



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION OF LAND

PART LOT 5 DP1078852

TARALGA ROAD GOULBURN NSW

Prepared by **LFA Urban** Pty Ltd
On behalf of Australia China International Holdings Pty Ltd

May 2025

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PREFACE

A Development Application for the 20 lot Taralga Road subdivision was granted consent by the Goulburn Mulwaree Council in 2012.

The previous landowner did not take any action to implement the approved subdivision and the consent lapsed in 2017.

The current landowner, Australia China International Holdings (ACIH), commissioned LFA Urban to prepare a new Development Application for the previously approved subdivision (ACIH has subsequently changed its name to Kenmore Property Development Pty Ltd). For the record it is noted that the pattern, form and scale of this subdivision application accurately reflects the pattern of subdivision that was previously approved by Council.

Where relevant, graphic material has been drawn from the original application documentation together with a series of contemporary reports and drawings. The information has been incorporated into the Statement of Environmental Effects and the Statement of Heritage Impact.

The Site plan (refer Figure 1) clearly shows the total area of the Kenmore Gardens site (outlined in red) and the location of the proposed subdivision (outlined in white) adjacent to the Taralga Road frontage of the Kenmore Gardens site.



1 INTRODUCTION

LFA Urban has been retained by ACIH to prepare a Development Application for the subdivision of land facing Taralga Road together with a Statement of Environmental Effects.

The subject subdivision land is located within the former Kenmore Psychiatric Hospital site at Kenmore in Goulburn. The application seeks consent for the subdivision of part of Lot 5 DP 1078852 into 20 residential lots with a residual lot (Lot 21) extending across the balance of the Kenmore Gardens site.

The proposed residential subdivision has been structured around 9 'existing' lots, occupied by existing residential dwellings, together with 11 new 'intervening' lots located on the Taralga Road frontage of the Kenmore Gardens site. In effect nearly 50% of the proposed lots reflect the existing pattern of existing houses facing toward and accessed from Taralga Road.

1.1 Location and context

The Kenmore Gardens site is located 5 kilometres north of the Goulburn City Centre.

The site and the former hospital buildings are of State Significance and listed by the Heritage Council of New South Wales.

The site, which is no longer used for hospital purposes, was acquired by ACIH in 2016 (refer Figure 2).

The proposed residential subdivision is located within a 50 metre wide linear sector of the southern Taralga Road frontage, which extends from Wollondilly Avenue in the south to the Department of Health hospital in the north (refer Figure 3).

In contextual terms, the 9 existing houses within the proposed subdivision on the Kenmore Gardens site face existing residential development on the opposite (western) side of Taralga Road.

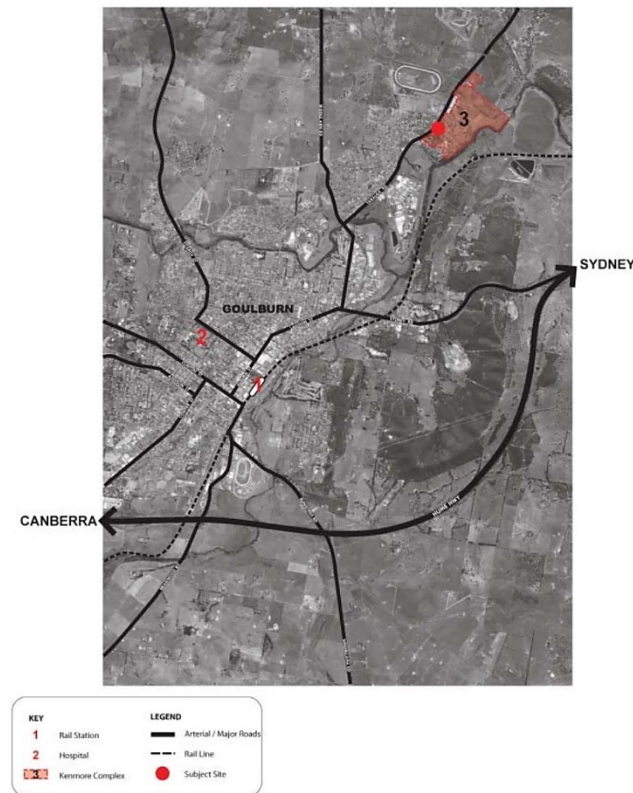


Figure 2: Location map

To the south, existing and new residential development is located on the southern side of Wollondilly Avenue and within the recent St Josephs subdivision adjacent to the southern flank of the proposed subdivision.



Figure 3: Subject subdivision site

2 PLANNING CONTEXT

The site is located within the Goulburn Mulwaree Local Government Area. The relevant planning instrument is the Goulburn Mulwaree Local Environmental Plan 2009 (GM LEP 2009). Under the GM LEP 2009, the Kenmore Complex is zoned part R1 General Residential and part R2 Rural Landscape. The Taralga Road sector of the site is zoned R1 General Residential.

The proposed subdivision is consistent with the approved Masterplan for the Kenmore Gardens site.

This Statement of Environmental Effects has been prepared as part of the Development Application to seek consent from Council in accordance with Clause 4.12 of the *Environmental Planning and Assessment Act 1979*.

Accordingly this document examines:

- any environmental planning instruments
- any draft environmental planning instruments
- any development control plans
- any regulations under the Act.

The suitability of the site for the development and the likely impact of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality, have been assessed.

2.1 GM LEP 2009

- The subject land is zoned R1 General Residential under the provisions of the GM LEP 2009.
- The proposed 20 lot subdivision is permitted with consent under the GM LEP 2009.
- Compliance with the GM LEP 2009 provisions is set out in the following table.

Clause	Provision	Proposal	Compliance
2.6	Subdivision – consent required	20 lots subdivision	Yes
2.7	Demolition requires consent	No demolition at DA stage – refer to Figure 15	Yes
4.1	Minimum subdivision lot size – 700m ²	Minimum subdivision lot size – 783m ²	Yes
4.3	Maximum height of buildings – 8m	n/a	n/a
4.4	Floor Space Ratio – n/a	n/a	n/a
5.9	Preservation of trees and vegetation – removal of trees	Refer to Figure 13 and Appendix D: Flora and Fauna Assessment	Yes
5.10	Heritage conservation – Heritage Conservation Area and heritage items	Refer to Figure 11, Section 5.3, and Appendix I: Design Guidelines	Yes

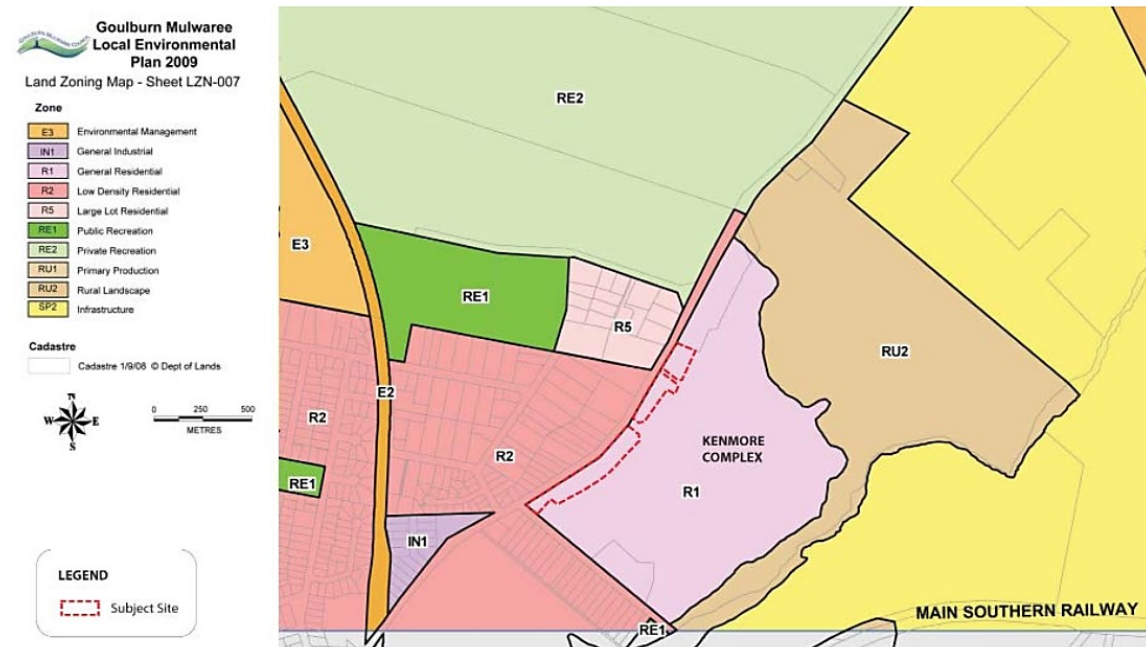


Figure 4: GM LEP 2009 zoning map

2.2 Heritage

The Taralga Road precinct is located within the Kenmore site, which is identified as a Heritage Item and Conservation Area under the GM LEP 2009.

The proposed subdivision specifically provides for the retention of 6 heritage dwellings together with 3 existing 1960s dwellings. The subdivision has been effectively designed to reflect the existing pattern of residential 'lots' including front, side and rear fencing and existing landscape associated with existing dwellings. All 'lots' have independent access from Taralga Road.

Suburb	Item name	Address	Property description	Significance	Item no.
Goulburn	Kenmore Psychiatric Hospital Complex	5 Taralga Road	Lot 5 DP 1078852	State	292

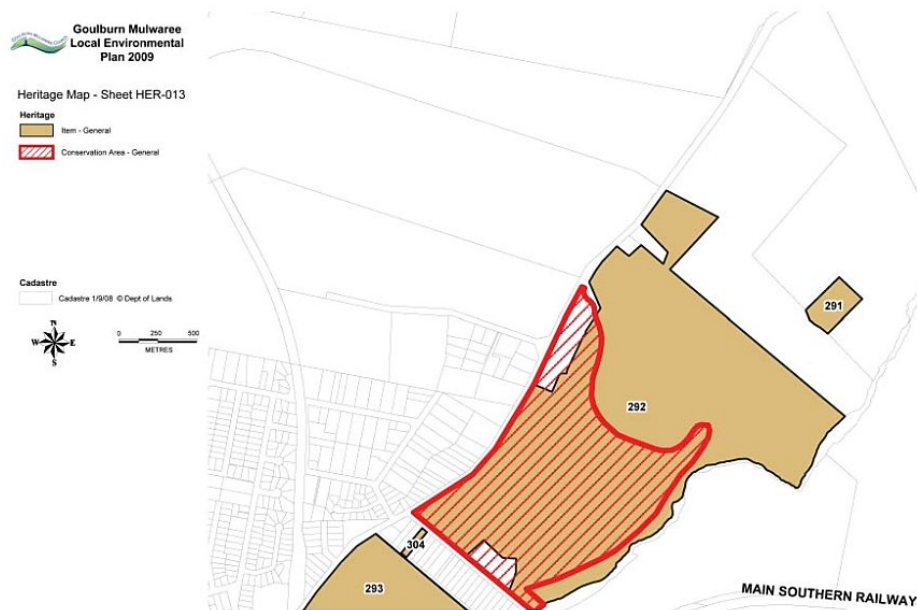


Figure 5: GM LEP 2009 heritage map

2.3 Goulburn Mulwaree Development Control Plan 2009

The Development Control Plan supplements the GM LEP 2009 by providing detailed guidelines and controls. Both documents incorporate the land use planning and development controls for the Goulburn Mulwaree Local Government Area.

