

Appendix 1

MARKETPLACE ASSESSMENT OF VACANT BUILDING BLOCKS

24/02/2014

Gloucester Retirement Village Pty Ltd
c/o Mr G. Slack
"Berrico"
Gloucester Tops Rd
Gloucester NSW 2422

RE: Marketplace Assessment of Vacant Building Blocks.

I note with some pleasure that your organisation is currently going through the process of rezoning your land for a residential subdivision on the edge of Gloucester Township.

If your application is successful I feel it will fill a gap which currently exists in the availability of land in the 800 square metre to 1500 square metre size range. Recent sales have shown there is a resistance to purchase blocks which are either too small or too big.

Gloucester Shire Council's "Reeves Estate" is a classic example of the diminished demand for blocks when they are too small. These blocks were predominantly 600 to 800 square metres in size and only 3 were sold in the 4 years from release.

On the outskirts of town there are a multitude of acreage blocks, but they too have their limitations. The maintenance requirements of blocks upwards of 2,000 square metres limits the appeal to older residents or those who just don't have the time or inclination to spend hours on the mower.

I consider that there is a pent-up demand for your size blocks simply because they have not been available in the recent past. There are many who don't want any more than a reasonable area to place a house and shed with room for a decent yard which is not too hard to maintain.

The location close to the golf club will also attract the people who have time to take advantage of that facility. In the main these are older citizens, and so are not looking for larger lots of land.

The bank of land which is either currently available, or approved, consists mainly of large lots over 2,000 square metres. Looking to the future, this is the only area that will service what I believe to be the biggest demand in the short term.



73 Church Street, Gloucester NSW
Licence No. 10010307

Should your group be successful in the rezoning of this land, I feel you should progress as quickly as possible to market them. There are many prospective home buyers at present who are willing to invest a little more to buy a block and build rather than choose from houses currently available.

Gloucester is a town which has many smaller weatherboard cottages left over from a bygone era of timber milling, and so there are only a small number of modern homes on the market at any given time. This encourages more people to look at building rather than buying a home.

As previously stated, I am looking forward to this rezoning application becoming a reality and the resultant new development commencing in the near future.

Yours faithfully,

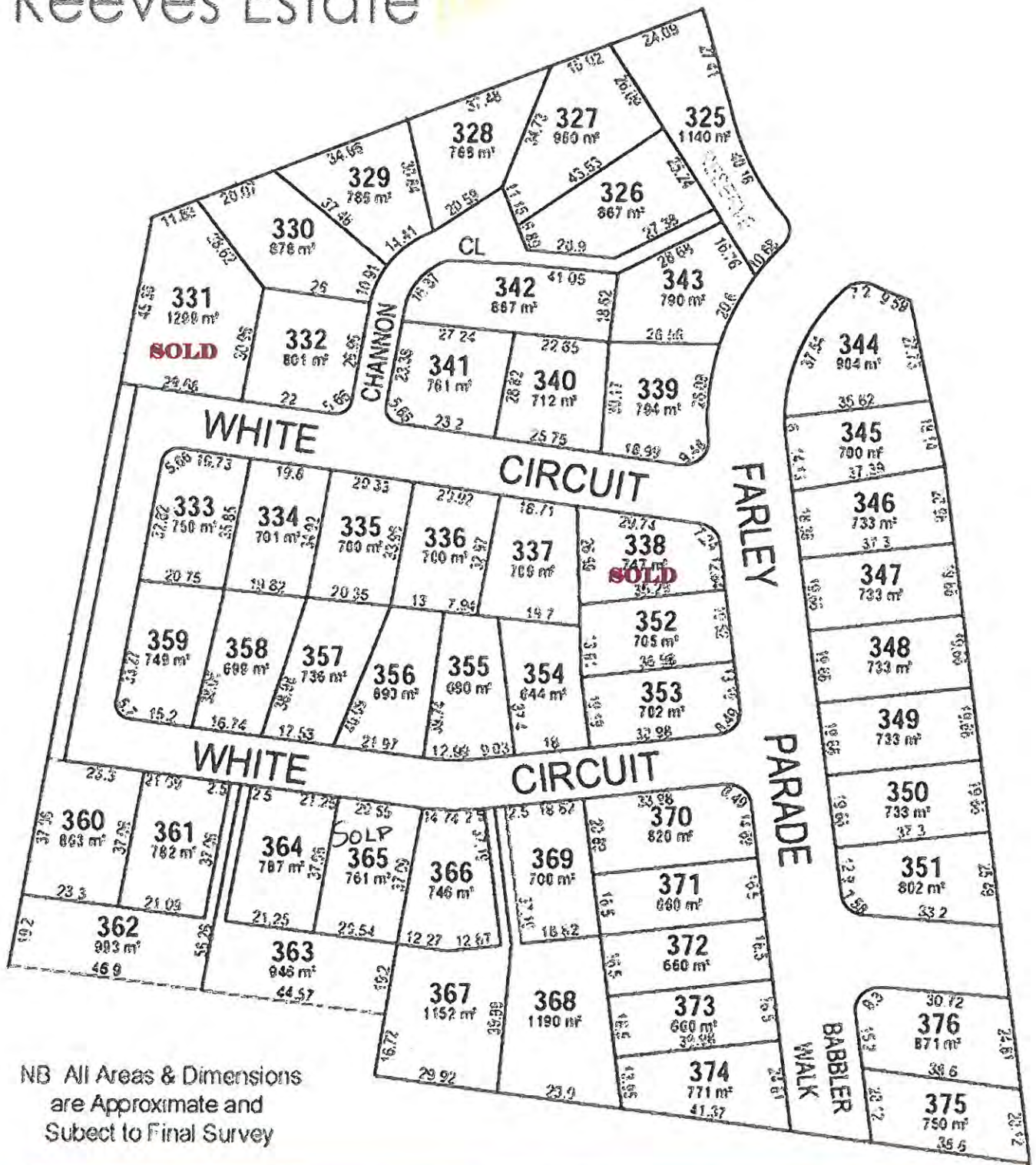
A handwritten signature in dark ink, reading 'Peter Markey' in a cursive script.

