believe the site is, or is likely to be, contaminated there are certain requirements that you must meet (e.g. notification of a likely contaminated site to the Director, EPA as outlined in section 74B of the EMPCA).

Although all due care has been taken in the preparation of this letter, the Crown gives no warranty, express or implied, as to the accuracy or completeness of the information provided. The Crown and its servants or agents accept no responsibility for any loss or damage which may arise from reliance upon this letter, and any person relying on the letter does so at their own risk absolutely.

As you are aware, property searches incur a charge of \$226.50. An invoice is enclosed.

If you have any queries in relation to the matters above, please contact the Contaminated Sites Unit using the details at the head of this correspondence or refer to the EPA website at www.epa.tas.gov.au and click on 'Regulation and Assessment' to locate information on Underground Fuel Tanks and Contaminated Sites.

Yours sincerely



Gary Brown
A/SECTION HEAD – WASTE MANAGEMENT

Attachment: Invoice



February 5th 2016

Hi Jacqui,

In accordance with our client Barry Colgrave, we have attended to the public concerns.

Please see below;

We've included the drawings and will refer to them as required.

Just to clarify when discussing the carwash, it can basically be discussed in two parts;

- 1) **The tunnel system** – which is shown on the plan along the rear of property &
- 2) **The self service area** – which is exactly similar to the business currently operating in Wellington street, Launceston.

The main concerns raised were;

- Noise from the car wash equipment and also from 24hr traffic to the site.

This tunnel carwash has such a minimal output of noise that in fact, when standing 10 meters away can't be heard. Our client has visited and watched the operation of similar mainland businesses using this brand of carwash.

The noise of the tunnel carwash is also minimal due to the plant room exterior wall followed by a second wall of the carwash. The proposed noise protection is actually more than what's existing, whilst it's previous operation as a service station.

It is our belief that the traffic will be similar to the traffic (or less than) to that which was allowed for the previous service station.

- Increased traffic noise from Westbury Road if most of the buildings are removed.

The description "most of the building being removed" is incorrect. All exterior concrete block walls will remain at the current height so there'll be no increase in noise levels.

The tunnel car wash is fully enclosed using concrete block wall followed by a second exterior wall cladding system.

- 24hr lights - from site/security lighting and from traffic

The security lighting will not be fixed higher than the exterior walls. All lighting will be retained within the site for visibility and security. Our client believes this extra lighting will not affect the surrounding houses but in-fact allow for a higher level of security around the area. Considering all exterior walls are remaining, the light spillage is minimal.

- Possible overspray

As previously mentioned the “tunnel system is fully enclosed so there is 0% overspray here.

The overspray for the self service bays is basically non-existent to the neighbours due to the orientation of the bays and they are enclosed on both sides with floor to ceiling concrete walls. This is a similar setup to the self service bays located at the Wellington Street carwash business.

The HP guns that are used in this brand of carwash are design to be high pressure and low volume – further reducing spray.

- The 24-hour component seems to be particularly contentious, could your client consider reducing that?

The entire site is not a 24-hour operation. The tunnel system will operate for a 12-hour period per day and it is required to be fully operated by staff. This system will operate until 7pm each night.

The self service bays and vacuums will be accessible 24 hours, but as previously discussed, due to the construction and orientation, the noise output is minimal.

The brand chosen by our client to be installed is really an innovation in carwash design which prioritises issues like noise, water waste and environmental care.

I hope this answers all your concerns and please contact me if you need any further information. The drawing I have attached shows all points discussed.

Regards,

A handwritten signature in black ink, appearing to read 'Jack Pfeiffer', with a long horizontal stroke extending to the right.

Jack Pfeiffer

Director

[Engineering Plus](#)

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