The proposed development has been assessed against the relevant provisions of the Development Control Plan as set out below.

Clause	Provision	Proposal	Compliance
3.2	European (non-Indigenous) heritage conservation – development controls	Refer to Section 5.3	Yes
3.5	Landscaping – within a residential development	Refer to Appendix I: Design Guidelines	Yes
3.3	General heritage item and conservation area controls	Refer to Figure 11 and Section 5.3	Yes
3.9	Tree and vegetation preservation – consent is required for removal of trees within Heritage Conservation Area	Refer to Appendix D: Flora and Fauna Assessment and Sections 3.3 and 5.2	Yes
4.1.10	Setbacks – (Heritage Conservation Area or near heritage items shall match that of adjacent development) Front – align with existing dwellings Rear and side – based on merits	Refer to Appendix I: Design Guidelines	Yes
4.1.18	Subdivision – minimum lot size (GM LEP 2009) and controls for general provisions	Refer to Appendix A: Survey plans and Section 4.1	Yes

3 SITE ANALYSIS

Site analysis has been prepared to support the proposed subdivision (refer Figure 11).

The proposed subdivision includes an important part of the entry sequence to the wider Kenmore Gardens site. The subdivision incorporates 9 existing dwellings (6 of heritage significance) accessed from Taralga Road. The proposed subdivision occupies some of the highest ground within the Kenmore Complex, with land generally falling gently to the north east from the high point, which is adjacent to the intersection of Wollondilly Avenue and Taralga Road.

The design intention is to maintain the close relationship between the existing heritage dwellings on site and the Taralga Road interface. This includes maintaining the existing ground levels and patterns of vehicular access, which has the environmental benefit of avoiding cut and fill earthworks that might otherwise be associated with subdivision.

In terms of landscape, the site is relatively open adjacent to Wollondilly Avenue but then changes to existing dwellings set in mature/over mature landscape set against a range of fencing materials along the Taralga Road frontage.

The proposed subdivision incorporates the 2 existing entry points, which provide vehicle access from Taralga Road to the balance of the Kenmore Gardens site.

3.1 Existing land use

Existing uses on the subject land include non-residential buildings and 2 small storage sheds together with service facilities and infrastructure such as firefighting equipment and redundant water storage tanks.

All existing 9 dwellings, 6 of which are of heritage significance, either have direct access from Taralga

Road or, with minor changes, can be directly accessed from Taralga Road (refer Figure 14).

Other land uses include:

- principal and secondary access points to the Kenmore Gardens site from Taralga Road
- Council sewer easement
- existing Kenmore Gardens internal services, telecommunications, stormwater, gas, sewer, water, fire, irrigation (many of which are degraded or obsolete)
- disused facilities
- cast iron storage tank (originally for storage of river water for irrigation/use).

3.2 Heritage

The 6 identified heritage dwellings (refer Figure 11) within the proposed pattern of subdivision include:

- cottage 11 chief male nurse residences
- cottage 12 chief gardener's residence
- Argyle House manager's residence
- gatehouse cottage 2
- cottage 13
- cottages 14 and 15 (semi-detached).

The pattern of the proposed subdivision reflects the spatial framework of the existing heritage dwellings. It also takes into account the existing pattern of access, landscape and fencing, which has effectively defined each 'lot', with the objective of maintaining the settings of existing dwellings and curtilage.

3.3 Vegetation/ecology

The preliminary assessment concluded that the existing vegetation within the site can generally be described as mature exotic with planted native species. Evergreen conifers (Cedrus and Cupressus species) appear to have been planted as hedges or wind rows and in many cases the trees are mature. The south eastern edge of the proposed subdivision site interfaces with the Botanical Forest area, which is located within the balance of the Kenmore Gardens site.

The subsequent detailed 2025 Flora and Fauna Assessment carried out by Ecological Australia (ELA), refer to Appendix D, concluded that:

'The field survey undertaken by ELA (2025) did not identify any remnant native vegetation occurring within the study area. All vegetation within the study area occurred as either planted native or planted exotic vegetation. No threatened fauna species have previously been recorded occurring in the study area, nor had any potential threatened fauna habitat been identified within the study area during the 2025 field assessment.'



Figure 6: Taralga Rd, looking south



Figure 7: Corner of Taralga Rd and Wollondilly Ave



Figure 8: Historic house 15 (CMPR B34)



Figure 9: Brick veneer cottage c. 1960s

3.4 Services

The approximate locations of all known services are identified in Figure 11.

In many cases, existing site services are private, deficient and/or redundant since they stem from the early development phases (circa early 1900) of the Kenmore Psychiatric Hospital. This effectively means there is a need to provide new infrastructure services from Taralga Road to each of identified lot.

Services to be provided to each lot include:

- telecommunication
- electricity
- stormwater
- sewer
- water.

A number of the existing dwellings located north of Ross Avenue within proposed subdivision are served by Council's sewer line, which crosses Taralga Road and then deflects to the south eastern boundary of the proposed subdivision. A new sewer line will be constructed to serve the lots south of Ross Avenue and connect to the existing Council sewer line.

The Water Cycle Management Assessment Study (refer Appendix B) acknowledges the relationship between the subject site and the Sydney Drinking Water Catchment Area. The Study sets out the issues that need to be addressed including the proposed stormwater/sewer alignment and the location of a rain garden.

Figure 12 sets out the location of existing public services including water, power and sewer together with the indicative pattern of services that will need to be provided to each of the proposed lots.

3.5 Traffic and access

The proposed pattern of residential subdivision provides for the retention of the main vehicular entrance to the Kenmore Gardens Complex (Ross Avenue) and the existing secondary entrance to Kenmore (Lithgow Crescent) located further to the north.

Vehicular access to nearly all existing dwellings within the proposed subdivision is provided from Taralga Road. The exceptions are Argyle House (building 54) and buildings 34 and 35, which are currently accessed from Ross Avenue and Lithgow Crescent respectively. As indicated in Figure 14, access from Taralga Road can be readily provided and result in safer access outcomes.



Figure 10: Main entry to Kenmore Complex

3.6 Flooding

There is no record of any of the existing heritage dwellings within the subject subdivision site being subject to flooding.

The Flood Information Report provided by Goulburn Mulwaree Council (refer Appendix E) clearly shows that the subject subdivision land is not subject to a 1 in 100-year flooding event (refer report 1% AEP map).

The Flood Information Report also clearly shows (refer report Hazard Category map) that the proposed area of subdivision is part defined by Flood Category FPCC4 land and part remains outside of any Flood Category.

FPCC4 land is defined as land potentially inundated by a Probable Maximum Flood (PMF) event, with *'few flood related development constraints'*.

It is noted that the more recent Department of Health Hospital immediately north of the proposed subdivision and a substantial part of the residential community immediately west of Taralga Road are all located on land defined as Flood Category FPCC4.

3.7 Bushfire

The Bushfire Assessment Report prepared by Clarke Dowdle & Associates (refer Appendix C) concluded that:

'...there is no bushfire hazard located within a 140-metre radius of the proposed new residential allotments. The existing Kenmore Garden site is bordered by large areas of grasslands and small pockets of remnant woodland vegetation which includes riparian vegetation surrounding the Wollondilly River along the eastern boundary of the property.'

'The minimum APZ's [Asset Protection Zones] as detailed in A1.12.1 in PBP [Planning for Bushfire Protection] can be accommodated and/or exceeded by the existing land usage. Although no new dwellings are proposed as part of this application, any new dwellings within the proposed lots, can and do provide APZ's that equate to any dwelling not exceeding 29 kW/m2 (BAL [Bushfire Attack Level] Low).'

'Considering the low level of bushfire risk in the area, the access to the proposed subdivision is deemed suitable, and no additional access requirements for bushfire access are necessary.'

The Report confirmed that the proposed subdivision will comply with the performance criteria of the applicable planning guidelines (*Planning for Bushfire Protection*) if the recommended acceptable solutions and recommendations are implemented.

3.8 Cultural Heritage Report

A Cultural Heritage Report (refer Appendix F) was prepared by the Pejar Local Aboriginal Land Council. The Report examined the proposed subdivision site and the context of the wider Kenmore Gardens lands.

The Report found that:

'During the inspection nothing of Cultural Significance could be located on the surface. However, caution needs to be taken if and when building or earthworks are to be carried out.'

The field assessment noted that there were some 7 recorded Aboriginal sites within a 1000-metre radius of the subject subdivision.

It is noted that the proposed subdivision is based on maintaining the existing landform, and the existing pattern of heritage houses, and retaining the close relationship with Taralga Road. As a consequence, the proposed subdivision does not require any cut and fill earthworks that might otherwise be associated with the process of subdivision but only on the provision of underground linear services such as water and power.