Peter Markey
Principal
Gloucester Real Estate

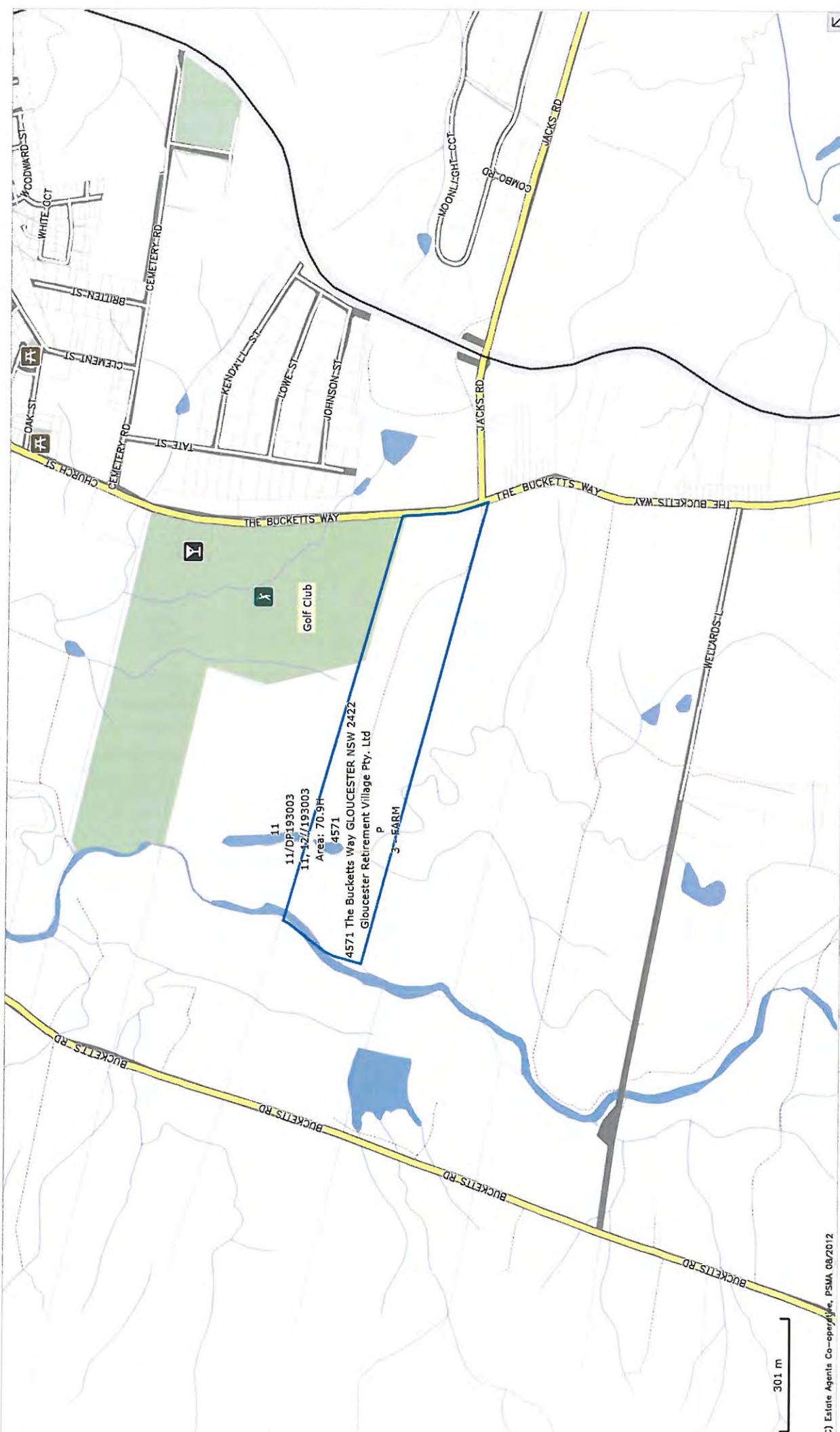
Attachments:

- Plan of Reeves Estate
- Locality plan of proposed estate
- Sales of lots < 800 sq mtrs (last 3 yrs)
- Sales of lots 801 – 1000 sq mtrs (last 3 yrs)
- Sales of lots > 1001 sq mtrs (last 3 yrs)

Reeves Estate



NB All Areas & Dimensions
are Approximate and
Subject to Final Survey



(C) Estate Agents Co-operative, PSMA 08/2012

This information is obtained from various sources and cannot be guaranteed. You must make your own enquiries as to its accuracy.
Address Status Area Lot/Plan Type Council Last Sale Settlement Date

Property Information

Gloucester Real Estate
73 Church Street Gloucester 2422
Ph: (02) 6558 9557 Fax: (02) 6558 9667
Email: office@gloucesterre.com.au
Web: <http://www.gloucesterre.com.au>



Beech Cl, GLOUCESTER NSW 2422

Sale Price: \$74,000
Sale Date: 08/04/2013
Settlement Date: 20/05/2013
Area Size: 625.700M
Property Type:
Lot Plan: 236 / DP249569
Title Description: 236/249569

Current Owner: Murphy
Previous Owner: Cott, Cott
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 102334717
Issue Date: 03/06/2013



14 Henderson St, GLOUCESTER NSW 2422

Sale Price: \$70,000
Sale Date: 02/08/2013
Settlement Date: 13/09/2013
Area Size: 795.500M
Property Type:
Lot Plan: 61 / DP844338
Title Description: 61/844338

Current Owner: Cooper, Cooper
Previous Owner: Fenwick
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 103689116
Issue Date: 08/10/2013

Property Information

Gloucester Real Estate
73 Church Street Gloucester 2422
Ph: (02) 6558 9557 Fax: (02) 6558 9667
Email: office@gloucesterre.com.au
Web: http://www.gloucesterre.com.au



Higgins Cl, GLOUCESTER NSW 2422

Sale Price: \$72,500
Sale Date: 04/03/2013
Settlement Date: 02/04/2013
Area Size: 834.700M
Property Type:
Lot Plan: 89 / DP861914
Title Description: 89/861914