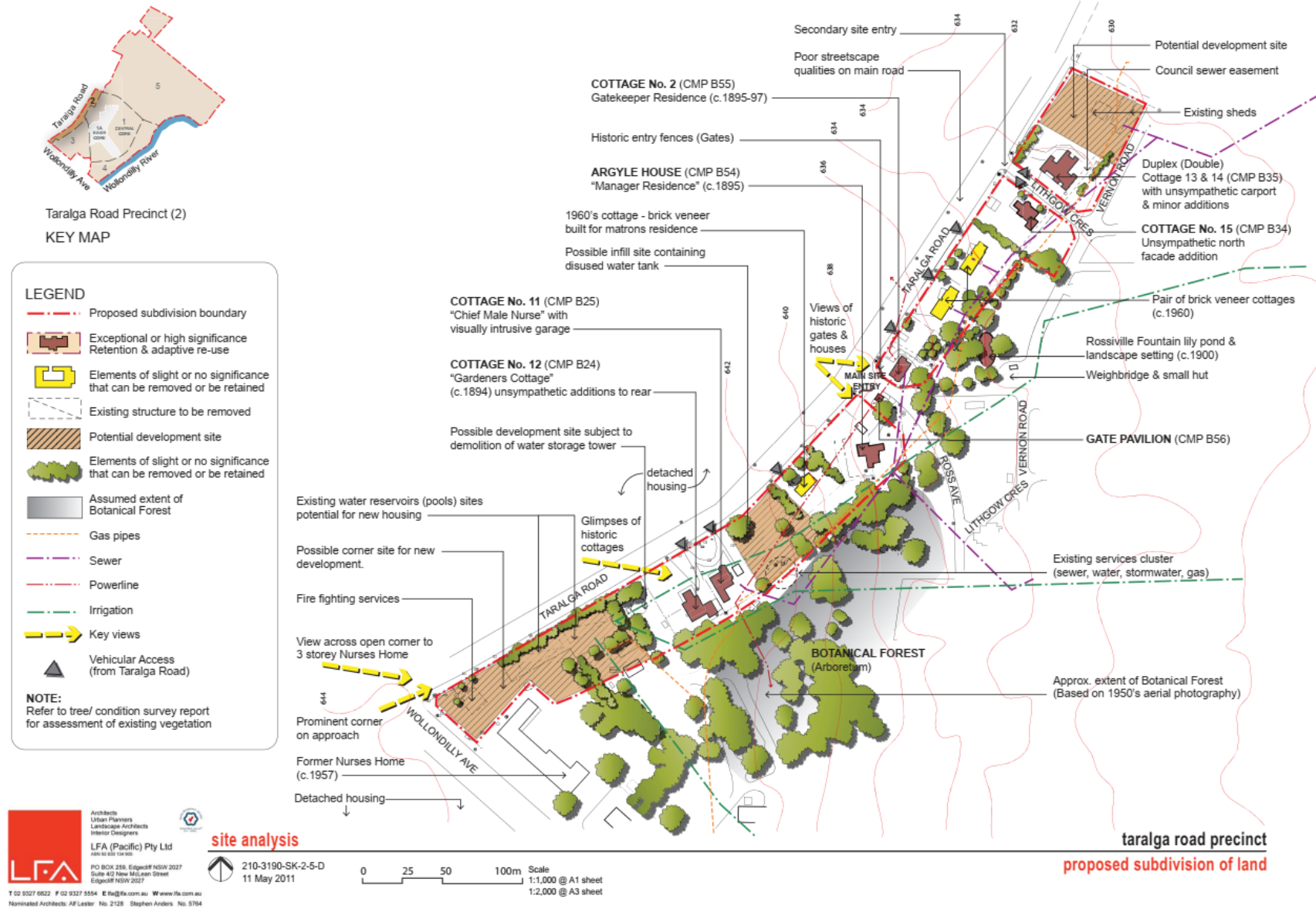


Figure 11: Site analysis

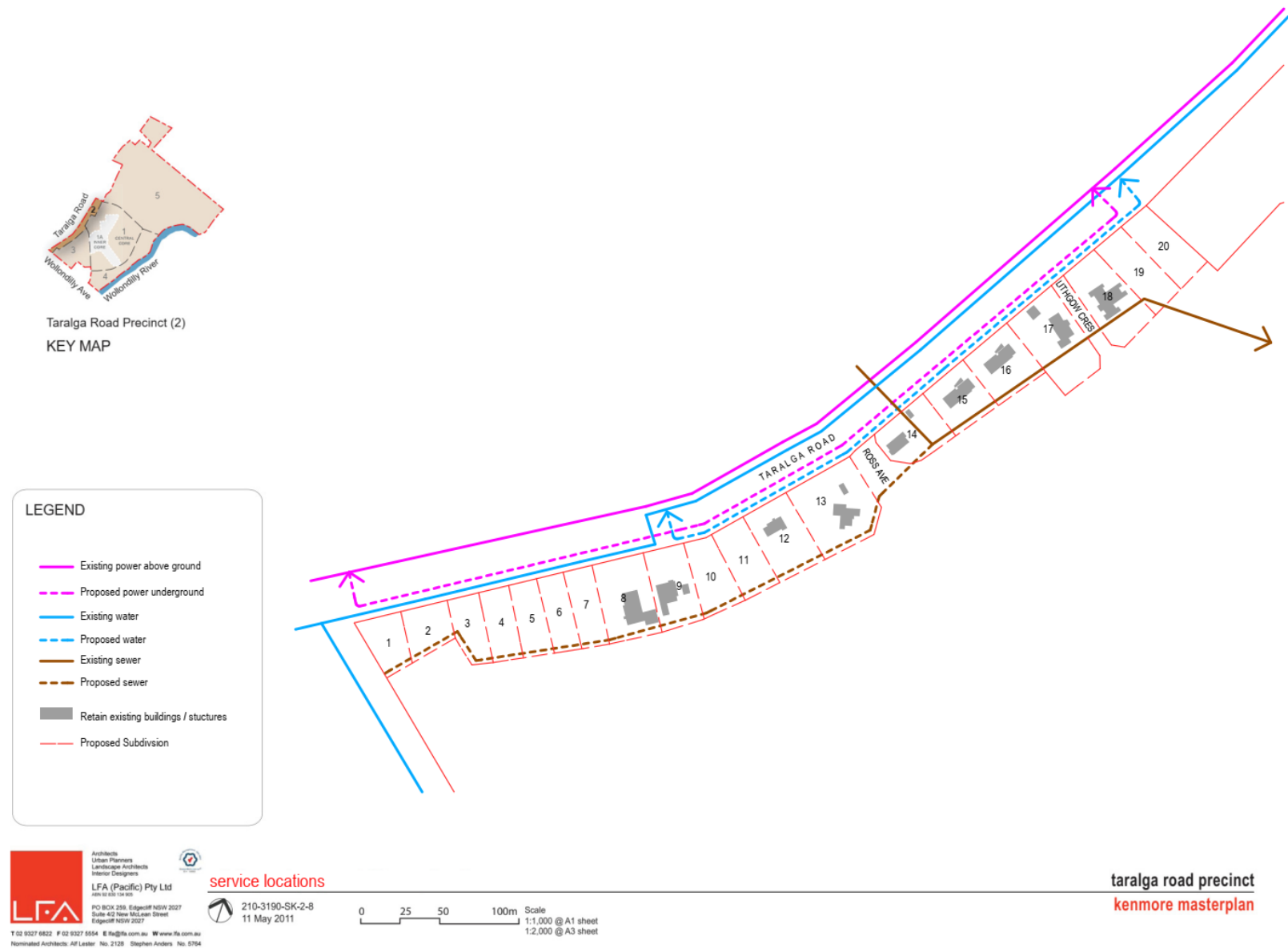


Figure 12: Service locations

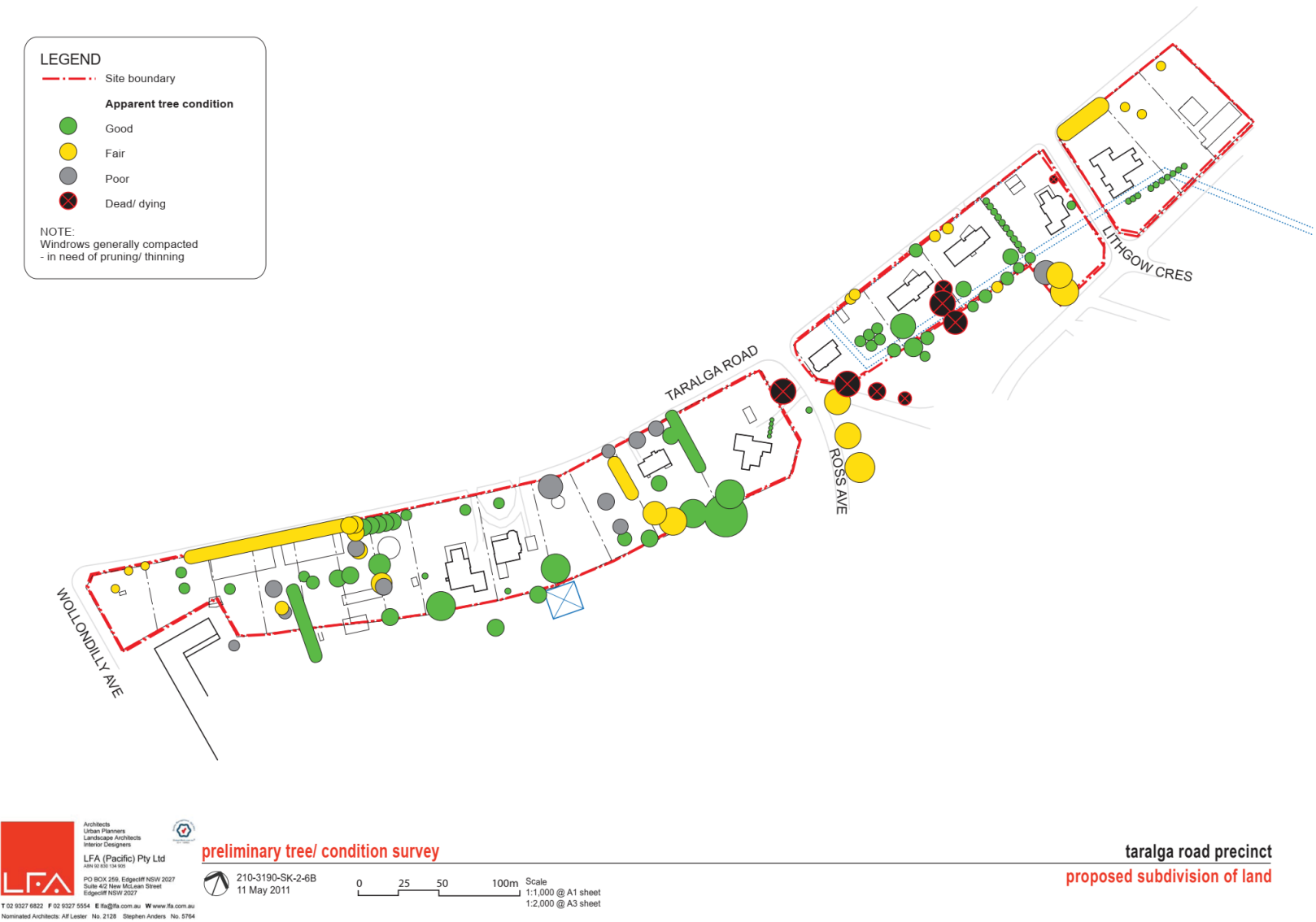


Figure 13: Preliminary tree/condition survey

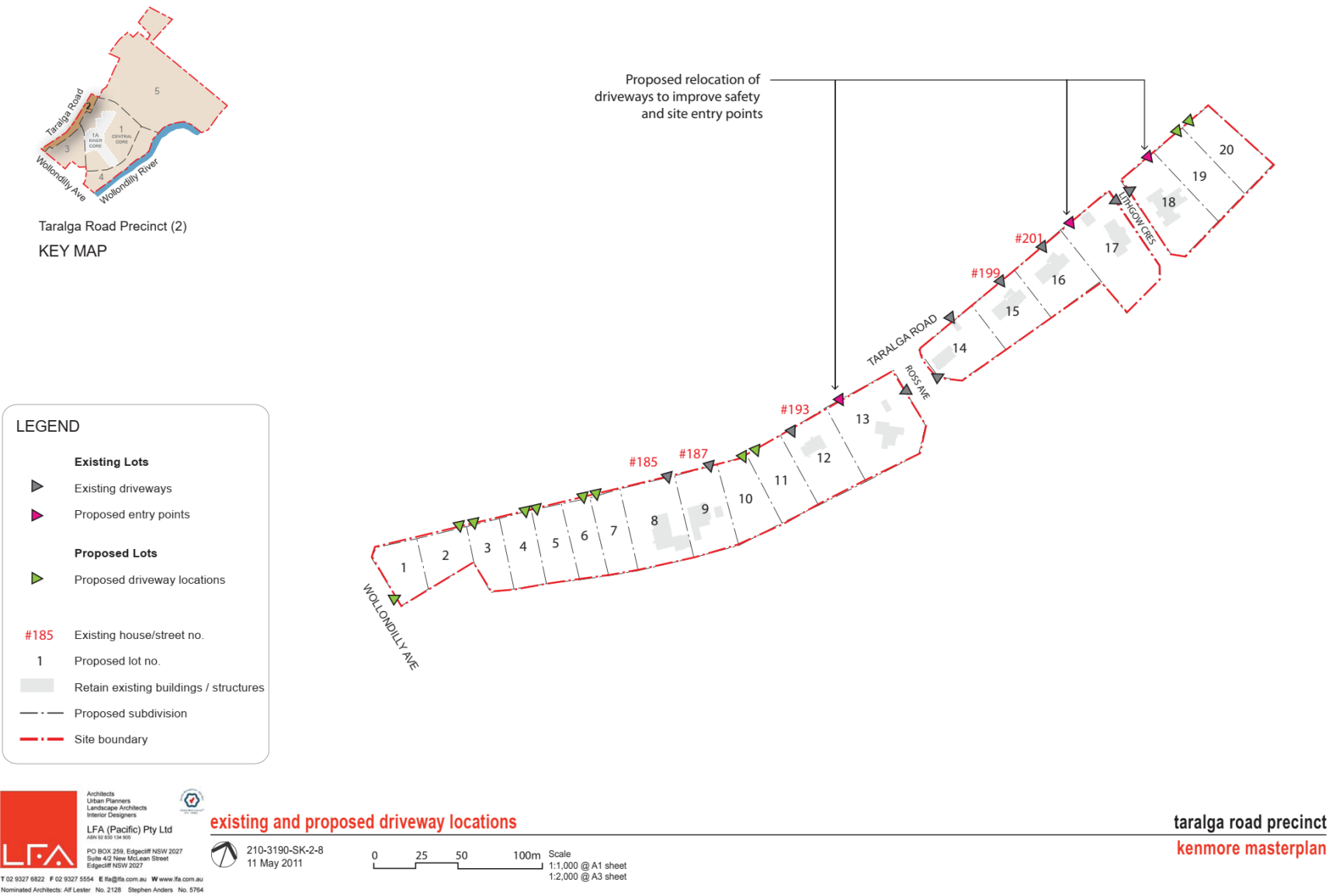


Figure 14: Existing and proposed driveway locations

4 DEVELOPMENT PROPOSAL

This subdivision proposal is for 20 new residential lots to be created on approximately 2.48 hectares of land with the balance of the Kenmore site remaining in one residual lot (Lot 21). The residential lots will be Torrens Title with direct access to Taralga Road.

The proposed subdivision reflects the existing 'lot' and fencing pattern associated with the 6 dwellings of heritage significance and the 3 existing brick cottages of lesser heritage significance.

The timing of the release of the lots will be subject generally to the implementation of services. In limited cases, it will also be subject to the relocation of existing firefighting services associated with the balance of the Kenmore Gardens site and the removal of water storage structures.

4.1 Vehicular access

Existing direct vehicle access from existing dwellings to Taralga Road will be retained. As indicated in Figure 14 it is proposed to access all lots from Taralga Road.

The existing driveway access to Argyle House (Lot 13) from Ross Avenue, and access to cottages 13, 14 and 15 from Lithgow Crescent, are located in close proximity to the Taralga Road intersections and are less than optimal. Modified driveway access for these lots is proposed from Taralga Road at an appropriate distance from the existing road intersections (refer Figure 14).

4.2 New infrastructure

It is proposed to provide new infrastructure to all lots directly from Taralga Road (refer Figure 12). Sewer and stormwater will be provided at the rear of the lots to match existing services to the existing dwellings north of Ross Avenue, which are served by Council's existing sewer. South of Ross Avenue a new easement will be located at the rear of the lots to provide for inter-lot sewer and stormwater. The easement alignment will reflect the criteria set out in the Water Cycle Management Study prepared by SEEC.

The proposed sewer/stormwater easement would be 3 metres wide and connect to the existing Council sewer line located north of Ross Avenue.

The new stormwater easement would run parallel to the sewer and discharge into a rain garden on land adjacent to Manning Avenue.

The water cycle management plan, prepared by SEEC, is set out at Appendix B.

4.3 Removal and relocation of structures and services

The proposed subdivision will require the removal and/or relocation of various active and unused structures and services (refer Figure 15) including:

- firefighting equipment at Wollondilly Avenue
- water storage pools
- water storage reservoir
- miscellaneous sheds
- existing services.

Any lot impacted by an existing water storage pool will be carefully filled using appropriate structural material and engineering procedures.

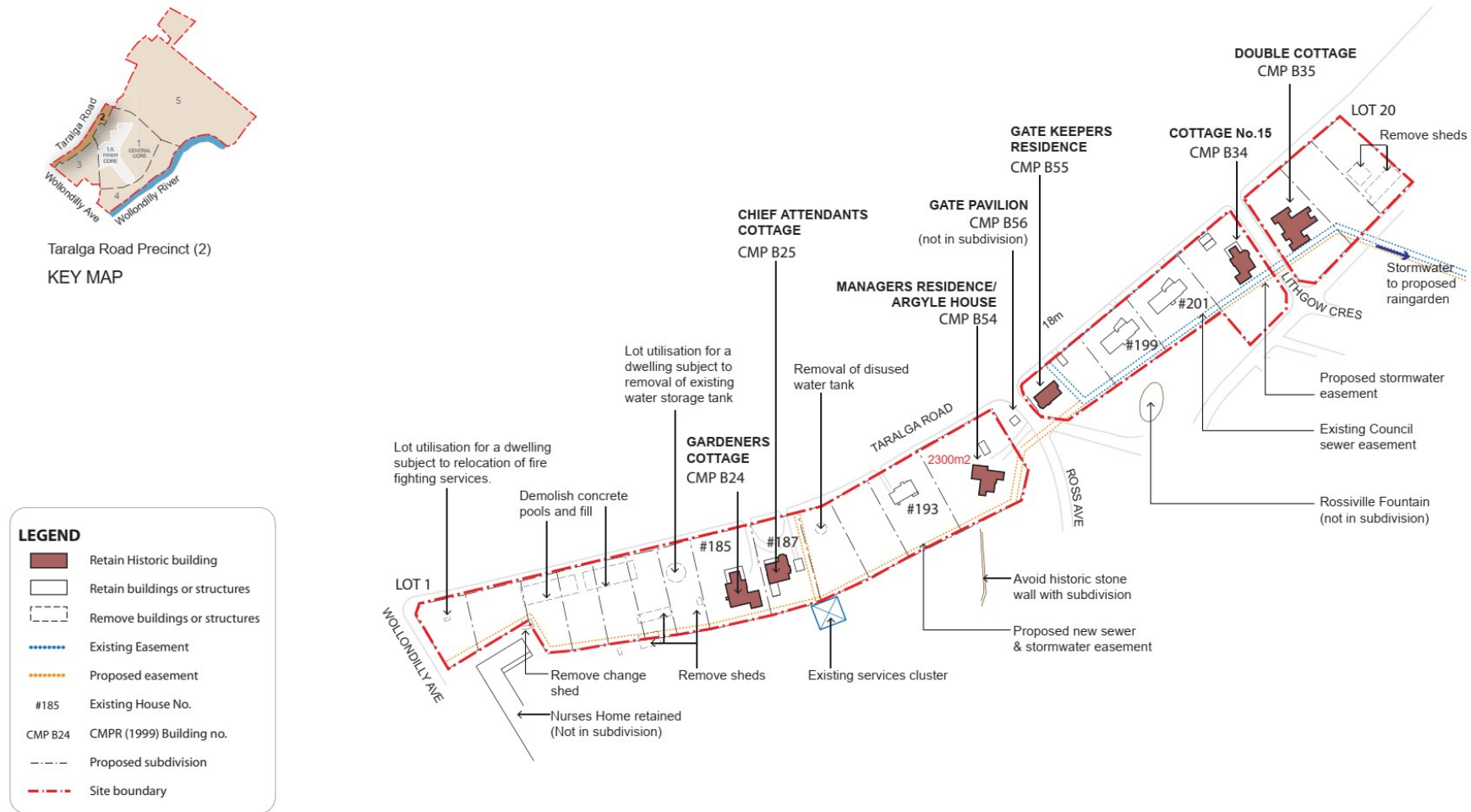