Current Owner: Paynter, Paynter
Previous Owner: Graham
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 103704109
Issue Date: 06/05/2013



1 Shedden Cl, GLOUCESTER NSW 2422

Sale Price: \$102,000
Sale Date: 29/09/2011
Settlement Date: 10/11/2011
Area Size: 867.400M
Property Type:
Lot Plan: 107 / DP1060028
Title Description: 107/1060028

Current Owner: Kennedy
Previous Owner: Harvey, Lj Mclean Pty Ltd
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 104033569
Issue Date: 24/11/2011



11 Laurie St, GLOUCESTER NSW 2422

Sale Price: \$89,000
Sale Date: 04/11/2013
Settlement Date: 11/12/2013
Area Size: 813.000M
Property Type:
Lot Plan: 45 / DP807183
Title Description: 45/807183

Current Owner: Palmer, Rhodes
Previous Owner: Lamb
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 102334936
Issue Date: 30/12/2013



9 Wilson Cl, GLOUCESTER NSW 2422

Sale Price: \$106,000
Sale Date: 01/03/2013
Settlement Date: 12/04/2013
Area Size: 814.300M
Property Type:
Lot Plan: 313 / DP1083928
Title Description: 313/1083928

Current Owner: McNally, McNally
Previous Owner: Merchant, Merchant
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 104158204
Issue Date: 06/05/2013



14 Higgins Cl, GLOUCESTER NSW 2422

Sale Price: \$70,000
Sale Date: 04/05/2012
Settlement Date: 15/06/2012
Area Size: 972.000M
Property Type:
Lot Plan: 99 / DP861914
Title Description: 99/861914

Current Owner: Kilflex Holdings Pty Limited
Previous Owner: Simington, Simington
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 103704118
Issue Date: 03/07/2012



5 Shedden Cl, GLOUCESTER NSW 2422

Sale Price: \$95,000
Sale Date: 20/07/2012
Settlement Date: 05/09/2012
Area Size: 851.600M
Property Type:
Lot Plan: 109 / DP1060028
Title Description: 109/1060028

Current Owner: Crawford
Previous Owner: St.Quintin
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 104033571
Issue Date: 08/10/2012

Property Information

Gloucester Real Estate
73 Church Street Gloucester 2422
Ph: (02) 6558 9557 Fax: (02) 6558 9667
Email: office@gloucesterre.com.au
Web: http://www.gloucesterre.com.au



138 Church St, GLOUCESTER NSW 2422

Sale Price: \$132,500
Sale Date: 13/12/2013
Settlement Date: 10/01/2014
Area Size: 1043.000M
Property Type:
Lot Plan: 4 / DP38260
Title Description: 4/38260

Current Owner: Porter, Spence
Previous Owner: Bunt
Council: Gloucester
Zoning: Business
Prim. Purpose: VACANT LAND
Property Key: 102991903
Issue Date: 28/01/2014



2 Tonks Cl, GLOUCESTER NSW 2422

Sale Price: \$88,500
Sale Date: 29/05/2013
Settlement Date: 03/07/2013
Area Size: 1244.000M
Property Type:
Lot Plan: 319 / DP1083928
Title Description: 319/1083928

Current Owner: Hjorth, Hjorth
Previous Owner: Paltridge, Johnston
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 104158211
Issue Date: 08/10/2013



8 Shedden Cl, GLOUCESTER NSW 2422

Sale Price: \$80,000
Sale Date: 15/06/2011
Settlement Date: 06/07/2011
Area Size: 1331.000M
Property Type:
Lot Plan: 112 / DP1060028
Title Description: 112/1060028

Current Owner: Koster
Previous Owner: Pulella
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 104033574
Issue Date: 25/07/2011



96 Ravenshaw St, GLOUCESTER NSW 2422

Sale Price: \$60,000
Sale Date: 27/11/2012
Settlement Date: 20/12/2012
Area Size: 1208.000M
Property Type:
Lot Plan: 53 / DP29393
Title Description: 53, 54/29393

Current Owner: Pratten, Pratten
Previous Owner: Stuart, Stuart
Council: Gloucester
Zoning: Residential
Prim. Purpose: VACANT LAND
Property Key: 102903002
Issue Date: 29/01/2013

Appendix 2

STRATEGIC LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

**Gloucester River Run Pty Ltd
and
Brian Beesley and Heather Beesley**



**Landscape character and
visual impact assessment**

Lot 2 DP 568113 and Lots 11 and 12 DP 193003
4571 The Bucketts Way
South Gloucester, NSW



architecture
planning
urban design

Peter Andrews + Associates
PTY LTD

March 2014

Report prepared for:

**Gloucester River Run Pty Ltd
and
Brian Beesley and Heather Beesley**

Report prepared by:



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Document history and status

Residential Subdivision
Lot 2 DP 568113 and Lots 11 and 12 DP 193003
4571 The Bucketts Way
South Gloucester, NSW

Version	Date issued	Description	Author
A	21/03/2014	Landscape character and visual impact assessment	Peter Andrews

Introduction

This report provides a strategic assessment of the potential impact of the proposed 140 lot low density residential subdivision on the landscape character and views.

In a strategic context, the impacts on landscape character are considered more relevant than the impact on particular views, since the impact of the proposal in terms of view loss is relatively minor in terms of the local and regional context.

The Proposal

The proposal involves the development of a low density, residential estate of approximately 140 lots, adjacent the Gloucester Country Club on the southern entry to the Gloucester township. Refer Figure 1.

The land holding of 97.18ha extends between Bucketts Way and the Gloucester River. However, the proposed area of development is only 26.47ha and located east of the alluvial flood plains (estimated 1:100 flood) extending to Bucketts Way. The land is cleared and was formerly used for dairying. A band of spotted gum along Bucketts Way boundary enables filtered views into the site.

The site is approved for a retirement village that has “physical commencement”. A new roundabout is planned at the intersection of Jacks Road and Bucketts Way will provide access to the site.