Figure 15: Removal of structures/infrastructure

5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Topography

Given the design intent to maintain existing ground forms and to retain the setting of existing heritage dwellings (as well as the existing 1960s dwellings), all of which are effectively level with and directly accessible from the existing Taralga Road, no significant earthworks are proposed or anticipated as a consequence of proceeding with this subdivision. Minor effects would be limited to works associated with the southern sewer and stormwater inter-lot easements and the provision of water and electricity services (below ground) via the Taralga Road easement.

5.2 Flora and fauna

The initial LFA landscape analysis focused on remedial actions to enhance the condition of the existing trees and to address safety concerns. The identified works (refer Figure 13) included:

Lot 2 – 6	<ul style="list-style-type: none"> Tree row along front (Taralga Road) boundary – remove every second tree to relieve compaction/improve visibility. Allow to further remove trees for driveway access. Remove <i>bamboo</i> and other overgrowth along rear fence line of existing pondages. Remove unsuitable <i>Poplar</i> species at centre of Lot 2 Remove <i>Willows/Poplars</i> in poor condition on Lots 4 and 6. Remove central <i>Conifer</i> on Lot 6 and thin out overly dense <i>Conifer</i> on front boundary. Remove every second <i>Melaleuca</i> along front (Taralga Road) boundary to relieve compaction and improve visibility.
Lot 7	<ul style="list-style-type: none"> Remove every second <i>Melaleuca</i> along front (Taralga Road) boundary to relieve compaction and improve visibility.
Lot 10	<ul style="list-style-type: none"> Remove unsafe <i>Pine</i> at front of lot. Remove <i>Privet</i> infestation.
Lot 11	<ul style="list-style-type: none"> Remove <i>Pine</i> in poor condition. Thin out <i>Conifer</i> 'hedge' alongside boundary to Lot 12 (to improve solar access).
Lot 12	<ul style="list-style-type: none"> Remove <i>Conifer</i> in poor condition along front boundary. Thin out <i>Conifer</i> 'hedge' alongside boundary to Lot 13.
Lot 13	<ul style="list-style-type: none"> Remove dead tree near gatehouse. Remove nearest <i>Cypress</i> tree, too close to Building 54.
Lot 15	<ul style="list-style-type: none"> Remove dead trees at rear of lot.
Lot 16	<ul style="list-style-type: none"> Thin out <i>Conifer</i> 'hedge' alongside boundary with Lot 17 (to improve solar access).
Lot 17	<ul style="list-style-type: none"> Remove dead tree.
Lot 18	<ul style="list-style-type: none"> Selectively remove poorest specimens along front boundary – allow for driveway.

Ecological Australia (ELA) was subsequently commissioned to prepare a detailed Flora and Fauna Assessment (refer Appendix D) of the subject site.

Flora

In summary the ELA Flora and Fauna Assessment found that:

'No remnant native vegetation was recorded in the study area. All vegetation present within the study area was validated as either planted native vegetation, planted exotic vegetation or exotic grass.'