Figure 1 – Proposed Subdivision Plan

Methodology

Sensitivity and magnitude provide measures to assess impacts from the proposal on the landscape character. They are determined by identifying a series of landscape character zones (LCZ) and valuing the physical landscape elements that characterise each zone. These include landform and topography, vegetation, drainage systems and cultural and built elements. The sensitivity and magnitude for landscape character are as follows:

Sensitivity: refers to how sensitive the character of the setting is to the proposed change and its capacity to absorb the change.

Magnitude: refers to the scale, form and character of a development proposal.

Sensitivity and magnitude are classified by the rankings outlined in Table 1.

Table 1 – Sensitivity and magnitude rankings

Rank	Description
High	The proposal would be the dominant feature in the landscape and would significantly affect and change its character
Moderate	The proposal would form a significant and immediately apparent part of the landscape that affects and changes its character
Low	The proposal constitutes a minor component of the wider view
Negligible	Only a small part is discernible or at such a distance and is scarcely appreciated

The combination of sensitivity and magnitude provides an impact rating for the proposed works on the landscape character based on the following table.

Table 2 – Landscape character and visual impact matrix

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

(RMS, 2013)

An analysis of the proposal's landscape and surrounds was carried out to assess the significance of likely changes from the proposal.

Landscape Character Zones

A series of landscape character zones (LCZ) were identified for the study area that have a distinct character resulting from a similar combination of urban and landscape features that include landform, builtform, vegetation and land use. Refer Figure 2.

The landscape character zones include:

- LCZ 1 - The Bucketts / Gloucester River
- LCZ 2 - Mount Mograni / Avon River
- LCZ 3 - Gloucester Village
- LCZ 4 - Bucketts Way

The following provides a preliminary analysis of each of the landscape character zones.