The Assessment carefully identified, on a precautionary basis, the potential clearing that could occur as a consequence of subdivision and concluded that the Biodiversity Offsets Scheme (BOS) clearing threshold would not be exceeded and therefore that a Biodiversity Development Assessment Report (BDAR) was not required for the subdivision Development Application.

Fauna

No threatened ecological communities, flora or fauna species were identified in the study area during field surveys. Potential impacts to threatened species under the *Biodiversity Conservation Act 2016* (BOS Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) were also assessed.

The ELA Assessment included recommended mitigation measures for future works associated with the proposed subdivision and concluded that *'no further assessments for potential impacts on biodiversity values are required for the proposed works'*.

5.3 Heritage/archaeology

The proposed subdivision will not have any direct effect on the identified heritage dwellings or curtilage, particularly given retention of the existing pattern of fencing which implies that subdivision has already taken place. The proposed subdivision reflects the existing scale of 'lots' and the patterns of address to Taralga Road.

Indicative controls have been developed to identify the preferred form and siting of any new residential development on the 'vacant' lots in the proposed subdivision. Any new residential development will need to respect the built forms of the existing heritage dwellings and incorporate the sensitive use of materials, colours, landscape and fencing.

It is anticipated that these and other relevant items will be the subject of further assessment of the draft guidelines set out in Appendix I. The draft guidelines provide an outline of design and siting issues for new development as well as an indicative approach to the design of estate fencing.

5.4 Transport, traffic and access

The proposed subdivision will result in a limited increase in residential traffic accessing Taralga Road. All 9 existing dwellings presently access Taralga Road and hence the impact would be limited to 11 new residential lots.

The existing Ross Avenue and Lithgow Crescent entries to the Kenmore Gardens Complex will be retained.

The proposed relocation of garage driveways adjacent to the above intersections (Lots 13, 17 and 18) will result in enhanced vehicular and pedestrian safety.

5.5 Major services

The proposed subdivision will lead to the provision of independent services for both the existing dwellings within the proposed subdivision and to the newly created lots.

The following services will be connected to each of the lots within the proposed subdivision from Taralga Road.

Telecommunications	<ul style="list-style-type: none"> Will be provided to each new lot from Taralga Road.
Sewer	<ul style="list-style-type: none"> A new sewer easement will be created along the rear boundary of all new lots south of the Ross Avenue entry, connecting to the existing Council sewer which serves lots north of the Ross Avenue entry.
Water	<ul style="list-style-type: none"> Each new lot will be provided with water from the Taralga Road street main. The existing main water connection to Kenmore Complex from Taralga Road together with stop valves and associated housings etc. will be relocated via a new easement on the northern boundary of the proposed Lot 9 (House no 187).
Electricity	<ul style="list-style-type: none"> Each new lot will be serviced from existing infrastructure in Taralga Road.
Fire services	<ul style="list-style-type: none"> The existing fire hydrant and booster valve located on proposed Lot 1 will be relocated adjacent to the existing Nurse's Home.
Irrigation	<ul style="list-style-type: none"> Existing irrigation lines, together with existing water reservoirs in proposed Lots 3, 4, 5 and 6 will be abandoned/removed.
Stormwater	<ul style="list-style-type: none"> Water cycle management actions are set out in Appendix B. The actions are designed to ensure that on-site stormwater quality is maintained or improved. Stormwater services for the created lots will be accommodated within an easement adjacent to the rear boundary of each lot. A rain garden will be located adjacent to Manning Road.

5.6 Visual/scenic impact

No direct impact on visual and scenic qualities will result from approval of the proposed subdivision.

Following subdivision, impacts resulting from recommendations contained in Section 5.2 regarding existing trees are anticipated as follows:

- As identified in the detailed ELA report, provision has been made for a 'thinning' of existing exotic vegetation and exotic grass together with a limited area of planted native vegetation. The deemed precautionary clearing falls within the BOS clearing threshold.
- Dead, unsafe and dying trees will be removed.
- Introduction of a consistent front fence treatment (refer Appendix I) to both existing and proposed residential lots, together with associated new hedge planting, will enhance the present environment and complement the heritage significance of the existing dwellings.

6 CONCLUSION AND RECOMMENDATIONS

The proposed subdivision of land along Taralga Road frontage of the Kenmore Complex will formalise the 'existing' pattern of 9 residential lots and lead to the introduction of a further 11 Torrens Title lots.

The conservation of the existing heritage dwellings is supported by the existing planning/heritage controls.

Guidelines will be set for residential development on the newly created lots.

The proposed subdivision is consistent with the approved masterplan for the Kenmore Gardens site.

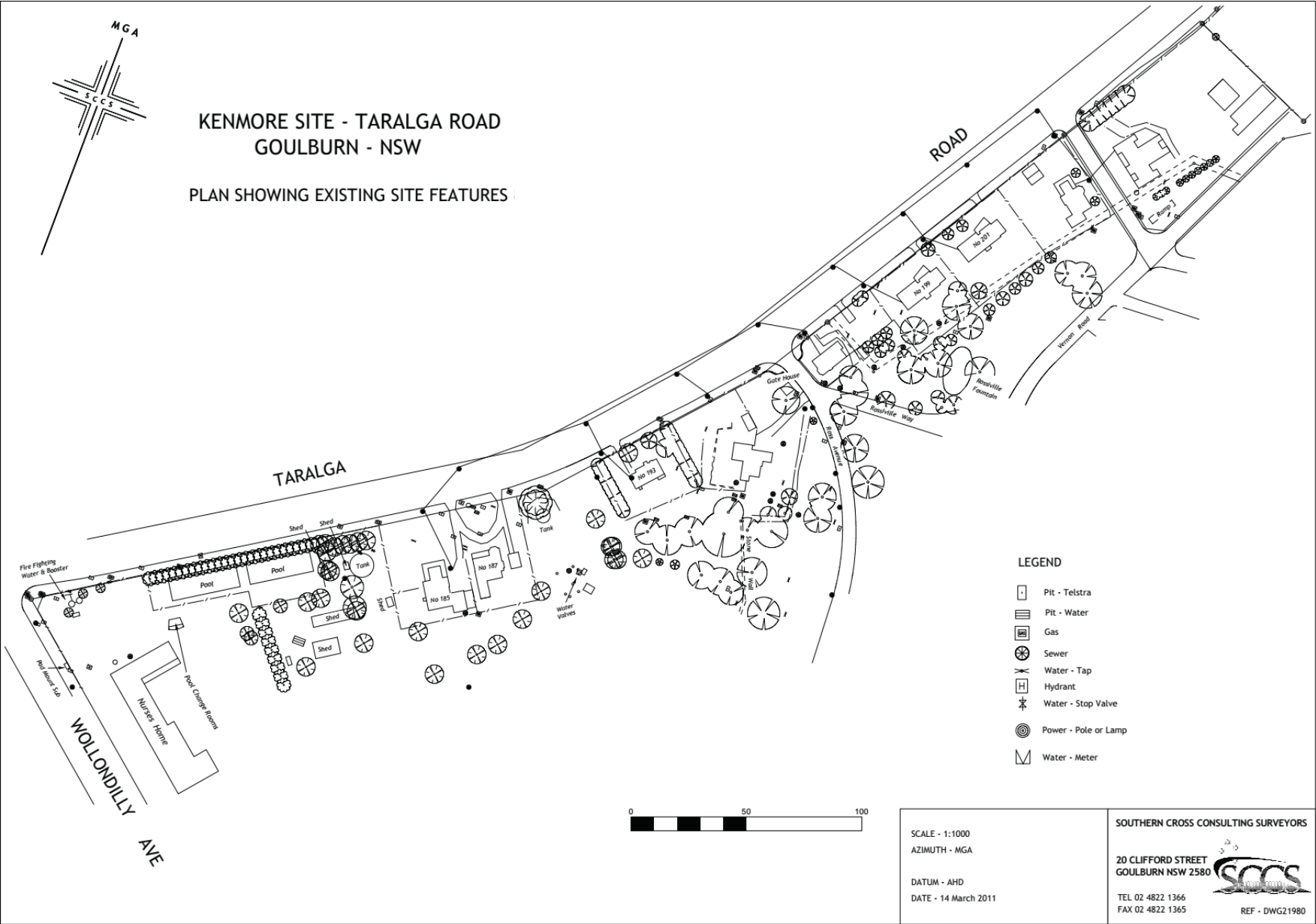
The guidelines set out in Appendix I have been prepared to indicate the principles for new landscaping, the siting of any new dwellings and the form of new fencing to ensure that the heritage and landscape values of Kenmore Gardens, and the Taralga Road Precinct in particular, are maintained and enhanced.