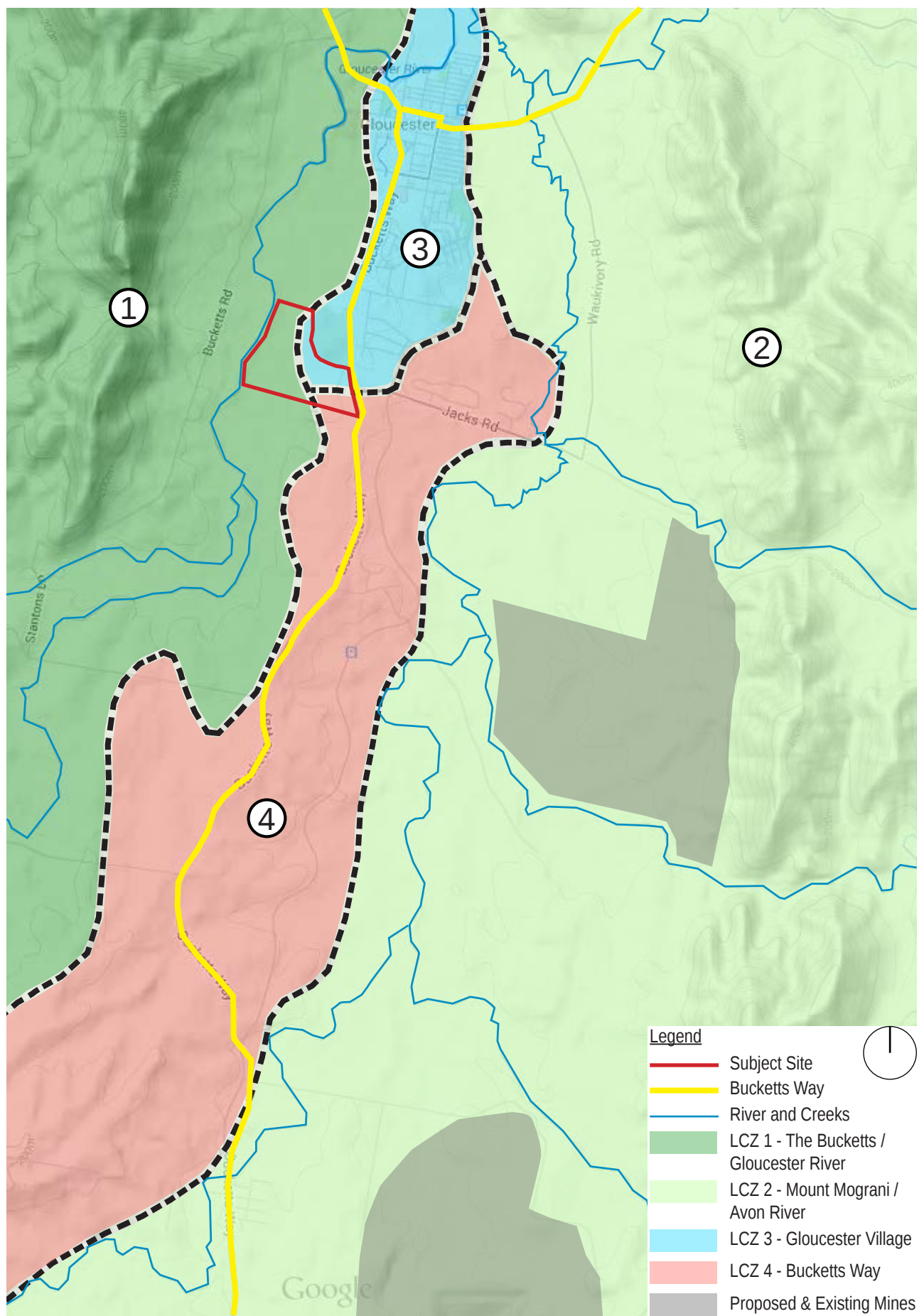


Figure 2 – LCZ Map
Source: Google Earth Pro

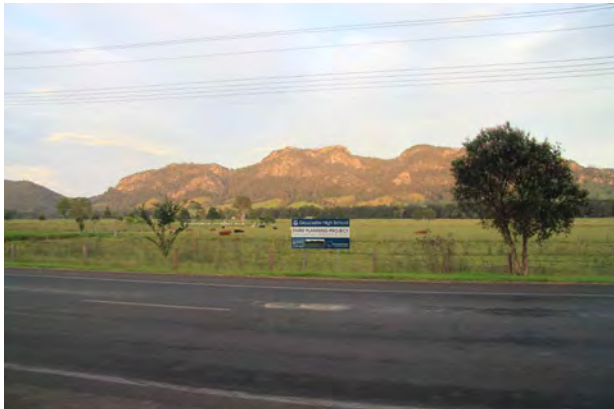


Table 3 - LCZ 1 - The Bucketts / Gloucester River

Overall Character	The Bucketts Mountain range and Gloucester River flood plain and alluvial flats create a high quality scenic landscape. The Bucketts has a very distinctive form of pronounced peaks, ridges and rock formations and creates a very strong eastern edge to the town of Gloucester and its approaches from the south. In combination these two elements create a dominant feature in the landscape.
Landform	Mountain range and alluvial river flats.
Open or Closed Landscape + Views	Expansive views across the river floodplain, contrasted with enclosed views along the roads at the foot of the Bucketts and within the adjoining foothills.
Vegetation	Cleared agricultural land along river flats. Dense vegetation along creek line ranging to open woodland along mountain range.
Locality / Development	Mainly agriculture and rural buildings.

Table 4 - Measurement of impact - LCZ 1

Sensitivity	High	Comments
Magnitude	Low	The area is very sensitive to development, but the proposal is of very small magnitude in relation to the size of the LCZ.
Impact	Moderate	



Table 5 - LCZ 2 - Mount Mograni / Avon River

Overall Character	Mountain range and Avon River valley defines the eastern boundary to the town of Gloucester and together with the Bucketts creates a well-defined north south valley system. Eastern edge defined by Bucketts Way running along lower north south ridge. Similar to LCZ 1, however the valley floor is wider and more disturbed through mining and rural development, and the Morangi range is less distinctive in form than The Bucketts.
Landform	Mountain range and alluvial river flats.
Open or Closed Landscape + Views	Extensive views contrasted with more enclosed views along the valley floor and foot slopes.
Vegetation	Cleared agriculture pastures and remnant vegetation.
Locality / Development	Agriculture, coal mining, rural hobby farms around the south/ south eastern side of Gloucester. Rail corridor. Current proposal for a new coal mine southeast of the township of Gloucester.

Table 6 - Measurement of impact - LCZ 2

Sensitivity	High	Comments The proposal will not impact this LCZ.
Magnitude	N/A	
Impact	N/A	



Table 7 - LCZ 3 - Gloucester Village

Overall Character	Village straddles north south ridge between the Bucketts and Morangi ranges. Well-defined lineal form with north south/east west street grid. Well-defined main street. Edge defined by railway and flood plain on east and floodplain on west. Southern edge less defined. Northern edge defined by confluence of Gloucester and Avon Rivers.
Landform	Village located on low-north south ridgeline and extends to the flood plains on either side.
Open or Closed Landscape + Views	Open views to mountain ranges either side. More enclosed views around Gloucester District Park.
Vegetation	Mix of native and introduced species. Deciduous street trees create colour in autumn.
Locality / Development	Low density residential with mainly single storey homes with some two-storey buildings. Supporting light industry/services. Rural residential on south and south eastern end of town. Golf course and hospital. A roundabout is proposed at the intersection of Jacks Road and Bucketts Way and a new cycleway/pathway will extend from Jacks Road north into the township. Potential future industrial development on the southern entry at the intersection of Jacks Road and Bucketts Way.

Table 8 - Measurement of impact - LCZ 3

Sensitivity	Moderate	Comments
Magnitude	Low	The proposal will impact on the southern entry to the town. This area is of low to moderate sensitivity due to existing development and the general landscape character. Development is already permitted on the site and the overall impact compared to the permitted development will be relatively minor.
Impact	Moderate - Low	



Table 9 - LCZ 4 - The Bucketts Way

Overall Character	Low north south ridge separating the Gloucester River valley (LCZ1) and Avon River valley (LCZ2). Mainly cleared rural grazing land and remnant vegetation. Defined by Stratford Village to the south and Gloucester township in the north.
Landform	North south ridge undulating land form.
Open or Closed Landscape + Views	Views to LCZ1 and LCZ2 vary between expansive open views to mountain ranges and river flats, to filtered or enclosed views.
Vegetation	Cleared grazing land, remnant vegetation and rural buildings.
Locality / Development	Rural agriculture and native bushland. A roundabout is proposed at the intersection of Jacks Road and Bucketts Way and a new cycleway/pathway will extend from Jacks Road north into the township.

Table 10 - Measurement of impact - LCZ 4

Sensitivity	Moderate	Comments
Magnitude	Low	The LCZ is impacted by existing development and of lower scenic quality than LCZ1 and LCZ2. The proposal is of relatively small scale compared to the size of the LCZ.
Impact	Moderate - Low	

Visual Impact

In a strategic context the proposal has minimal impact on view loss. The Bucketts Way is an important scenic tourist route and provides extensive views to the Bucketts and Mograni mountain ranges and the Gloucester and Avon Rivers. The most expansive views of the Bucketts occur south and north of the subject land. In a number of instances these views include a much broader panorama taking in the Bucketts and the Mt Morangi ranges. A sequential view analysis was undertaken to assess view impacts along Bucketts Way approaching the site in both a north and south direction. These are shown in Figures 4 to 32.

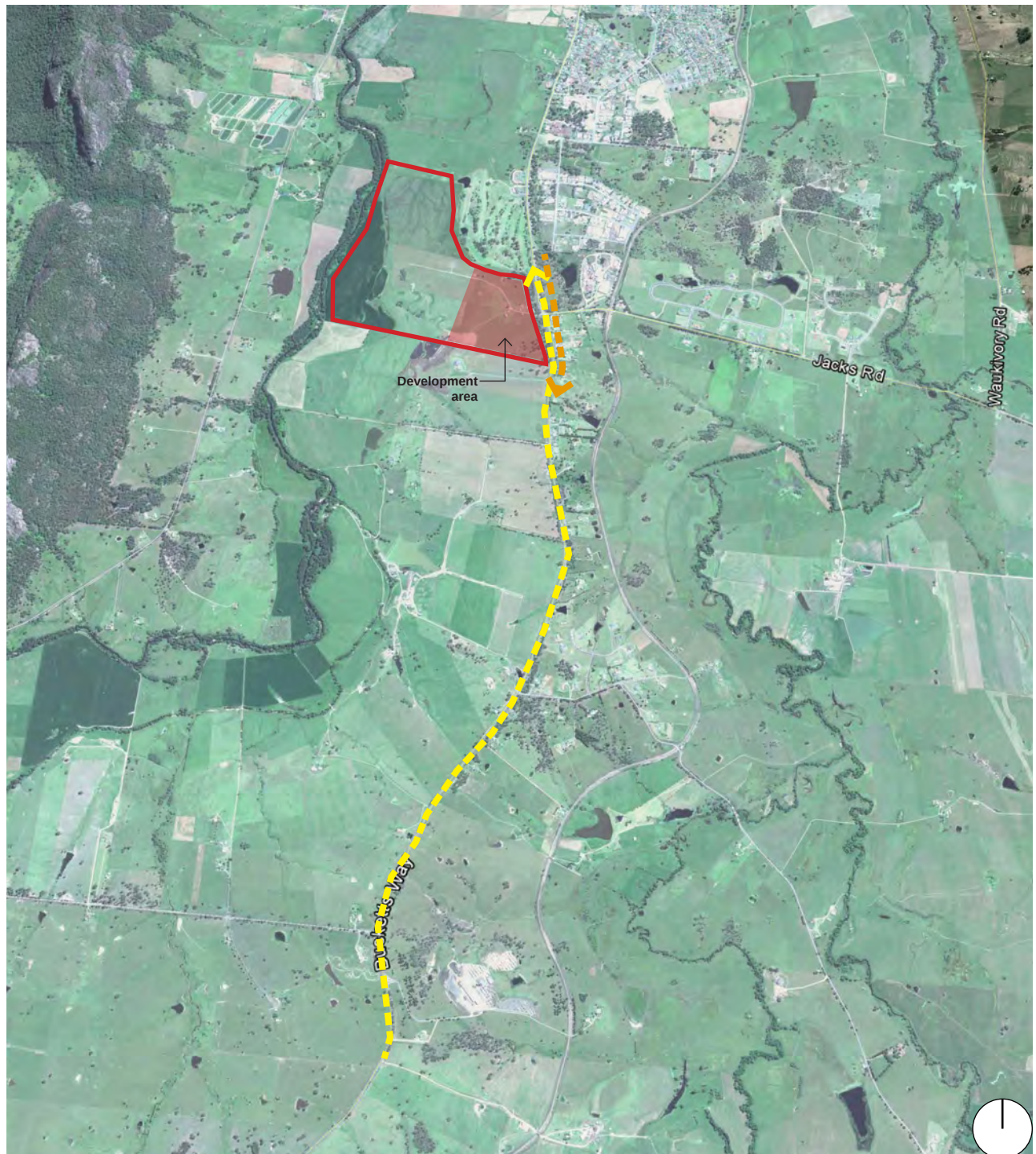


Figure 3 – Key view corridors

Source: Google Earth Pro

Legend

- Site area
- View analysis travelling north
- View analysis travelling south

Sequential View Analysis



Figure 4 – Travelling south along Bucketts Way
Source: Google Earth Pro



Figure 5 – Travelling south along Bucketts Way
Source: Google Earth Pro



Figure 6 – Travelling south along Bucketts Way
Source: Google Earth Pro



Figure 7 – Travelling south along Bucketts Way
Source: Google Earth Pro



Figure 8 – Travelling south along Bucketts Way
Source: Google Earth Pro

Sequential View Analysis Cont.



Figure 9 – Travelling north along Bucketts Way - Boral entry at Faulkland Road
Source: Google Earth Pro



Figure 10 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 11 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 12 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 13 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 14 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 15 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 16 – Travelling north along Bucketts Way
Source: Google Earth Pro

Sequential View Analysis Cont.



Figure 17 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 18 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 19 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 20 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 21 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 22 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 23 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 24 – Travelling north along Bucketts Way
Source: Google Earth Pro

Sequential View Analysis Cont.



Figure 25 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 26 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 27 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 28 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 29 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 30 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 31 – Travelling north along Bucketts Way
Source: Google Earth Pro



Figure 32 – Travelling north along Bucketts Way
Source: Google Earth Pro

Visual Impact Cont.

There are a limited number of existing dwellings that may be impacted and the impact is considered to be relatively minor for the reasons summarised below. Consequently a formal view and visual impact matrix was not undertaken. Figure 33 shows the dwellings potentially impacted by the proposal.

The potential visual impacts include:

- Partial loss of some filtered views to The Bucketts from existing rural residential development on the western side of the Bucketts Way.
- Partial loss of some filtered views to The Bucketts from the Bucketts Way, Bucketts Way along the property frontage, because of new housing, or
- Opening up more expansive views of The Bucketts by the removal of existing trees along the Bucketts Way road frontage and the new roundabout, or
- A combination of both of the above. ie partial loss of views through new housing, and opening up vistas to The Bucketts through partial removal of existing trees.

The potential loss of rural views to existing residences will occur under the exiting approved development, and could be lost if the vegetation along the road frontage was left to regenerate naturally.

There are six dwellings located south of Jacks Road intersection that are potentially affected. Most of these dwellings appear to have their primary outdoor space focussed towards the east. Some of these dwellings have screen planting along the Bucketts Way frontage, and only one dwelling appears to have a substantial veranda on the western façade. The landform falls away from the Bucketts Way to the east and the impact of new housing would be mitigated to some extent by the topography. Views to The Bucketts over the roofs any new buildings would be retained (Figures 33 & 34).

In terms of view loss along a major scenic route the impacts are considered relatively minor given that views through the site are filtered by existing vegetation. Views over rooftops to the Bucketts will still be retained by virtue of the landform.