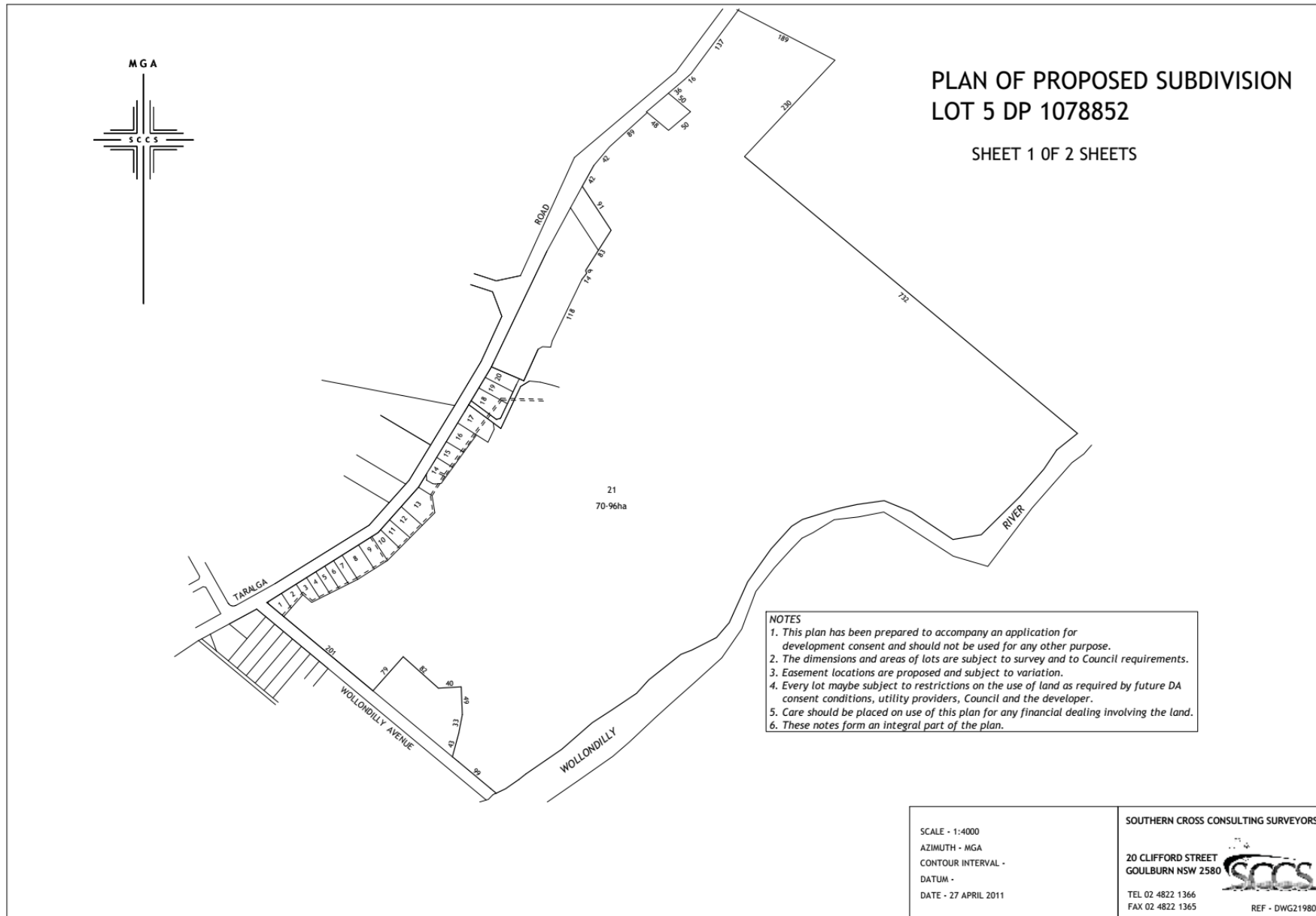


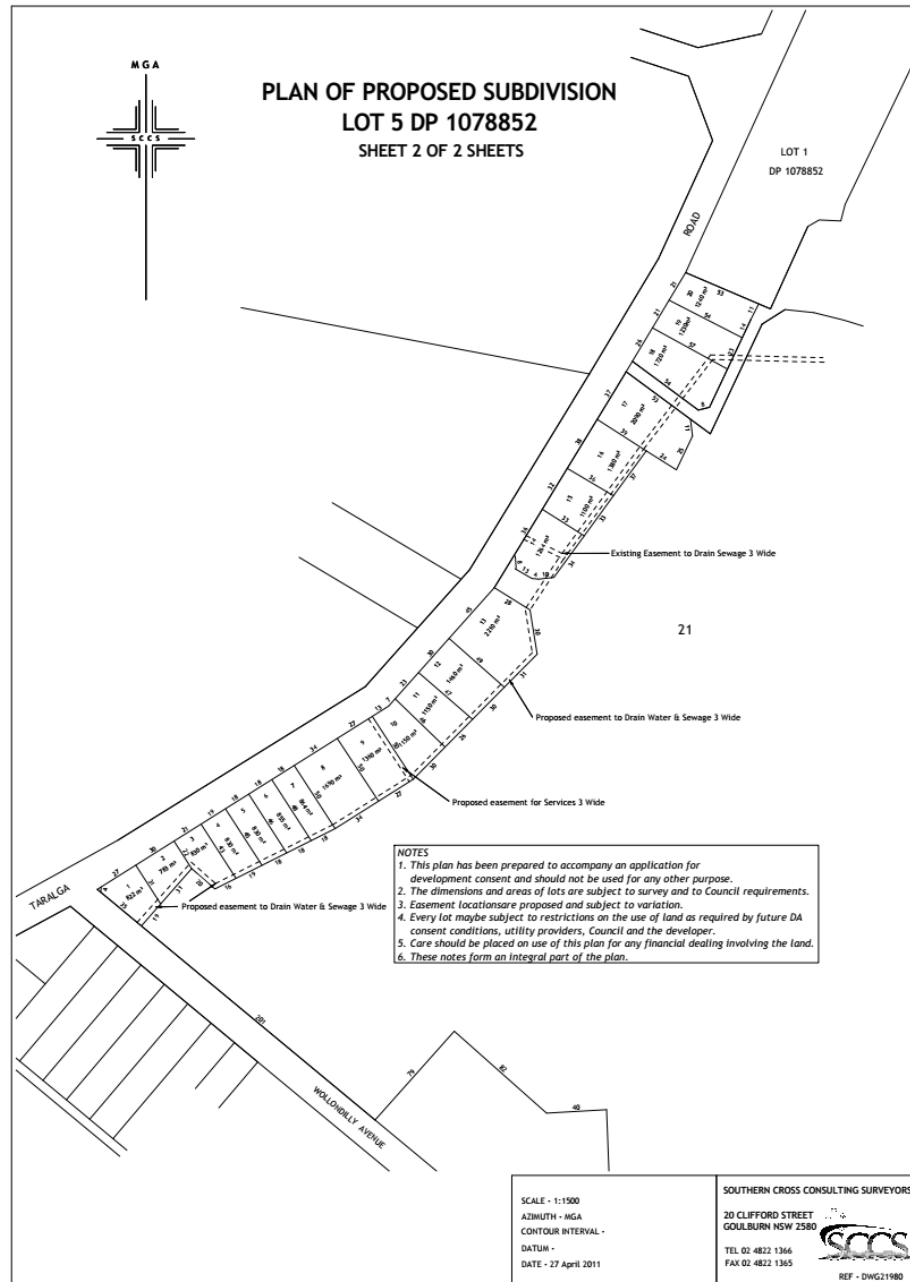
7 APPENDICES

A: SURVEY PLANS	SOUTHERN CROSS CONSULTING SURVEYORS
B: WATER CYCLE MANAGEMENT STUDY	SEEC
C: BUSH FIRE ASSESSMENT REPORT	CLARKE DOWDLE & ASSOCIATES
D: FLORA AND FAUNA ASSESSMENT	ECOLOGY AUSTRALIA
E: FLOOD INFORMATION REPORT	GOULBURN MULWAREE COUNCIL
F: CULTURAL HERITAGE REPORT	PEJAR LOCAL ABORIGINAL LAND COUNCIL
G: SITE PLAN	LFA URBAN
H: SERVICE LOCATIONS	LFA URBAN
I: DESIGN GUIDELINES	LFA
J: SUBDIVISION COSTING ESTIMATE	LFA URBAN

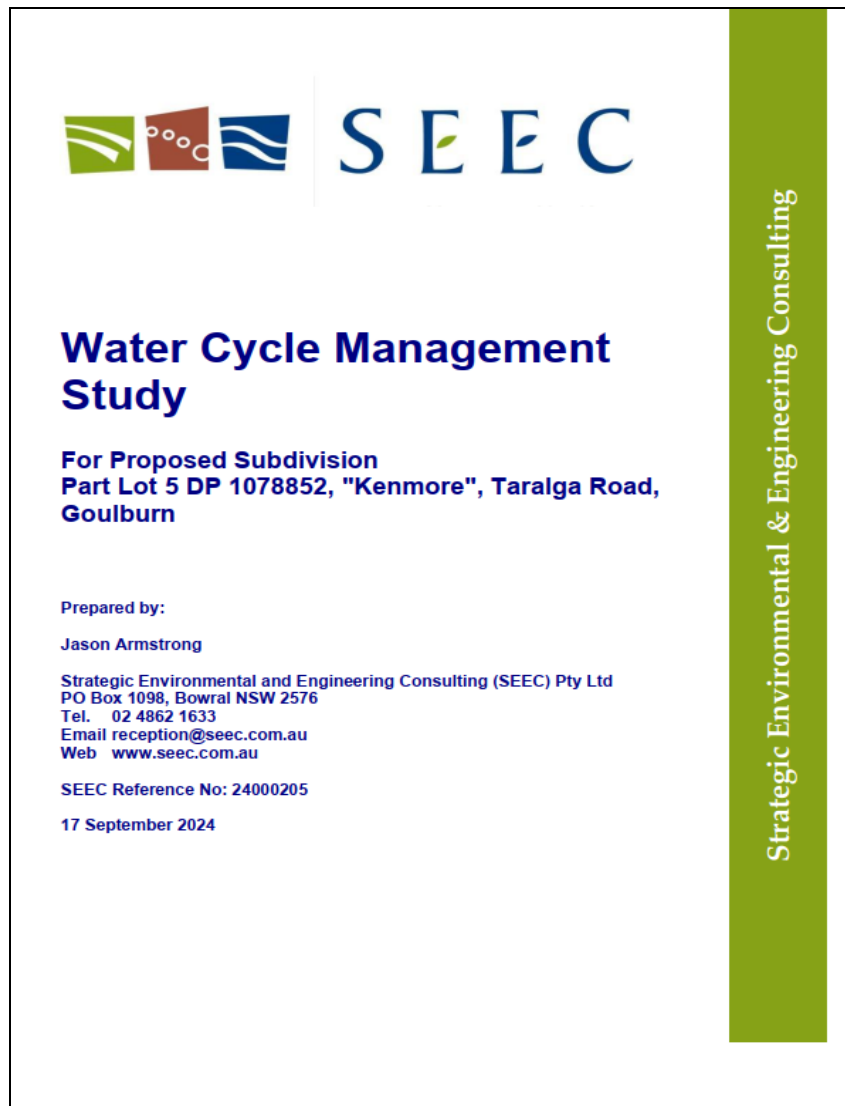
APPENDIX A: SURVEY PLANS








APPENDIX B: WATER CYCLE MANAGEMENT STUDY




[Ctrl + Click here to open full Water Cycle Management study](#)

APPENDIX C: BUSH FIRE ASSESSMENT REPORT



CLARKE DOWDLE & ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS

BUSH FIRE ASSESSMENT REPORT




For the
Proposed Subdivision
at

'KENMORE GARDENS'
191 TARALGA ROAD
GOULBURN, NSW
(Lot 5 in DP 1078852)

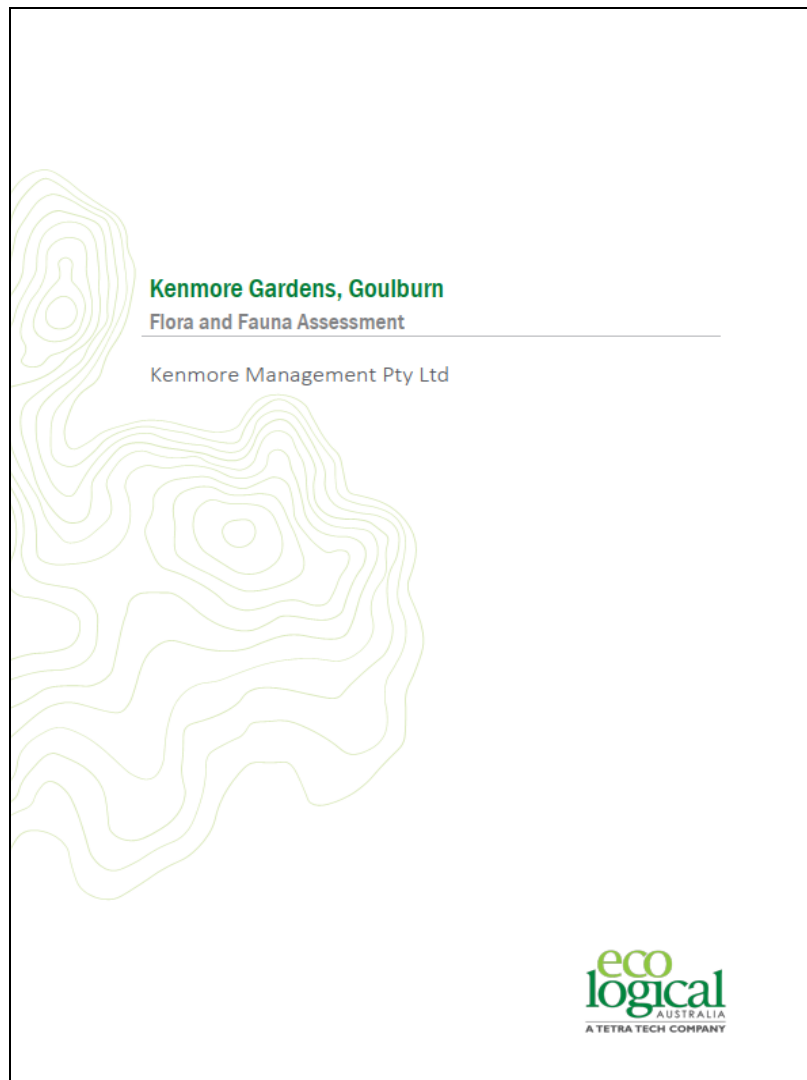
August 2024

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[Ctrl + Click here to open full *Bush Fire Assessment Report*](#)

APPENDIX D: FLORA AND FAUNA ASSESSMENT



[Ctrl + Click here to open full *Flora and Fauna Assessment*](#)

APPENDIX E: FLOOD INFORMATION REPORT



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Civic Centre
184 - 194 Bourke Street
Goulburn NSW 2580
t (02) 4823 4444
e council@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au

1 October 2024

Contact: Planning & Development

Australia China International Holdings Pty Ltd
PO Box 3538
RHODES NSW 2138

Dear Applicant,

SUBJECT: FWA/0023/2425 Flood Information Report
LOCATION: Lot 5 DP 1078852
ADDRESS: 191 Taralga Road GOULBURN NSW 2580

Reference is made to your recent request to determine whether the above allotment is subject to flooding.

Based on information available to Council, the subject property is below Council's Flood Planning Level under the *Goulburn Floodplain Risk Management Study and Plan 2022*. New development or redevelopment at the site is subject to flood related development controls as per the below table.

Flood Category	Is the land affected?	Flood Hazard Category
1%	Yes	The land is subject to the 1% Annual Exceedance Probability (AEP) which is the probability of an event being equalled or exceeded within a given year. The 1% AEP flood is approximately equal to 1 in 100 year Average Recurrence Interval (ARI) flood event (or simply 100 year flood).
FPCC1	Yes	FPCC1 identifies the most significantly constrained areas, with high hazard or significant flood flow. Intensification of use in FPCC1 is generally very limited except where uses are compatible with flood function and hazard.
FPCC2	Yes (Subcategory a,b,c,e) No (Subcategory d)	FPCC2 areas are the next least suitable for intensification of land use or development because of the effects of flooding on the land, and the consequences to any development and its users. FPCC is split into FPCC2 (Subcategory a,b,c,e) of FPCC2 (Subcategory d).
FPCC3	Yes	FPCC3 areas are suitable for most types of development. This is the area of the floodplain where more traditional flood-related development constraints, based on minimum floor and minimum fill levels, will apply.
FPCC4	Yes	FPCC4 is the area inundated by the PMF (extent of flood prone land), but outside FPCC1-3. Few flood-related development constraints would be applicable in this area for most development types. Constraints may apply to key community facilities and developments where there are significant consequences to the community if failed evacuations occur.

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[Ctrl + Click here to open full Flood Information Report](#)

APPENDIX F: CULTURAL HERITAGE REPORT



Kenmore Hospital
209 Taralga Road, Goulburn
Cultural Heritage Report

Report prepared by: Ashleigh Croker
Pejar Local Aboriginal Land Council

[Ctrl + Click here to open full Cultural Heritage Report](#)



APPENDIX G: SITE PLAN

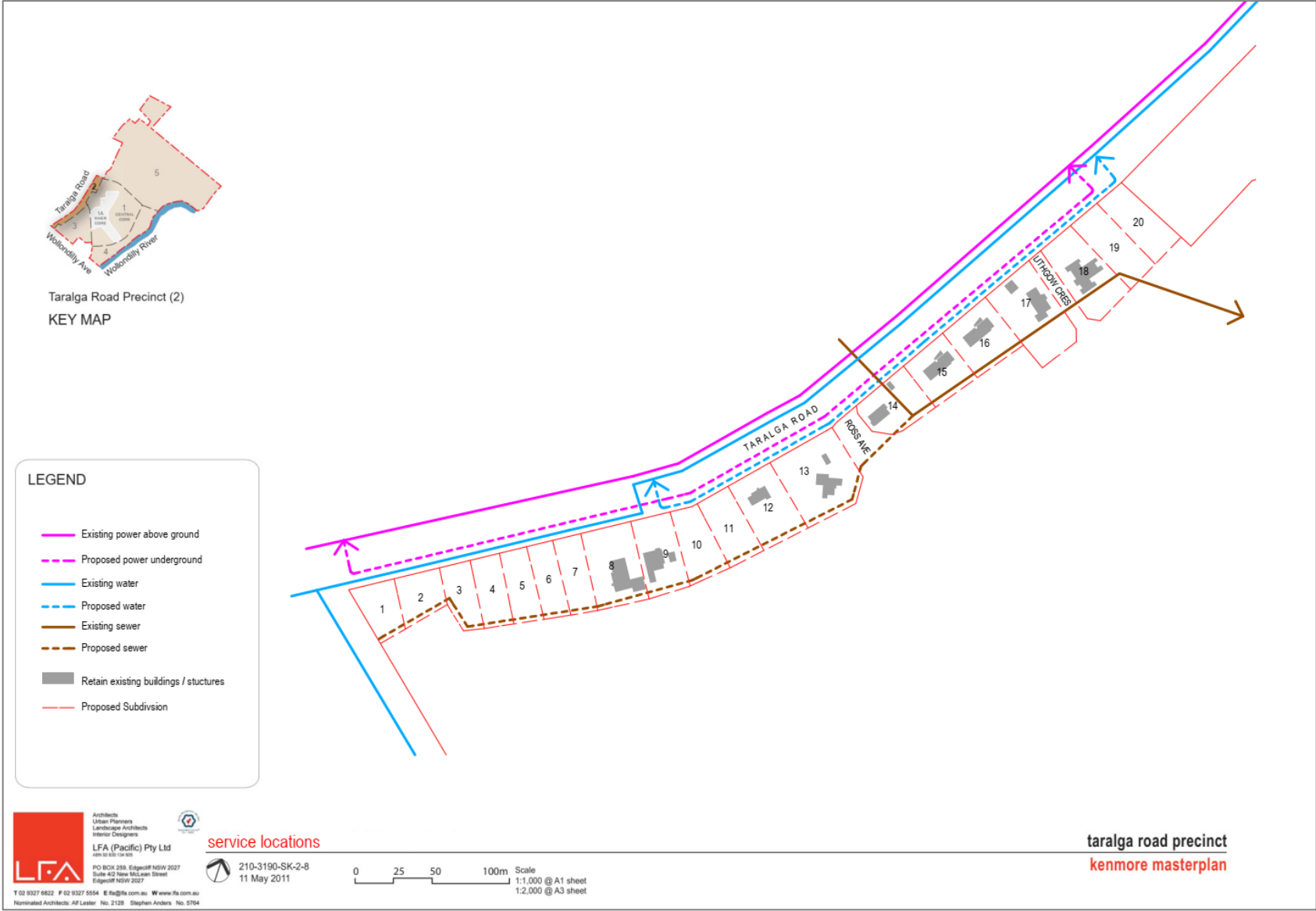


Kenmore Gardens Subdivision



Prepared by LFA URBAN

APPENDIX H: SERVICE LOCATIONS

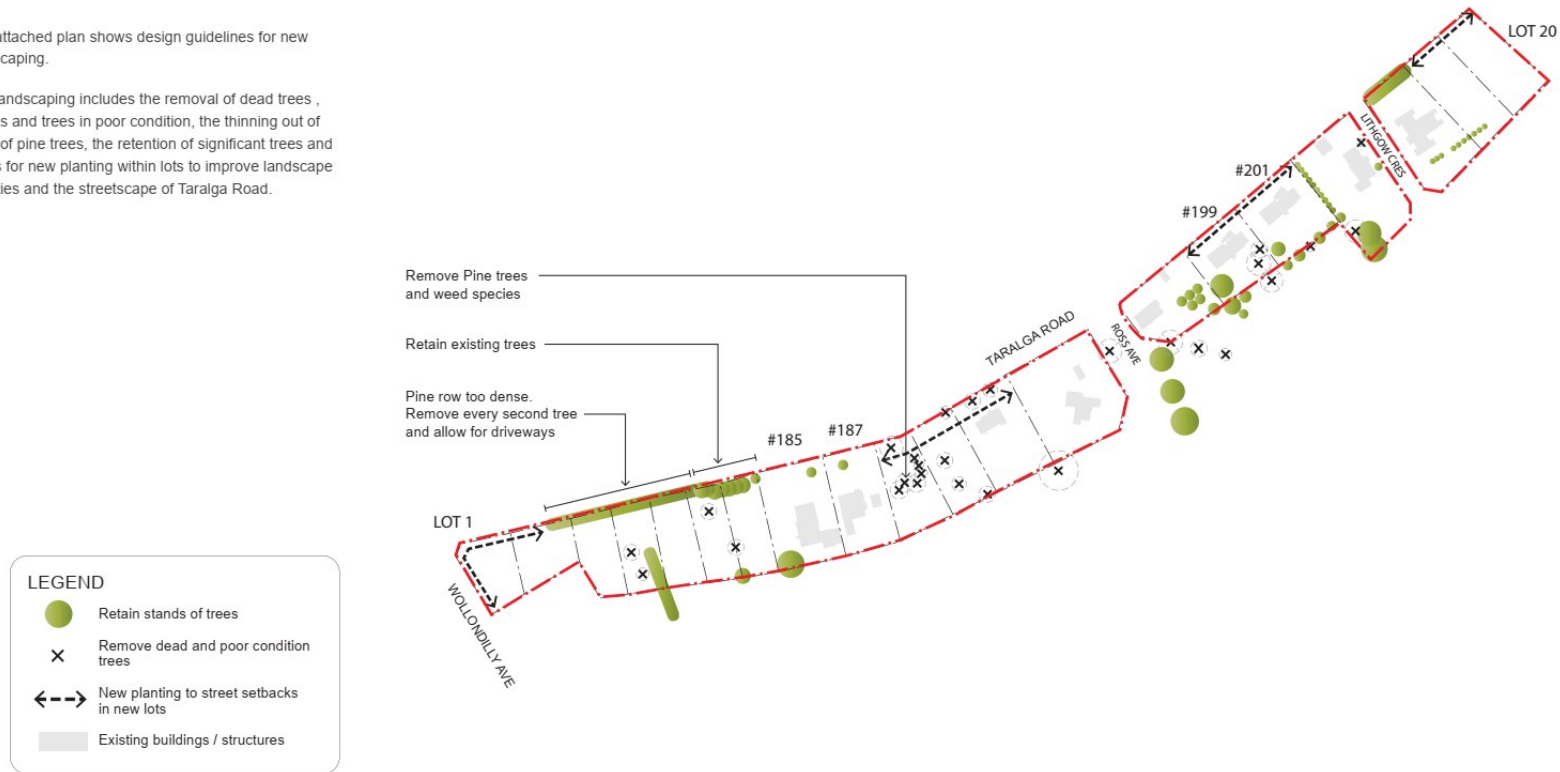


APPENDIX I: DESIGN GUIDELINES

LANDSCAPE GUIDELINES

The attached plan shows design guidelines for new landscaping.