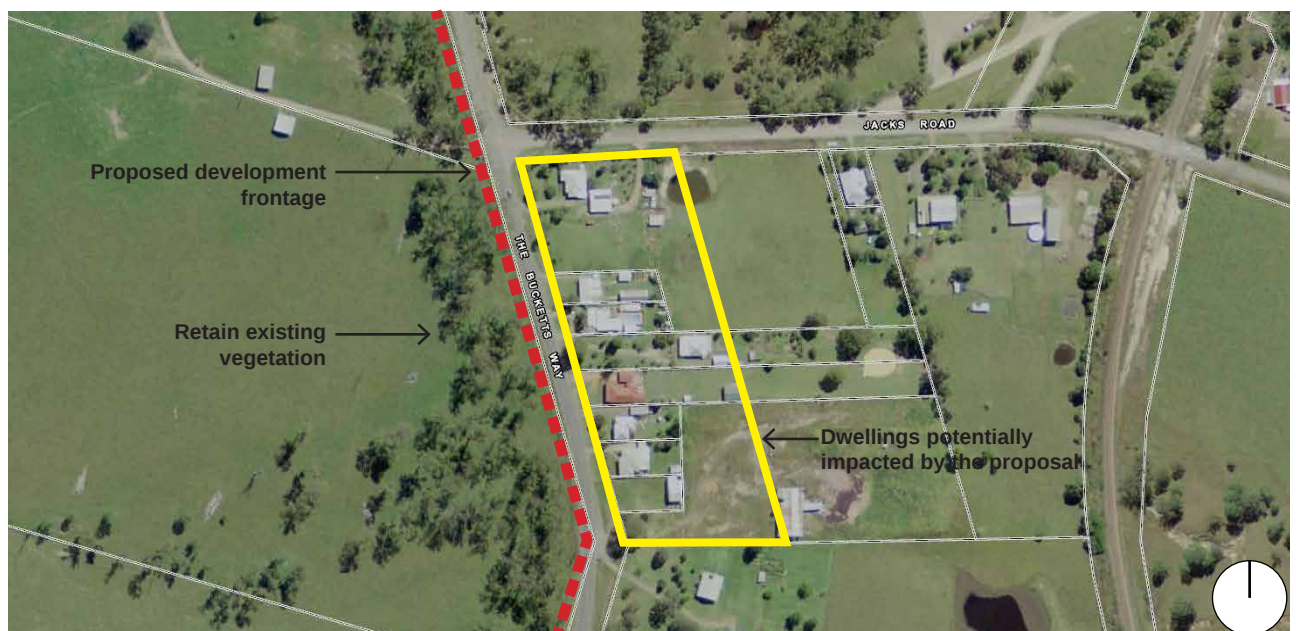


Figure 33 – TDwellings potentially impacted by the proposal

Source: Google Earth Pro



Figure 34 – Dwellings potentially impacted by the proposal

Source: Google Earth Pro

Mitigating Measures - Landscape Character and Visual Impacts

The proposal will potentially change the landscape character of the southern approach to Gloucester Township. The development is located at the northern edge of LCZ4. This LCZ was found to be of low to moderate impact from the proposal. The landscape character of this area is likely to change in any event due to:

- The existing approved development that has “physically commenced”.
- The new roundabout at Jacks Road.
- Implementation of Council’s proposed pedestrian/cycleway.
- Future urbanisation of the Industrial Zone on the north east corner of the Jacks Road intersection.
- Future development of the Rural Living zone to more intensive rural residential subdivision.

Bucketts Way is an important tourist route and in terms of landscape character and visual impact that proposal is likely to have relatively minor impacts in the context of the overall character and view impacts along the Bucketts Way corridor.

At present, the southern entry to the town is not well defined. A sign north of the Country Club designates the entry, and Council is considering creating a “gateway” at the intersection of Church Street and Phillips Street (western town bypass). Notwithstanding this, the Country Club, together with a new roundabout at Jacks Road coupled with the proposed development provides an opportunity to create a more defined southern entry to the township. Properly treated, this could also mitigate some of the possible impacts to existing filtered views of The Bucketts along the road frontage to the Bucketts Way including:

- Retention of a substantial number of the existing Spotted Gum along the Bucketts Way frontage.
- Controls on landscape/fence treatment along the eastern and southern boundaries to minimise the impacts of rear yards and outbuildings on the southern approaches to the township.
- Appropriate treatment of the Jacks Road roundabout and estate entry to create an informal “gateway” defining the southern approach to Gloucester Township.

A number of possibilities for managing the road interface with the Bucketts Way were considered including:

- A conservation zone,
- Incorporating part of the site into the road reserve,
- A section 88b instrument to regulate removal of trees, buildings, fencing and landscape treatment.

For a project of this scale, an 88b instrument is considered most appropriate.

These matters should be addressed as part of a future Development Application.