The landscaping includes the removal of dead trees, weeds and trees in poor condition, the thinning out of rows of pine trees, the retention of significant trees and areas for new planting within lots to improve landscape qualities and the streetscape of Taralga Road.



LEGEND

- Retain stands of trees
- Remove dead and poor condition trees
- New planting to street setbacks in new lots
- Existing buildings / structures

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design guidelines - landscaping

210-3190-SK-2-7
18 April 2011

0 25 50 100m Scale
1:1,000 @ A1 sheet
1:2,000 @ A3 sheet

taralga road precinct
kenmore masterplan

FIGURE 01: Design guidelines - landscaping

FENCING GUIDELINES

There are relatively few fences at the Kenmore Complex given the institutional nature of the site and former building uses. Where fences were used they were generally associated with the residences of staff.

Existing fences on site vary considerably from low galvanised ARC, fence to the corner of Wollondilly Avenue, cyclone wire, timber paling and low face brick to the late 1960's cottage.

Fence types in at the Kenmore Complex as depicted in early photographs include:

- Post and Rail "Arris" style – timber top rail angled at 45 degrees and strapped to the post with 3 to 4 strands of wire horizontally used for front and side (to a corner lot) boundaries.
- Timber paling fence to 1800mm high e.g. to Taralga Road at the pools (refer to photographs below)



FIGURE 02: Water reservoir (pool) with timber paling fences



FIGURE 03: Gardeners Cottage with post and rail "Arris" style fence (original access road location)

Fencing Guidelines

The guidelines included here are for new fencing at the Kenmore Complex across all precincts and specifically, for use with the proposed subdivision on Taralga Road (refer to fencing design guidelines plan for detailed locations and recommendations).

Historic Entry Gate Fence / Wall

These are to be retained and conserved. The stone and brick walls are in good condition however are in need of some jointing repair (photographs below).

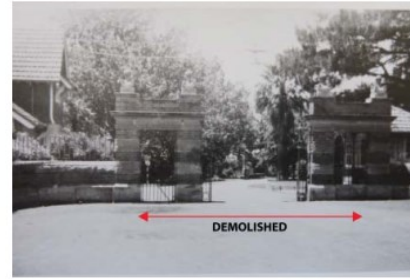


FIGURE 04: Entry gate fence / wall – Inner column portals have been previously removed (historic photograph)



FIGURE 05: Entry Gate Fence – Stone and brick (present day)

Taralga Road Frontage

There are a number of fence conditions along Taralga Road (refer to photographs and fencing options sketches below) including the existing low brick fences to the 1960's brick cottages. It is proposed that these be replaced to achieve a consistency of fencing along Taralga Road.

The existing painted timber paling fence on two lots adjacent to the entry gates should be repaired and repainted (or option to replace).



FIGURE 06: 1960's Brick Cottage – existing low brick fence



FIGURE 07: Adjacent to entry gate - timber paling fence

The low ARC metal fence to the Wollondilly Avenue corner should be removed and replaced.

New fencing to lots to be post and rail "Arris" with infill mesh to detail.



FIGURE 08: Taralga Road fencing option sketch

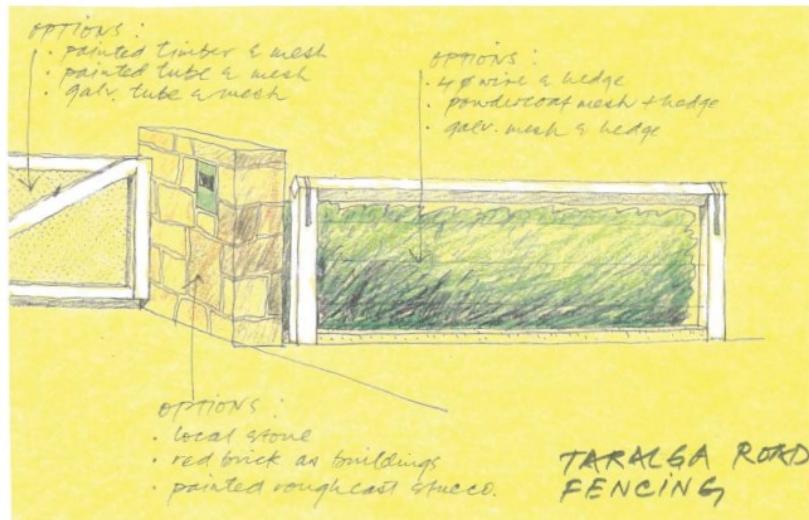


FIGURE 09: Wollondilly Avenue corner – metal "Arc" fence to be replaced with "Arris" style post and rail type

The fencing guidelines for other areas within the subdivision are as follow:

Wollondilly Avenue Frontage

Post and Rail "Arris" type and retained low brick edging

Ross Avenue

Main site entry road - Post and Rail "Arris" type

Lithgow Crescent

Site entry road between buildings 34 and 35 - Post and Rail "Arris" type

Side Boundaries

To be timber paling fence type – maximum 1800mm high to front façade setback of dwelling or as shown on the fencing guidelines plan.

Rear Boundaries

To be timber paling fence type – maximum 1800mm high.

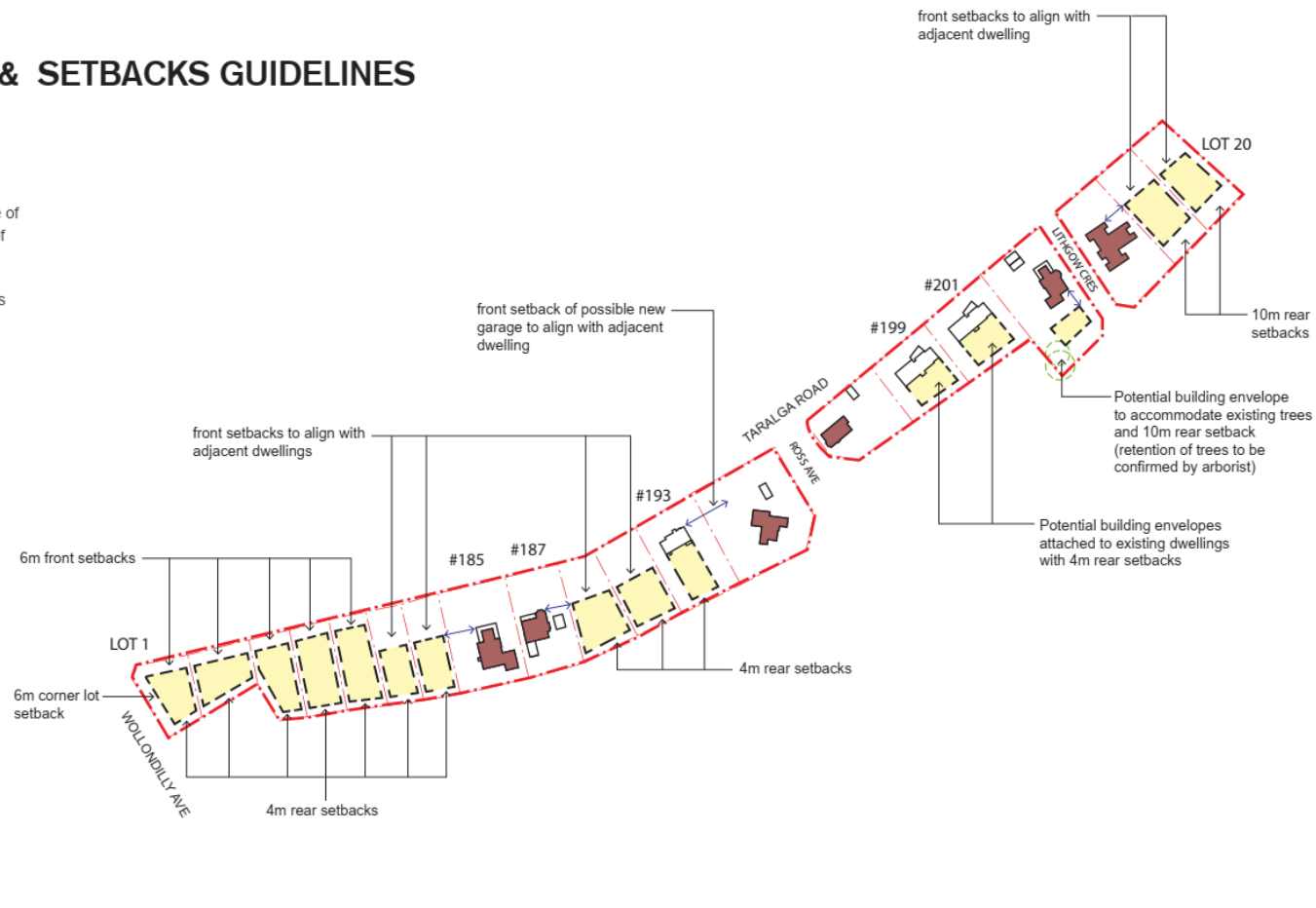
BUILDING ENVELOPES & SETBACKS GUIDELINES

The attached plan shows guidelines for new building envelopes.

Building envelopes are defined to ensure the outcome of the subdivision is carefully considered in the context of the heritage significance of the site.

Future buildings are to be located within the envelopes to broadly respect the existing setbacks of the historic buildings and maintain the generous spacing of development.

Council's setback controls will be complied with at the development stage.



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design guidelines - building envelopes and setbacks



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18 April 2011

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1:1,000 @ A1 sheet
1:2,000 @ A3 sheet

taralga road precinct
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APPENDIX J: SUBDIVISION COSTING ESTIMATE

Taralga Road subdivision

Estimated construction costing



				Total
Fencing				
street	600	m	100	60000
side rear	1800	m	100	180000
Stormwater		m		
stormwater pipe	600	m	200	120000
raingarden	1		5000	5000
Sewer				
sewer pipe	350	m	300	105000
connection	11	lots	5000	55000
Water				
road underbore	2		35000	70000
water pipe	600	m	300	180000
lot connection	20	lots	3000	60000
Electricity				
road easement	600	m	400	240000
connection	20	lots	6500	130000
Survey				
survey mark out	20	lots	750	15000
survey sign off	20	lots	1000	20000
Access				
kerb/gutter	600	m	150	90000
lot access crossing	20	lots	5000	100000
Landscape				
landscaping to lots	20		3500	70000
Consultant studies				75000
Total				1575000