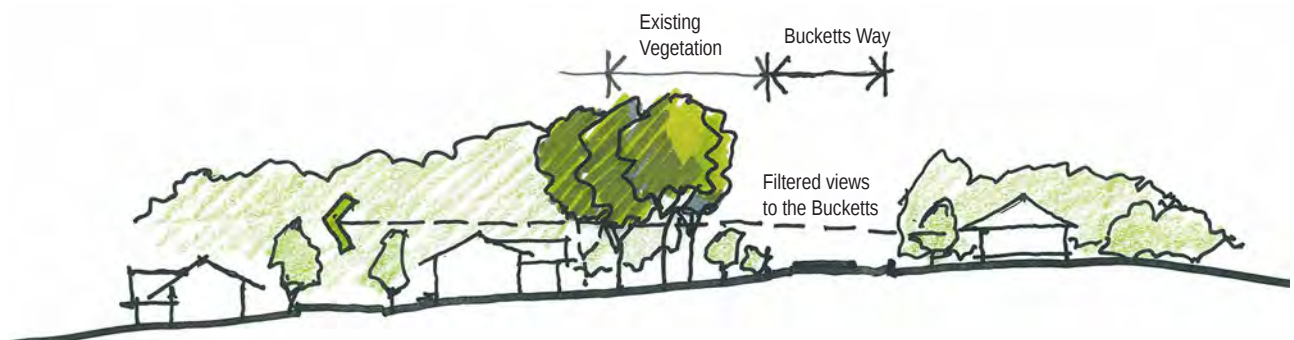


Figure 35 – Typical section through Bucketts Way

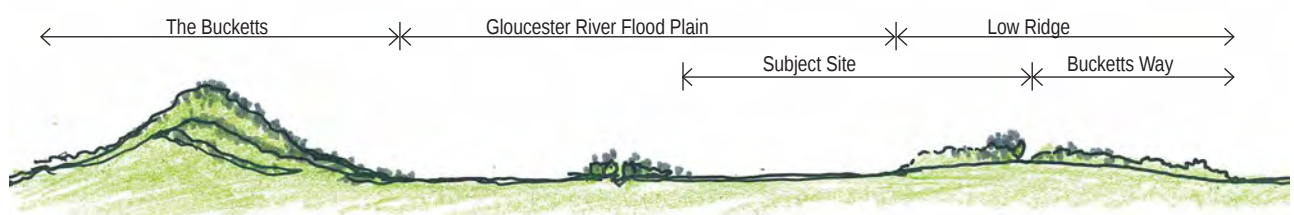


Figure 36 – Typical east west cross section through site and surrounds

Appendix 3

CONTAMINATION REPORT AND STATUTORY DECLARATION



CONTAMINATION REPORT
SEPP. NO. 55
FOR GLOUCESTER RIVER RUN
PTY. LTD.

PROPERTY 4571 BUCKETTS WAY SOUTH
GLOUCESTER. N.S.W. 2422

EXECUTIVE SUMMARY

The property was part of the A.A. Company Grant of 1847. When the area was subdivided by the Gloucester Estate Limited in 1914 the lands passed into the hands of the Borham family and have been used by that family until the present as a dairy farming operation.

As a result of such confined rural activities the only potential sources of contamination would be associated with such activities in the form of:

- use of sprays and pesticides,
- treatment of livestock and
- cleaning products associated with the dairying activities.

The EPA have no Notices on this land with respect to the Unhealthy Building Land Act. Council's records do not show any significant environmental issues relating to the site. Zoning of the land has always been for agricultural purposes and the land have always been used solely for this purpose.

SITE INSPECTION AND DESCRIPTION.

A number of site inspections have been undertaken on the site in company with Edwin Cyril Borham who was born on the property and has lived and worked on the property all his life. Mr. Borham is aged 44 years.

Inspection revealed a typical dairy farm operation. The improvements being dwelling, dairy building, hay shed and machinery shed are located on the higher area of the property out of flood reach. There is a second dwelling on the property also out of flood reach. The property then gradually slopes towards the Gloucester River across open flat pasture country which is fenced into appropriate paddocks and is used to grow cattle fodder for the dairy herd and graze the herd.

The lower country is either used for the cattle to graze or in rotation for the growing of crops which are harvested to provide feed. The property has an irrigation license and the paddocks adjacent to the river are watered to enable crops such as lucerne and clovers to be grown under irrigation conditions.

ZONING

The lands up until the recent amendment of the Gloucester LEP have been zoned for agricultural purposes.

LAND TITLES

Investigation of the Land Titles confirms that the property was acquired by the Borham family on 25th June, 1914 and has been in the possession of the family until acquired by the present owners in October, 2001.

DISCUSSION, CONCLUSION AND RECOMMENDATIONS

The lands have been used since 1914 as a dairy farming operation. This has involved the growing of crops, the grazing of dairy cattle and their progeny, the milking of cows, the storage of the milk produced and the transport from the property of the produce.

The area of any concern in relation to the potential for contamination of the soil and groundwater from these activities could be:

- The area used for the milking of cows and use of detergents and cleaning equipment.
- The area used to load the produce being cattle and milk involving the use of trucks.
- The use of drenches and medicines for animal husbandry in and around the dairy building and stockyard.
- The storage of small amounts of diesel and petrol used in the operation of the farm plant and machinery.
- The use of fertilisers and chemical in growing the crops required for the feed of the milking herd.
- The use of herbicides for the eradication of noxious weeds
- The use of part of the land as a residence.

In respect of each of these matters ample evidence by site inspection and the first hand knowledge of Mr. E.C. Borham demonstrate that there is no potential for contamination. Mr. Borham attests that in respect of each of the above:

- Biodegradable and/or commercially available detergents were used in the dairy farm operation for the cleaning of the premises.
- No spillage of diesel, petrol or the like occurred in the transporting of the produce from the farm.
- Only commercial available drenches and medicines were used to treat the herd. Generally this was done under the supervision of a qualified veterinary practitioner and all needles, packaging and excess materials were always immediately removed from the property.
- There has never been a spillage of diesel, petrol or the like from any material stored on the property.
- Fertilisers used for the growing of crops involved limited amounts of superphosphate, urea and commercially mixed products.
- The only sprays used on the property involved the use of commercial

RECOMMENDATIONS

Because of:

- the long history of use of the land by the Borham family as responsible conservative dairy farmers,
- the evidence available from the E.C. Borham as to the use of the farm and any possible contaminants,
- the many inspection of the property which show no evidence of contamination
- and the report of Dr. Malcolm Smeal

It is therefore reasonable to conclude that there is no contamination of the property and no further investigation is required.

DATED at Gloucester on 28th October, 2002

I, **EDWIN CYRIL BORHAM**, of "Haven Court", Bucketts Way South.
Gloucester, in the State of New South Wales, being duly sworn make oath
and say:

The matters contained in Contamination Report SEPP55 for Gloucester River
Run Pty. Ltd dated 28th October, 2002. attributed to myself are true and
correct.

AND I MAKE this solemn declaration conscientiously believing the same to
be true and by virtue of the Oaths Act, 1900.

SIGNED BY THE SAID
EDWIN CYRIL BORHAM

In the presence of

Richard L. M. Kleber

[Signature]
Justice of the Peace

) *E. C. Borham.*
)
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JP *1/11/02.*